

Sales Summary

	April Total Sales			YTD Total Sales		
	2026	2025	% change	2026	2025	% change
Units	1,082	1,139	-5.0%	4,067	4,495	-9.5%
Median Sales Price	\$220,500	\$219,900	0.3%	\$215,000	\$210,000	2.4%
Average Sales Price	\$275,263	\$269,381	2.2%	\$264,988	\$258,017	2.7%

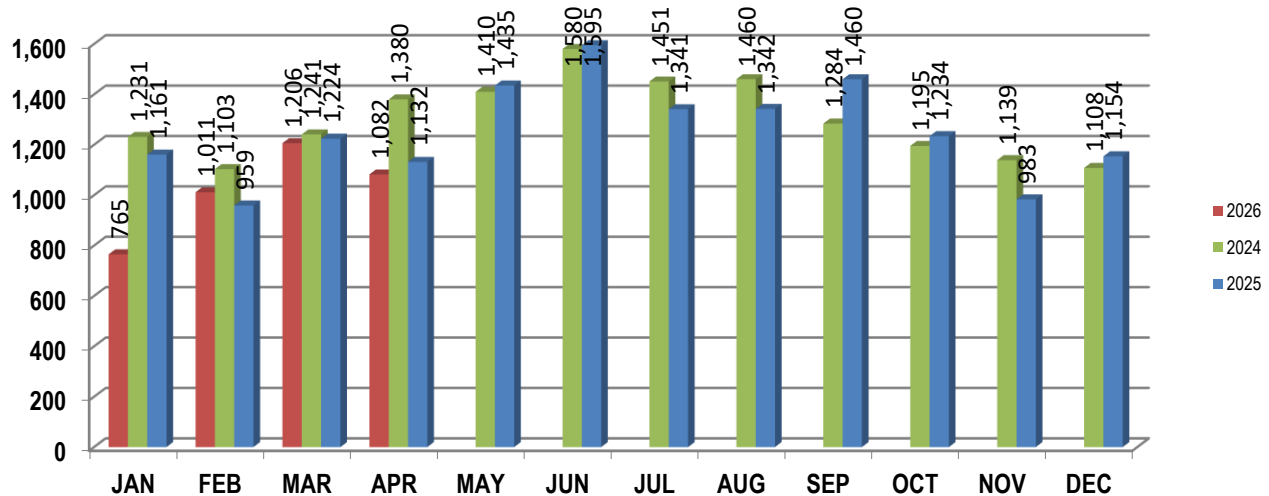
	April Existing Sales			YTD Existing Sales		
	2026	2025	% change	2026	2025	% change
Units	1,016	1,089	-6.7%	3,873	4,260	-9.1%
Median Sales Price	\$211,950	\$212,500	-0.3%	\$205,000	\$198,500	3.3%
Average Sales Price	\$263,606	\$257,869	2.2%	\$253,645	\$246,062	3.1%

	April New Home Sales			YTD New Home Sales		
	2026	2025	% change	2026	2025	% change
Units	66	50	32.0%	194	235	-17.4%
Median Sales Price	\$382,535	\$456,916	-16.3%	\$408,445	\$429,000	-4.8%
Average Sales Price	\$454,710	\$517,927	-12.2%	\$491,434	\$474,734	3.5%

	April Bank Sales			YTD Bank Sales*		
	2026	2025	% change	2026	2025	% change
Units	22	6	266.7%	76	49	55.1%
Median Sales Price	\$85,625	\$219,556	-61.0%	\$116,405	\$171,500	-32.1%
Average Sales Price	\$125,218	\$222,269	-43.7%	\$176,156	\$210,470	-16.3%

	April Non-Bank Sales			YTD Non-Bank Sales		
	2026	2025	% change	2026	2025	% change
Units	1,060	1,133	-6.4%	3,991	4,446	-10.2%
Median Sales Price	\$225,000	\$219,900	2.3%	\$216,000	\$210,000	2.9%
Average Sales Price	\$278,377	\$269,630	3.2%	\$266,680	\$258,541	3.1%

Data compiled from deeds that were recorded in Shelby, Fayette and Tipton counties. *Bank sales represent all warranty deeds recorded in Shelby, Fayette and Tipton counties where the seller was a bank, REO company, or other similar institution.

