



**Multiple Listing Service Sales Report
May 2021**

Sales Summary

	May Total Sales			YTD Total MLS Sales		
	2021	2020	% change	2021	2020	% change
Units	1,447	1,084	33.5%	6,130	5,370	14.2%
Average Sales Price	\$270,662	\$240,035	12.8%	\$258,749	\$230,186	12.4%
Median Sales Price	\$243,000	\$217,250	11.9%	\$225,000	\$199,000	13.1%

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	7	3	1	0	0	11	48
\$ 20,000 - 29,999	2	3	1	0	0	6	66
\$ 30,000 - 39,999	14	20	0	2	1	37	104
\$ 40,000 - 49,999	7	12	1	0	1	21	135
\$ 50,000 - 59,999	11	9	1	1	2	24	137
\$ 60,000 - 69,999	8	25	1	1	0	35	175
\$ 70,000 - 79,999	4	22	3	1	2	32	146
\$ 80,000 - 89,999	6	26	1	2	3	38	181
\$ 90,000 - 99,999	6	28	8	0	1	43	159
\$100,000 - 119,999	7	24	5	5	3	44	254
\$120,000 - 139,999	11	35	5	1	8	60	299
\$140,000 - 159,999	7	47	5	1	6	66	311
\$160,000 - 179,999	5	60	13	0	3	81	355
\$180,000 - 199,999	8	36	14	1	6	65	291
\$200,000 - 249,999	11	135	33	1	10	190	797
\$250,000 - 299,999	8	81	76	1	6	172	746
\$300,000 - 399,999	1	84	158	0	15	258	933
\$400,000 - 499,999	0	24	105	0	1	130	438
\$500,000 - 749,999	0	13	90	0	1	104	419
\$750,000 - 999,999	0	0	18	0	0	18	76
\$1,000,000 and over	0	0	12	0	0	12	60
Total Types	123	687	551	17	69	1447	6130
Average Sale Price	\$113,598	\$203,272	\$402,410	\$114,906	\$207,928	\$270,662	\$258,749
Median Sale Price	\$93,788	\$195,000	\$350,000	\$105,000	\$192,000	\$243,000	\$225,000

Price Group	Sales	% of Total
0 - \$99,999	247	17.1%
\$100,000 - 199,999	316	21.8%
\$200,000 - 399,999	620	42.8%
\$400,000 and above	264	18.2%

Time on Market	Units
1 to 30 days	972
31 to 60 days	146
61 to 90 days	67
91 to 120 days	35
More than 120 Days	70
Average Market Time	31

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: 05/01/2021 - 05/31/2021

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	7	3	1	0	0	11
20,000 to 29,999	2	3	1	0	0	6
30,000 to 39,999	14	20	0	2	1	37
40,000 to 49,999	7	12	1	0	1	21
50,000 to 59,999	11	9	1	1	2	24
60,000 to 69,999	8	25	1	1	0	35
70,000 to 79,999	4	22	3	1	2	32
80,000 to 89,999	6	26	1	2	3	38
90,000 to 99,999	6	28	8	0	1	43
100,000 to 119,999	7	24	5	5	3	44
120,000 to 139,999	11	35	5	1	8	60
140,000 to 159,999	7	47	5	1	6	66
160,000 to 179,999	5	60	13	0	3	81
180,000 to 199,999	8	36	14	1	6	65
200,000 to 249,999	11	135	33	1	10	190
250,000 to 299,999	8	81	76	1	6	172
300,000 to 399,999	1	84	158	0	15	258
400,000 to 499,999	0	24	105	0	1	130
500,000 to 749,999	0	13	90	0	1	104
750,000 to 999,999	0	0	18	0	0	18
1,000,000 and greater	0	0	12	0	0	12
Totals	123	687	551	17	69	1447
Average List Price	\$117,095	\$198,585	\$399,902	\$122,882	\$208,349	\$267,893
Median List Price	\$99,900	\$185,900	\$350,000	\$115,000	\$192,000	\$234,900
Average Sale Price	\$113,598	\$203,272	\$402,410	\$114,906	\$207,928	\$270,662
Median Sale Price	\$93,788	\$195,000	\$350,000	\$105,000	\$192,000	\$243,000

