MEMPHIS AREA ASSOCIATION OF REALTORS®

Memphis Area Home Sales Report
August 2026

Sales Summary

	August Total Sales			YTD Total Sales		
	2026	2025	% change	2026	2025	% change
Units	1,254	1,343	-6.6%	9,562	10,224	-6.5%
Median Sales Price	$238,175	$225,000	5.9%	$230,000	$223,000	3.1%
Average Sales Price	$300,644	$270,217	11.3%	$287,477	$273,708	5.0%

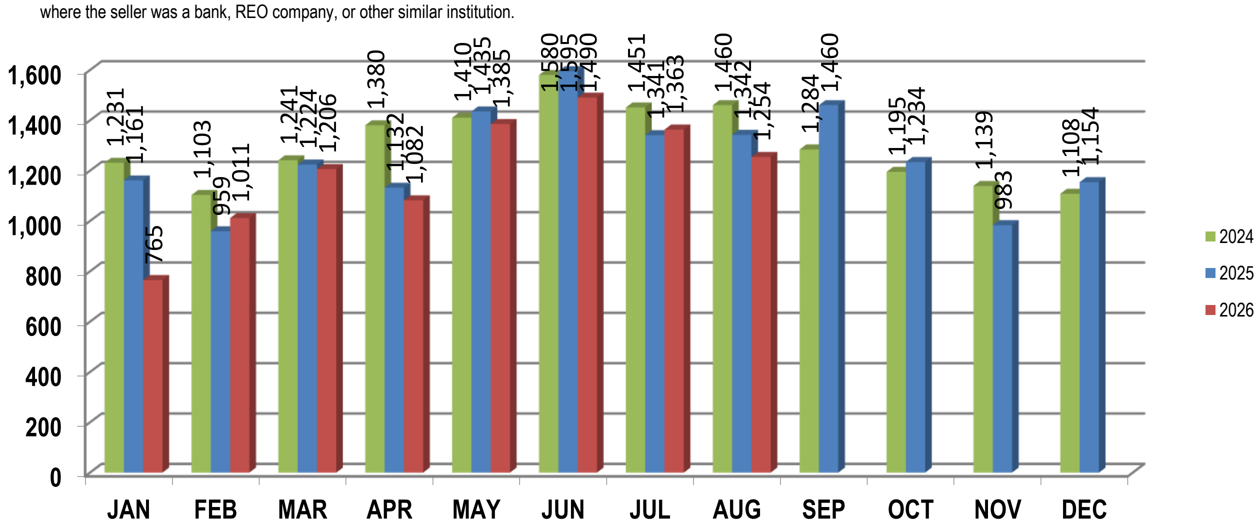
	August Existing Sales			YTD Existing Sales		
	2026	2025	% change	2026	2025	% change
Units	1,200	1,263	-5.0%	9,101	9,692	-6.1%
Median Sales Price	$230,000	$210,000	9.5%	$223,025	$212,000	5.2%
Average Sales Price	$295,699	$259,896	13.8%	$277,776	$262,304	5.9%

	August New Home Sales			YTD New Home Sales		
	2026	2025	% change	2026	2025	% change
Units	54	80	-32.5%	461	532	-13.3%
Median Sales Price	$364,945	$402,450	-9.3%	$405,915	$429,000	-5.4%
Average Sales Price	$410,540	$433,170	-5.2%	$478,994	$481,470	-0.5%

	August Bank Sales			YTD Bank Sales*		
	2026	2025	% change	2026	2025	% change
Units	16	17	-5.9%	157	110	42.7%
Median Sales Price	$82,500	$87,000	-5.2%	$130,000	$136,000	-4.4%
Average Sales Price	$138,542	$118,922	16.5%	$177,803	$187,926	-5.4%

	August Non-Bank Sales			YTD Non-Bank Sales		
	2026	2025	% change	2026	2025	% change
Units	1,238	1,326	-6.6%	9,405	10,114	-7.0%
Median Sales Price	$239,950	$225,000	6.6%	$235,000	$225,000	4.4%
Average Sales Price	$302,739	$272,157	11.2%	$289,308	$274,641	5.3%

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.



Source is MAARdata unless otherwise noted.