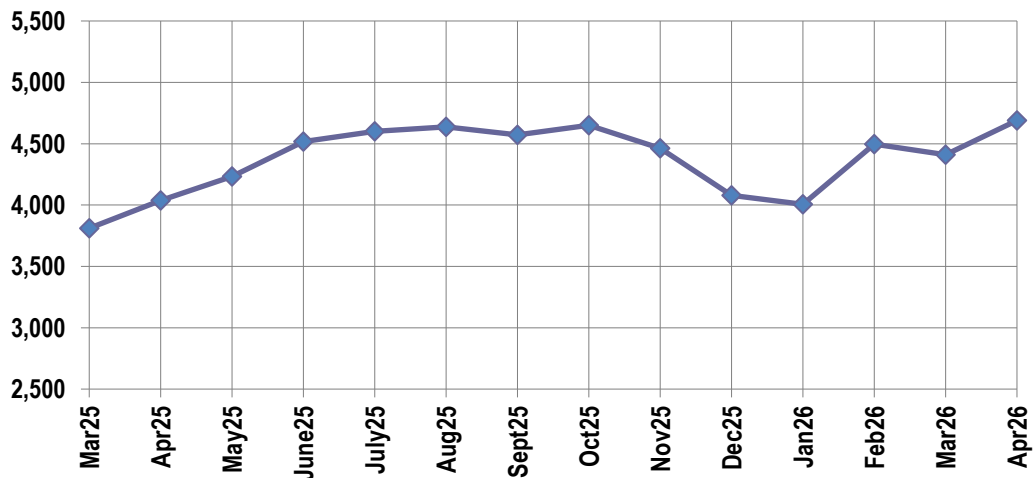


Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings		
	Units	Ave. List Price
Single Family	4,244	\$369,074
Condo/Co-op	347	\$235,298
Duplex	98	\$187,906
Market Total	4,689	\$359,056

Pending Sales		
	Units	Ave. List Price
Single Family	1,582	\$315,000
Condo/Co-op	61	\$219,581
Duplex	17	\$175,999
Market Total	1,660	\$345,175

	April Foreclosure Actions			YTD Foreclosure Actions		
	2026	2025	% change	2026	2025	% change
Total	35	37	-5.4%	168	148	13.5%



Inventory

May-24	3,412	May-25	4,231
Jun-24	3,627	Jun-25	4,518
Jul-24	3,759	Jul-25	4,601
Aug-24	3,981	Aug-25	4,637
Sep-24	3,980	Sep-25	4,571
Oct-24	3,994	Oct-25	4,651
Nov-24	3,893	Nov-25	4,462
Dec-24	3,469	Dec-25	4,078
Jan-25	3,511	Jan-26	4,007
Feb-25	3,635	Feb-26	4,496
Mar-25	3,811	Mar-26	4,410
Apr-25	4,037	Apr-26	4,689