Time on Market	# Units
1-30	972
31-60	146
61-90	67
91-120	35
greater than 120 days	70
Total Units Sold	1290
Average Market Time	31

Type of Financing	# Units
Conventional	651
Cash	506
FHA	154
VA	74
Owner	1
Other	61

Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 01/01/2021 - 05/31/2021

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	23	21	3	1	0	48
20,000 to 29,999	25	30	5	3	3	66
30,000 to 39,999	38	50	7	5	4	104
40,000 to 49,999	41	67	8	5	14	135
50,000 to 59,999	31	83	10	7	6	137
60,000 to 69,999	37	114	16	2	6	175
70,000 to 79,999	20	93	16	7	10	146
80,000 to 89,999	21	115	24	10	11	181
90,000 to 99,999	14	98	27	8	12	159
100,000 to 119,999	43	145	32	9	25	254
120,000 to 139,999	41	202	27	9	20	299
140,000 to 159,999	31	221	41	2	16	311
160,000 to 179,999	23	259	48	4	21	355
180,000 to 199,999	14	206	51	2	18	291
200,000 to 249,999	45	499	203	8	42	797
250,000 to 299,999	21	348	350	4	23	746
300,000 to 399,999	13	266	611	3	40	933
400,000 to 499,999	1	86	343	0	8	438
500,000 to 749,999	0	44	369	1	5	419
750,000 to 999,999	0	3	71	0	2	76
1,000,000 and greater	0	1	59	0	0	60
Totals	482	2951	2321	90	286	6130
Average List Price	\$115,880	\$189,156	\$389,574	\$127,711	\$199,748	\$258,870
Median List Price	\$95,000	\$175,000	\$337,500	\$95,950	\$175,000	\$220,000
Average Sale Price	\$113,551	\$190,887	\$388,041	\$123,695	\$196,907	\$258,749
Median Sale Price	\$94,394	\$177,000	\$340,000	\$94,500	\$175,000	\$225,000

Time on Market	# Units
1-30	3706
31-60	781
61-90	380
91-120	196
greater than 120 days	414
Total Units Sold	5477
Average Market Time	40

Type of Financing	# Units
Conventional	2861
Cash	2003
FHA	700
VA	322
Owner	3
Other	241

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 6/15/2021

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	12	0	0
20,000 to 29,999	18	1	3
30,000 to 39,999	31	2	4
40,000 to 49,999	47	1	9
50,000 to 59,999	52	2	1
60,000 to 69,999	92	5	2
70,000 to 79,999	56	10	9
80,000 to 89,999	62	3	3
90,000 to 99,999	66	1	4
100,000 to 119,999	61	2	5
120,000 to 139,999	96	2	5
140,000 to 159,999	84	1	4
160,000 to 179,999	105	0	3
180,000 to 199,999	105	1	10
200,000 to 249,999	183	1	21
250,000 to 299,999	210	3	11
300,000 to 399,999	307	2	14
400,000 to 499,999	154	1	5
500,000 to 749,999	174	0	3
750,000 to 999,999	97	1	3
1,000,000 and greater	71	1	0
Totals	2083	40	119
Average Price	\$328,678	\$165,362	\$215,486
Median Price	\$242,060	\$79,000	\$199,900

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,083	\$328,677
Condominium	119	\$215,486
Duplex	40	\$165,362
Total	2,242	\$319,756

PENDING	Listings	Average List Price
Residential	1,639	\$280,033
Condominium	35	\$186,577
Duplex	13	\$125,946
Total	1,687	\$276,907

6/15/2021