



Multiple Listing Service Sales Report January 2023

Sales Summary

	January Total Sales			YTD Total MLS Sales		
	2023	2022	% change	2023	2022	% change
Units	641	962	-33.4%	641	962	-33.4%
Average Sales Price	\$278,063	\$274,083	1.5%	\$278,063	\$274,083	1.5%
Median Sales Price	\$250,000	\$237,250	5.4%	\$250,000	\$237,250	5.4%

Sales by Type and Price Range

Price Range	Single Family			Duplex	Condo	Total Month Sales	Total YTD Sales
	0-2 Bdrms	3 Bdrms	4+ Bdrms				
\$ 19,999 or under	5	2	0	0	0	7	7
\$ 20,000 - 29,999	3	2	0	0	0	5	5
\$ 30,000 - 39,999	7	2	0	0	1	10	10
\$ 40,000 - 49,999	6	7	0	0	1	14	14
\$ 50,000 - 59,999	2	6	1	0	1	10	10
\$ 60,000 - 69,999	4	8	0	0	1	13	13
\$ 70,000 - 79,999	3	4	2	0	1	10	10
\$ 80,000 - 89,999	2	5	2	0	2	11	11
\$ 90,000 - 99,999	2	13	0	1	1	17	17
\$100,000 - 119,999	5	21	4	0	3	33	33
\$120,000 - 139,999	3	22	4	1	2	32	32
\$140,000 - 159,999	2	17	5	2	2	28	28
\$160,000 - 179,999	10	16	2	1	2	31	31
\$180,000 - 199,999	1	20	4	0	0	25	25
\$200,000 - 249,999	4	52	9	1	7	73	73
\$250,000 - 299,999	1	49	24	0	4	78	78
\$300,000 - 399,999	2	46	65	2	4	119	119
\$400,000 - 499,999	4	9	38	1	2	54	54
\$500,000 - 749,999	1	9	43	0	0	53	53
\$750,000 - 999,999	0	0	13	0	0	13	13
\$1,000,000 and over	0	0	5	0	0	5	5
Total Types	67	310	221	9	34	641	641
Average Sale Price	\$130,839	\$214,160	\$426,307	\$232,744	\$199,229	\$278,063	\$278,063
Median Sale Price	\$95,000	\$204,500	\$385,000	\$170,000	\$190,000	\$250,000	\$250,000

Price Group	Sales	% of Total
0 - \$99,999	97	15.1%
\$100,000 - 199,999	149	23.2%
\$200,000 - 399,999	270	42.1%
\$400,000 and above	125	19.5%

Time on Market	Units
1 to 30 days	257
31 to 60 days	152
61 to 90 days	74
91 to 120 days	36
More than 120 Days	62
Average Market Time	51

Data compiled from closed transactions reported in MAAR Multiple Listing Service for month indicated as of the 15th of the following month.

Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 01/01/2023 - 01/31/2023

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	5	2	0	0	0	7
20,000 to 29,999	3	2	0	0	0	5
30,000 to 39,999	7	2	0	0	1	10
40,000 to 49,999	6	7	0	0	1	14
50,000 to 59,999	2	6	1	0	1	10
60,000 to 69,999	4	8	0	0	1	13
70,000 to 79,999	3	4	2	0	1	10
80,000 to 89,999	2	5	2	0	2	11
90,000 to 99,999	2	13	0	1	1	17
100,000 to 119,999	5	21	4	0	3	33
120,000 to 139,999	3	22	4	1	2	32
140,000 to 159,999	2	17	5	2	2	28
160,000 to 179,999	10	16	2	1	2	31
180,000 to 199,999	1	20	4	0	0	25
200,000 to 249,999	4	52	9	1	7	73
250,000 to 299,999	1	49	24	0	4	78
300,000 to 399,999	2	46	65	2	4	119
400,000 to 499,999	4	9	38	1	2	54
500,000 to 749,999	1	9	43	0	0	53
750,000 to 999,999	0	0	13	0	0	13
1,000,000 and greater	0	0	5	0	0	5
Totals	67	310	221	9	34	641
Average List Price	\$137,253	\$220,602	\$435,913	\$238,200	\$206,421	\$285,619
Median List Price	\$109,901	\$207,000	\$390,000	\$159,900	\$198,750	\$254,900
Average Sale Price	\$130,839	\$214,160	\$426,307	\$232,744	\$199,229	\$278,063
Median Sale Price	\$95,000	\$204,500	\$385,000	\$170,000	\$190,000	\$250,000

Time on Market	# Units
1-30	257
31-60	152
61-90	74
91-120	36
greater than 120 days	62
Total Units Sold	581
Average Market Time	51

Type of Financing	# Units
Conventional	280
Cash	206
FHA	77
VA	54
Owner	0
Other	23

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 2/16/2023

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	7	0	0
20,000 to 29,999	29	0	0
30,000 to 39,999	23	0	0
40,000 to 49,999	33	0	1
50,000 to 59,999	27	1	5
60,000 to 69,999	33	2	8
70,000 to 79,999	57	1	1
80,000 to 89,999	44	2	3
90,000 to 99,999	63	2	1
100,000 to 119,999	79	4	2
120,000 to 139,999	122	2	5
140,000 to 159,999	110	3	8
160,000 to 179,999	97	3	5
180,000 to 199,999	101	2	7
200,000 to 249,999	247	3	15
250,000 to 299,999	272	3	8
300,000 to 399,999	484	7	29
400,000 to 499,999	293	2	4
500,000 to 749,999	294	0	8
750,000 to 999,999	112	0	1
1,000,000 and greater	83	0	1
Totals	2610	37	112
Average Price	\$364,328	\$196,724	\$266,881
Median Price	\$297,000	\$162,500	\$233,500

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,610	\$364,327
Condominium	112	\$266,880
Duplex	38	\$196,152
Total	2,760	\$358,057

PENDING	Listings	Average List Price
Residential	852	\$318,048
Condominium	24	\$186,000
Duplex	21	\$145,000
Total	897	\$310,095

2/16/2023