		April Total Sales			April Existing Sales			April New Home Sales			April Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayser	Units	63	63	0.0%	58	63	-7.9%	5			1	1	0.0%
	Median Sales Price	\$120,000	\$81,000	48.1%	\$99,000	\$81,000	22.2%	\$189,800					
	Ave. Sales Price	\$110,717	\$98,182	12.8%	\$103,814	\$98,182	5.7%	\$190,800			\$37,100	\$20,000	85.5%
Raleigh/ Cov. Pike	Units	52	49	6.1%	51	49	4.1%	1			1		
	Median Sales Price	\$175,000	164,000	6.7%	\$175,000	164,000	6.7%						
	Ave. Sales Price	\$168,933	\$176,994	-4.6%	\$167,050	\$176,994	-5.6%	\$265,000			\$80,000		
Downtown	Units	42	31	35.5%	40	29	37.9%	2	2	0.0%	1		
	Median Sales Price	\$169,500	\$235,000	-27.9%	\$137,000	\$225,000	-39.1%						
	Ave. Sales Price	\$215,696	\$240,172	-10.2%	\$216,981	\$240,236	-9.7%	\$190,000	\$239,250	-20.6%	\$17,600		
Midtown	Units	66	53	24.5%	65	53	22.6%	1			4		
	Median Sales Price	\$189,250	\$239,000	-20.8%	\$180,000	\$239,000	-24.7%				\$103,750		
	Ave. Sales Price	\$211,012	\$235,979	-10.6%	\$211,182	\$235,979	-10.5%	\$200,000			\$128,925		
S. Memphis	Units	54	60	-10.0%	52	59	-11.9%	2	1	100.0%	3		
	Median Sales Price	\$72,250	\$85,000	-15.0%	\$64,625	\$85,000	-24.0%				\$78,751		
	Ave. Sales Price	\$88,044	\$91,367	-3.6%	\$83,875	\$88,700	-5.4%	\$196,450	\$248,700	-21.0%	\$61,250		
Berclair/ Highland Heights	Units	26	43	-39.5%	26	43	-39.5%				1		
	Median Sales Price	\$95,750	\$87,000	10.1%	\$95,750	\$87,000	10.1%						
	Ave. Sales Price	\$98,708	\$94,321	4.7%	\$98,708	\$94,321	4.7%				\$99,000		
E. Memphis	Units	159	193	-17.6%	156	193	-19.2%	3			1		
	Median Sales Price	\$232,500	\$209,000	11.2%	\$231,000	\$209,000	10.5%	\$905,000					
	Ave. Sales Price	\$282,303	\$267,593	5.5%	\$272,482	\$267,593	1.8%	\$793,032			\$365,000		
Whitehaven	Units	73	77	-5.2%	73	77	-5.2%				4		
	Median Sales Price	\$120,000	\$119,800	0.2%	\$120,000	\$119,800	0.2%				\$84,375		
	Ave. Sales Price	\$130,337	\$125,324	4.0%	\$130,337	\$125,324	4.0%				\$84,312		
Parkway Village/ Oakhaven	Units	32	41	-22.0%	31	41	-24.4%	1				1	
	Median Sales Price	\$140,000	\$119,000	17.6%	\$135,000	\$119,000	13.4%						
	Ave. Sales Price	\$133,288	\$121,185	10.0%	\$130,813	\$121,185	7.9%	\$210,000				\$87,000	
Hickory Hill	Units	52	64	-18.8%	52	63	-17.5%		1			1	
	Median Sales Price	\$172,600	\$166,450	3.7%	\$172,600	\$165,000	4.6%						
	Ave. Sales Price	\$174,671	\$162,013	7.8%	\$174,671	\$158,554	10.2%		\$379,900			\$108,002	
Southwind	Units	2	2	0.0%	1	2	-50.0%	1					
	Median Sales Price	\$411,785	\$358,500	14.9%	\$307,900	\$358,500	-14.1%						
	Ave. Sales Price	\$411,785	\$358,500	14.9%	\$307,900	\$358,500	-14.1%	\$515,670					