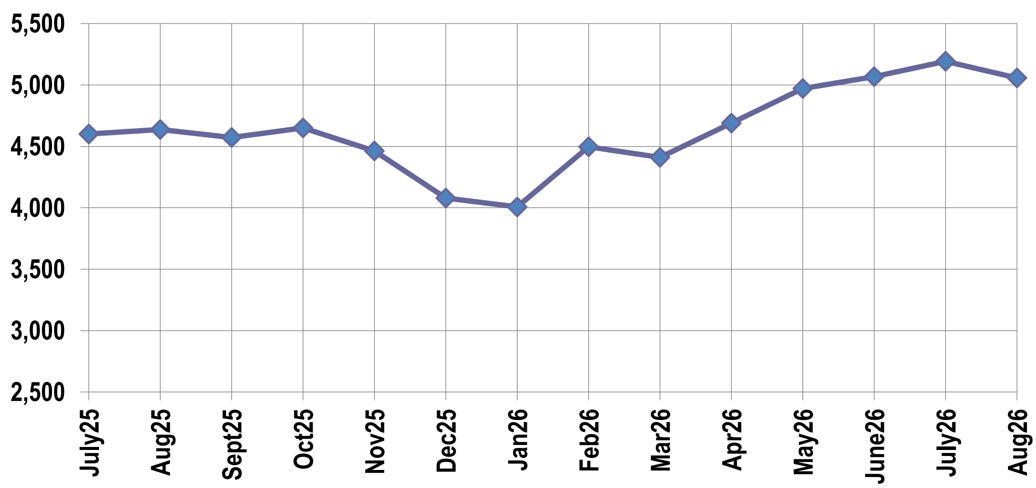
Memphis Area Home Sales Report
August 2026

Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings		
	Units	Ave. List Price
Single Family	4,611	$362,520
Condo/Co-op	344	$236,872
Duplex	101	$218,699
Market Total	5,056	$351,088

Pending Sales		
	Units	Ave. List Price
Single Family	1,342	$327,752
Condo/Co-op	75	$196,688
Duplex	34	$148,155
Market Total	1,451	$316,769

	August Foreclosure Actions			YTD Foreclosure Actions		
	2026	2025	% change	2026	2025	% change
Total	64	45	42.2%	346	355	-2.5%



Inventory

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
May-25	4,231	May-26	4,970
Jun-25	4,518	Jun-26	5,067
Jul-25	4,601	Jul-26	5,192
Aug-25	4,637	Aug-26	5,056

		August Total Sales			August Existing Sales			August New Home Sales			August Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayser	**Units**	59	93	-36.6%	58	92	-37.0%	1	1	0.0%	1	1	0.0%
	Median Sales Price	$88,000	$98,000	-10.2%	$85,250	$98,000	-13.0%						
	Ave. Sales Price	$111,505	$119,146	-6.4%	$110,002	$118,647	-7.3%	$198,700	$165,000	20.4%	$360,000	$98,000	267.3%
Raleigh/ Cov. Pike	**Units**	71	51	39.2%	71	51	39.2%				1	1	0.0%
	Median Sales Price	$150,000	160,000	-6.3%	$150,000	160,000	-6.3%						
	Ave. Sales Price	$155,474	$156,651	-0.8%	$155,474	$156,651	-0.8%				$78,750	$225,000	-65.0%
Downtown	**Units**	21	26	-19.2%	21	26	-19.2%						
	Median Sales Price	$265,000	$256,000	3.5%	$265,000	$256,000	3.5%						
	Ave. Sales Price	$266,818	$260,981	2.2%	$266,818	$260,981	2.2%						
Midtown	**Units**	73	69	5.8%	72	69	4.3%	1			2		
	Median Sales Price	$185,000	$180,000	2.8%	$185,000	$180,000	2.8%						
	Ave. Sales Price	$220,168	$200,687	9.7%	$220,865	$200,687	10.1%	$170,000			$117,500		
S. Memphis	**Units**	62	86	-27.9%	61	83	-26.5%	1	3	-66.7%	3	6	-50.0%
	Median Sales Price	$73,000	$76,500	-4.6%	$71,000	$72,000	-1.4%		$203,635		$32,040	$60,000	-46.6%
	Ave. Sales Price	$91,919	$86,756	6.0%	$92,032	$82,293	11.8%	$85,000	$210,212	-59.6%	$36,680	$58,500	-37.3%
Berclair/ Highland Heights	**Units**	44	53	-17.0%	44	53	-17.0%						
	Median Sales Price	$102,500	$110,000	-6.8%	$102,500	$110,000	-6.8%						
	Ave. Sales Price	$114,883	$114,038	0.7%	$114,883	$114,038	0.7%						
E. Memphis	**Units**	204	203	0.5%	204	201	1.5%		2		2		
	Median Sales Price	$227,750	$205,500	10.8%	$227,750	$205,000	11.1%						
	Ave. Sales Price	$332,316	$265,733	25.1%	$332,316	$262,413	26.6%		$599,450		$130,000		
Whitehaven	**Units**	67	73	-8.2%	66	72	-8.3%	1	1	0.0%	1	4	-75.0%
	Median Sales Price	$123,600	$117,500	5.2%	$122,550	$117,250	4.5%					$89,500	
	Ave. Sales Price	$126,942	$124,031	2.3%	$125,987	$122,629	2.7%	$190,000	$225,000	-15.6%	$65,000	$82,475	-21.2%
Parkway Village/ Oakhaven	**Units**	29	41	-29.3%	29	40	-27.5%		1				
	Median Sales Price	$130,000	$120,000	8.3%	$130,000	$119,000	9.2%						
	Ave. Sales Price	$131,997	$121,585	8.6%	$131,997	$119,875	10.1%		$190,000				
Hickory Hill	**Units**	63	74	-14.9%	62	69	-10.1%	1	5	-80.0%	2		
	Median Sales Price	$169,500	$203,500	-16.7%	$169,000	$189,900	-11.0%		$389,900				
	Ave. Sales Price	$186,696	$214,622	-13.0%	$185,191	$202,773	-8.7%	$280,000	$378,140	-26.0%	$84,178		
Southwind	**Units**	11	11	0.0%	11	10	10.0%		1				
	Median Sales Price	$345,000	$300,000	15.0%	$345,000	$298,500	15.6%						
	Ave. Sales Price	$477,900	$460,518	3.8%	$477,900	$453,180	5.5%		$533,895				