		April Total Sales			April Existing Sales			April New Home Sales			April Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	95	99	-4.0%	90	98	-8.2%	5	1	400.0%	3		
	Median Sales Price	\$259,900	\$260,000	0.0%	\$257,000	\$260,000	-1.2%	\$376,740			\$264,900		
	Ave. Sales Price	\$271,339	\$279,265	-2.8%	\$264,616	\$277,167	-4.5%	\$392,336	\$484,900	-19.1%	\$286,633		
Bartlett	Units	56	51	9.8%	53	49	8.2%	3	2	50.0%			
	Median Sales Price	\$314,000	\$320,000	-1.9%	\$315,000	\$310,000	1.6%	\$307,360					
	Ave. Sales Price	\$311,982	\$330,804	-5.7%	\$310,117	\$326,981	-5.2%	\$344,940	\$424,472	-18.7%			
G'town	Units	55	57	-3.5%	53	56	-5.4%	2	1	100.0%		1	
	Median Sales Price	\$490,000	\$469,000	4.5%	\$482,500	\$462,000	4.4%						
	Ave. Sales Price	\$576,334	\$550,439	4.7%	\$538,649	\$539,286	-0.1%	\$1,575,000	\$1,175,000	34.0%		\$331,111	
Collinsville	Units	53	60	-11.7%	49	52	-5.8%	4	8	-50.0%		2	-100.0%
	Median Sales Price	\$543,000	\$477,450	13.7%	\$540,000	\$450,000	20.0%	\$594,975	\$907,499	-34.4%			
	Ave. Sales Price	\$639,589	\$531,873	20.3%	\$637,455	\$476,488	33.8%	\$665,725	\$891,874	-25.4%		\$393,750	
Lakeland	Units	19	18	5.6%	18	17	5.9%	1	1	0.0%			
	Median Sales Price	\$525,000	\$435,000	20.7%	\$502,500	\$430,000	16.9%						
	Ave. Sales Price	\$512,226	\$508,228	0.8%	\$504,417	\$491,076	2.7%	\$652,800	\$799,800	-18.4%			
Arlington	Units	23	13	76.9%	18	9	100.0%	5	4	25.0%			
	Median Sales Price	\$410,000	\$460,000	-10.9%	\$402,000	\$385,000	4.4%	\$529,950	\$574,950	-7.8%			
	Ave. Sales Price	\$433,350	\$459,215	-5.6%	\$405,572	\$418,889	-3.2%	\$533,350	\$549,950	-3.0%			
Millington	Units	26	20	30.0%	21	13	61.5%	5	7	-28.6%	2		
	Median Sales Price	\$235,000	\$301,995	-22.2%	\$206,000	\$250,000	-17.6%	\$322,990	\$335,990	-3.9%			
	Ave. Sales Price	\$245,021	\$321,657	-23.8%	\$225,648	\$304,716	-25.9%	\$326,390	\$353,120	-7.6%	\$112,500		
Shelby County	Units	950	981	-3.2%	909	953	-4.6%	41	28	46.4%	22	6	266.7%
	Median Sales Price	\$205,000	\$205,000	0.0%	\$200,000	\$199,900	0.1%	\$361,990	\$491,972	-26.4%	\$85,625	\$219,556	-61.0%
	Ave. Sales Price	\$264,156	\$255,445	3.4%	\$255,105	\$245,928	3.7%	\$464,819	\$579,371	-19.8%	\$125,218	\$222,269	-43.7%
Fayette County	Units	72	82	-12.2%	51	61	-16.4%	21	21	0.0%			
	Median Sales Price	\$366,975	\$361,495	1.5%	\$360,000	\$334,000	7.8%	\$369,900	\$375,690	-1.5%			
	Ave. Sales Price	\$411,543	\$445,458	-7.6%	\$401,139	\$448,393	-10.5%	\$436,808	\$436,931	0.0%			
Tipton County	Units	60	76	-21.1%	56	75	-25.3%	4	1	300.0%			
	Median Sales Price	\$277,500	\$241,000	15.1%	\$267,450	\$241,000	11.0%	\$421,287					
	Ave. Sales Price	\$287,601	\$259,280	10.9%	\$276,353	\$256,091	7.9%	\$445,076	\$498,450	-10.7%			

		YTD Total Sales			YTD Existing Sales			YTD New Home Sales			YTD Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayser	Units	262	287	-8.7%	251	280	-10.4%	11	7	57.1%	6	2	200.0%
	Median Sales Price	\$92,000	\$99,800	-7.8%	\$90,000	\$98,500	-8.6%	\$189,500	\$165,000	14.8%	\$69,252		
	Ave. Sales Price	\$107,251	\$106,730	0.5%	\$103,906	\$105,284	-1.3%	\$183,582	\$164,571	11.6%	\$67,184	\$42,500	58.1%
Raleigh/ Cov. Pike	Units	182	230	-20.9%	177	230	-23.0%	5			6	2	200.0%
	Median Sales Price	\$150,500	\$160,000	-5.9%	\$149,000	\$160,000	-6.9%	\$265,000			\$113,650		
	Ave. Sales Price	\$154,483	\$160,846	-4.0%	\$152,164	\$160,846	-5.4%	\$236,580			\$135,367	\$175,000	-22.6%
Downtown	Units	111	120	-7.5%	108	116	-6.9%	3	4	-25.0%	3	2	50.0%
	Median Sales Price	\$179,900	\$237,000	-24.1%	\$175,000	\$237,500	-26.3%	\$193,000	\$203,500	-5.2%	\$27,000		
	Ave. Sales Price	\$218,728	\$272,867	-19.8%	\$219,137	\$275,384	-20.4%	\$204,000	\$199,875	2.1%	\$39,867	\$129,500	-69.2%
Midtown	Units	250	248	0.8%	248	247	0.4%	2	1	100.0%	6	7	-14.3%
	Median Sales Price	\$191,500	\$137,500	39.3%	\$189,500	\$135,000	40.4%				\$103,750	\$171,500	-39.5%
	Ave. Sales Price	\$203,860	\$188,217	8.3%	\$202,782	\$188,007	7.9%	\$337,500	\$240,000	40.6%	\$117,600	\$150,600	-21.9%
S. Memphis	Units	245	310	-21.0%	237	304	-22.0%	8	6	33.3%	6	4	50.0%
	Median Sales Price	\$57,000	\$66,000	-13.6%	\$55,000	\$65,000	-15.4%	\$189,950	\$216,850	-12.4%	\$76,875	\$91,500	-16.0%
	Ave. Sales Price	\$75,512	\$80,835	-6.6%	\$71,914	\$78,258	-8.1%	\$182,112	\$211,400	-13.9%	\$80,458	\$109,525	-26.5%
Berclair/ Highland Heights	Units	125	172	-27.3%	124	171	-27.5%	1	1	0.0%	2	1	100.0%
	Median Sales Price	\$85,000	\$99,000	-14.1%	\$85,000	\$99,000	-14.1%						
	Ave. Sales Price	\$103,776	\$105,687	-1.8%	\$102,214	\$105,164	-2.8%	\$297,500	\$195,000	52.6%	\$99,000	\$77,000	28.6%
E. Memphis	Units	599	721	-16.9%	596	717	-16.9%	3	4	-25.0%	8	5	60.0%
	Median Sales Price	\$220,000	\$207,000	6.3%	\$219,950	\$205,000	7.3%	\$905,000	\$484,250	86.9%	\$165,500	\$107,000	54.7%
	Ave. Sales Price	\$283,861	\$259,330	9.5%	\$281,298	\$257,824	9.1%	\$793,032	\$529,375	49.8%	\$354,500	\$143,211	147.5%
Whitehaven	Units	249	293	-15.0%	249	289	-13.8%		4		7	5	40.0%
	Median Sales Price	\$114,900	\$120,000	-4.3%	\$114,900	\$119,800	-4.1%		\$197,750		\$82,500	\$68,251	20.9%
	Ave. Sales Price	\$121,009	\$122,165	-0.9%	\$121,009	\$121,156	-0.1%		\$195,125		\$108,764	\$92,050	18.2%
Parkway Village/ Oakhaven	Units	139	149	-6.7%	135	148	-8.8%	4	1	300.0%	2	1	100.0%
	Median Sales Price	\$118,000	\$120,000	-1.7%	\$116,523	\$120,000	-2.9%	\$206,000					
	Ave. Sales Price	\$123,462	\$127,920	-3.5%	\$121,438	\$127,264	-4.6%	\$191,750	\$225,000	-14.8%	\$144,500	\$87,000	66.1%
Hickory Hill	Units	227	250	-9.2%	226	241	-6.2%	1	9	-88.9%	5	4	25.0%
	Median Sales Price	\$179,900	\$192,500	-6.5%	\$178,700	\$188,300	-5.1%		\$389,900		\$176,251	\$130,001	35.6%
	Ave. Sales Price	\$184,274	\$198,210	-7.0%	\$183,232	\$190,531	-3.8%	\$419,900	\$403,821	4.0%	\$186,020	\$149,376	24.5%
Southwind	Units	16	19	-15.8%	15	19	-21.1%	1				1	
	Median Sales Price	\$470,335	\$320,000	47.0%	\$425,000	\$320,000	32.8%						
	Ave. Sales Price	\$593,661	\$346,358	71.4%	\$598,860	\$346,358	72.9%	\$515,670				\$600,000	