		August Total Sales			August Existing Sales			August New Home Sales			August Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	133	122	9.0%	128	118	8.5%	5	4	25.0%			
	Median Sales Price	$270,000	$265,000	1.9%	$262,500	$260,000	1.0%	$393,085	$373,455	5.3%			
	Ave. Sales Price	$304,839	$297,670	2.4%	$299,222	$292,778	2.2%	$448,646	$441,976	1.5%			
Bartlett	Units	83	84	-1.2%	80	79	1.3%	3	5	-40.0%		1	
	Median Sales Price	$320,000	$333,000	-3.9%	$320,000	$330,000	-3.0%	$399,950	$344,900	16.0%			
	Ave. Sales Price	$335,965	$333,042	0.9%	$334,690	$331,416	1.0%	$369,950	$358,728	3.1%		$289,275	
G'town	Units	75	61	23.0%	75	61	23.0%				1		
	Median Sales Price	$480,000	$450,000	6.7%	$480,000	$450,000	6.7%						
	Ave. Sales Price	$573,276	$545,793	5.0%	$573,276	$545,793	5.0%				$64,500		
Collierville	Units	80	81	-1.2%	77	72	6.9%	3	9	-66.7%	1		
	Median Sales Price	$509,625	$514,300	-0.9%	$509,250	$492,450	3.4%	$919,832	$534,950	71.9%			
	Ave. Sales Price	$583,877	$552,617	5.7%	$572,290	$541,512	5.7%	$881,277	$641,461	37.4%	$223,025		
Lakeland	Units	21	23	-8.7%	19	23	-17.4%	2					
	Median Sales Price	$585,000	$435,000	34.5%	$575,000	$435,000	32.2%						
	Ave. Sales Price	$584,353	$476,052	22.7%	$577,448	$476,052	21.3%	$649,950					
Arlington	Units	18	32	-43.8%	12	20	-40.0%	6	12	-50.0%			
	Median Sales Price	$524,975	$461,425	13.8%	$504,950	$453,200	11.4%	$537,925	$486,920	10.5%			
	Ave. Sales Price	$513,664	$479,010	7.2%	$496,422	$440,377	12.7%	$548,108	$543,398	0.9%			
Millington	Units	24	36	-33.3%	16	25	-36.0%	8	11	-27.3%		1	
	Median Sales Price	$270,990	$275,995	-1.8%	$217,000	$210,000	3.3%	$297,490	$306,990	-3.1%			
	Ave. Sales Price	$259,013	$257,186	0.7%	$237,462	$233,152	1.8%	$302,115	$311,808	-3.1%		$210,000	
Shelby County	Units	1,202	1,305	-7.9%	1,147	1,245	-7.9%	55	60	-8.3%	15	6	150.0%
	Median Sales Price	$206,850	$195,000	6.1%	$198,200	$185,000	7.1%	$412,215	$424,450	-2.9%	$87,000	$158,500	-45.1%
	Ave. Sales Price	$264,260	$266,004	-0.7%	$255,903	$256,798	-0.3%	$438,536	$457,014	-4.0%	$107,878	$158,247	-31.8%
Fayette County	Units	78	62	25.8%	58	47	23.4%	20	15	33.3%	1	1	0.0%
	Median Sales Price	$345,945	$360,322	-4.0%	$332,500	$340,000	-2.2%	$348,445	$379,950	-8.3%			
	Ave. Sales Price	$396,944	$370,939	7.0%	$410,224	$361,191	13.6%	$358,430	$401,482	-10.7%	$162,000	$393,000	-58.8%
Tipton County	Units	56	79	-29.1%	54	69	-21.7%	2	10	-80.0%	1	1	0.0%
	Median Sales Price	$251,750	$270,000	-6.8%	$241,750	$250,000	-3.3%		$449,450				
	Ave. Sales Price	$254,220	$281,818	-9.8%	$243,738	$257,272	-5.3%	$537,238	$451,185	19.1%	$490,000	$10,500	4566.7%