		YTD Total Sales			YTD Existing Sales			YTD New Home Sales			YTD Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	416	419	-0.7%	401	413	-2.9%	15	6	150.0%	10	2	400.0%
	Median Sales Price	\$259,450	\$270,000	-3.9%	\$255,900	\$267,900	-4.5%	\$369,950	\$444,900	-16.8%	\$262,700		
	Ave. Sales Price	\$283,325	\$291,328	-2.7%	\$279,297	\$288,641	-3.2%	\$391,012	\$476,267	-17.9%	\$283,621	\$250,400	13.3%
Bartlett	Units	235	236	-0.4%	229	231	-0.9%	6	5	20.0%	1	4	-75.0%
	Median Sales Price	\$307,360	\$315,500	-2.6%	\$304,000	\$315,000	-3.5%	\$369,950	\$499,045	-25.9%		\$386,500	
	Ave. Sales Price	\$308,764	\$327,253	-5.6%	\$307,249	\$324,476	-5.3%	\$366,612	\$455,549	-19.5%	\$285,000	\$371,975	-23.4%
G'town	Units	177	185	-4.3%	172	181	-5.0%	5	4	25.0%		2	
	Median Sales Price	\$460,000	\$450,000	2.2%	\$456,000	\$450,000	1.3%	\$1,670,000	\$1,101,405	51.6%			
	Ave. Sales Price	\$541,777	\$517,500	4.7%	\$510,317	\$503,521	1.3%	\$1,623,980	\$1,150,061	41.2%		\$368,056	
Collinsville	Units	212	213	-0.5%	189	177	6.8%	23	36	-36.1%	2	4	-50.0%
	Median Sales Price	\$500,000	\$519,000	-3.7%	\$480,000	\$495,000	-3.0%	\$742,964	\$739,500	0.5%		\$406,000	
	Ave. Sales Price	\$581,582	\$572,751	1.5%	\$543,575	\$534,053	1.8%	\$893,900	\$763,019	17.2%	\$471,500	\$536,125	-12.1%
Lakeland	Units	63	65	-3.1%	60	60	0.0%	3	5	-40.0%			
	Median Sales Price	\$415,000	\$440,000	-5.7%	\$392,500	\$422,450	-7.1%	\$662,800	\$639,800	3.6%			
	Ave. Sales Price	\$448,991	\$480,543	-6.6%	\$437,486	\$466,035	-6.1%	\$679,101	\$654,640	3.7%			
Arlington	Units	81	74	9.5%	61	52	17.3%	20	22	-9.1%	1		
	Median Sales Price	\$415,000	\$472,500	-12.2%	\$370,000	\$453,500	-18.4%	\$516,936	\$523,005	-1.2%			
	Ave. Sales Price	\$427,239	\$477,379	-10.5%	\$392,180	\$455,218	-13.8%	\$534,166	\$529,761	0.8%	\$86,000		
Millington	Units	75	71	5.6%	58	51	13.7%	17	20	-15.0%	2		
	Median Sales Price	\$235,000	\$250,000	-6.0%	\$199,900	\$213,000	-6.2%	\$316,990	\$327,990	-3.4%			
	Ave. Sales Price	\$243,771	\$263,694	-7.6%	\$222,310	\$234,862	-5.3%	\$316,991	\$337,215	-6.0%	\$112,500		
Shelby County	Units	3,635	4,004	-9.2%	3,507	3,869	-9.4%	128	135	-5.2%	70	45	55.6%
	Median Sales Price	\$199,999	\$192,500	3.9%	\$195,000	\$186,500	4.6%	\$395,725	\$447,500	-11.6%	\$110,650	\$171,500	-35.5%
	Ave. Sales Price	\$253,816	\$247,289	2.6%	\$244,495	\$238,008	2.7%	\$509,213	\$513,250	-0.8%	\$172,302	\$211,476	-18.5%
Fayette County	Units	242	263	-8.0%	186	172	8.1%	56	91	-38.5%	3		
	Median Sales Price	\$370,445	\$360,000	2.9%	\$349,500	\$335,000	4.3%	\$408,445	\$379,900	7.5%	\$216,000		
	Ave. Sales Price	\$425,348	\$416,673	2.1%	\$414,774	\$415,763	-0.2%	\$460,469	\$418,394	10.1%	\$245,000		
Tipton County	Units	190	228	-16.7%	180	219	-17.8%	10	9	11.1%	3	4	-25.0%
	Median Sales Price	\$258,000	\$258,500	-0.2%	\$252,750	\$250,000	1.1%	\$439,900	\$470,000	-6.4%	\$216,754	\$193,500	12.0%
	Ave. Sales Price	\$274,469	\$263,407	4.2%	\$265,425	\$255,054	4.1%	\$437,259	\$466,655	-6.3%	\$197,251	\$199,150	-1.0%



NEWS RELEASE

FOR IMMEDIATE RELEASE

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April Market Report

MEMPHIS, Tenn., May 11, 2026 – Memphis-area home sales for April decreased 5.0 percent from a year ago, with 1,082 total sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database. Sales were down 10.3 percent from March, when there were 1,206 total sales. The average sales price from April-to-April increased 2.2 percent, to \$275,263. Inventory increased 6.3 percent, with 4,689 units listed for sale. April average DOM was 60, down 10.4 percent from the previous month. Sales volume YTD decreased 6.9 percent, to \$1.08 billion.

April Comparison

	2026	2025	% Change
Total Home Sales	1,082	1,139	-5.0%
Median Sales Price	\$220,500	\$219,900	0.3%
Average Sales Price	\$275,263	\$269,381	2.2%
Monthly Sales Volume	\$297.8 million	\$306.8 million	-2.9%

Year-to-Date Comparison

	2026	2025	% Change
Total Home Sales	4,067	4,495	-9.5%
Median Sales Price	\$215,000	\$210,000	2.4%
Average Sales Price	\$264,988	\$258,017	2.7%
Sales Volume	\$1.08 billion	\$1.16 billion	-6.9%

Historical home sales statistics are located at <https://www.maar.org/news-events/market-statistics/>.

“Days on the market dropped 10 percent; that’s good for sellers,” said MAAR President Tim O’Hare. “Yet there is enough inventory for buyers to have choices.”

Serving the Mid-South for more than 100 years as the Voice for Local Real Estate, the Memphis Area Association of REALTORS® serves and represents real estate professionals as well as provides real estate information to the general public. About 4,500 members unite to make up one of Tennessee’s largest local REALTOR® organizations with real estate expertise stretching throughout the greater Memphis area. The MAARdata system includes records of all single-property transactions in Shelby, Fayette, and Tipton counties. The MLS includes listings in Shelby, Fayette, Tipton, Hardeman, Hardin, McNairy, and Lauderdale counties in Tennessee; DeSoto County in Mississippi; and Crittenden County in Arkansas.

MAAR members subscribe to the National Association of REALTORS® Code of Ethics. For more information, visit MAAR’s Web site at www.maar.org.

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