Area		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	556	636	-12.6%	540	626	-13.7%	16	10	60.0%	10	5	100.0%
	Median Sales Price	$90,000	$99,050	-9.1%	$90,000	$98,000	-8.2%	$182,250	$165,000	10.5%	$69,252	$56,000	23.7%
	Ave. Sales Price	$107,925	$108,567	-0.6%	$105,831	$107,609	-1.7%	$178,600	$168,560	6.0%	$98,865	$57,700	71.3%
Raleigh/ Cov. Pike	Units	439	482	-8.9%	433	481	-10.0%	6	1	500.0%	12	7	71.4%
	Median Sales Price	$148,000	$160,000	-7.5%	$145,000	$160,000	-9.4%	$265,000			$110,650	$197,000	-43.8%
	Ave. Sales Price	$156,178	$159,988	-2.4%	$154,772	$159,572	-3.0%	$257,633	$359,999	-28.4%	$119,771	$187,714	-36.2%
Downtown	Units	246	257	-4.3%	238	247	-3.6%	8	10	-20.0%	3	6	-50.0%
	Median Sales Price	$224,000	$235,000	-4.7%	$225,000	$245,000	-8.2%	$196,000	$224,750	-12.8%	$27,000	$109,100	-75.3%
	Ave. Sales Price	$246,425	$260,679	-5.5%	$247,922	$262,972	-5.7%	$201,875	$204,000	-1.0%	$39,867	$152,533	-73.9%
Midtown	Units	602	551	9.3%	598	549	8.9%	4	2	100.0%	18	9	100.0%
	Median Sales Price	$197,000	$166,600	18.2%	$196,950	$165,000	19.4%	$210,000			$107,500	$120,000	-10.4%
	Ave. Sales Price	$222,776	$210,355	5.9%	$222,485	$209,500	6.2%	$266,250	$445,000	-40.2%	$113,743	$137,689	-17.4%
S. Memphis	Units	537	642	-16.4%	522	631	-17.3%	15	11	36.4%	10	13	-23.1%
	Median Sales Price	$65,000	$70,000	-7.1%	$65,000	$67,400	-3.6%	$190,000	$203,635	-6.7%	$69,500	$80,000	-13.1%
	Ave. Sales Price	$81,768	$83,479	-2.0%	$78,661	$81,291	-3.2%	$189,871	$209,003	-9.2%	$65,779	$80,085	-17.9%
Berclair/ Highland Heights	Units	325	400	-18.8%	324	398	-18.6%	1	2	-50.0%	2	3	-33.3%
	Median Sales Price	$100,000	$100,500	-0.5%	$100,000	$100,000	0.0%					$100,000	
	Ave. Sales Price	$109,345	$110,614	-1.1%	$108,764	$110,265	-1.4%	$297,500	$180,000	65.3%	$99,000	$106,500	-7.0%
E. Memphis	Units	1,451	1,641	-11.6%	1,443	1,627	-11.3%	8	14	-42.9%	16	11	45.5%
	Median Sales Price	$228,000	$223,000	2.2%	$225,900	$221,000	2.2%	$669,900	$535,500	25.1%	$162,005	$117,900	37.4%
	Ave. Sales Price	$310,007	$290,718	6.6%	$308,112	$287,757	7.1%	$651,725	$634,807	2.7%	$261,001	$174,269	49.8%
Whitehaven	Units	510	589	-13.4%	505	582	-13.2%	5	7	-28.6%	13	13	0.0%
	Median Sales Price	$116,277	$119,800	-2.9%	$115,000	$118,950	-3.3%	$174,900	$195,500	-10.5%	$86,250	$87,000	-0.9%
	Ave. Sales Price	$121,915	$123,421	-1.2%	$121,282	$122,667	-1.1%	$185,880	$186,071	-0.1%	$102,539	$85,055	20.6%
Parkway Village/ Oakhaven	Units	267	291	-8.2%	261	287	-9.1%	6	4	50.0%	3	2	50.0%
	Median Sales Price	$120,000	$123,000	-2.4%	$120,000	$122,000	-1.6%	$207,499	$187,500	10.7%	$130,000		
	Ave. Sales Price	$123,384	$126,641	-2.6%	$121,657	$125,671	-3.2%	$198,500	$196,250	1.1%	$114,333	$102,500	11.5%
Hickory Hill	Units	479	581	-17.6%	477	560	-14.8%	2	21	-90.5%	13	8	62.5%
	Median Sales Price	$185,000	$195,000	-5.1%	$185,000	$190,000	-2.6%		$399,900		$176,251	$153,500	14.8%
	Ave. Sales Price	$188,531	$196,804	-4.2%	$187,854	$189,187	-0.7%	$349,950	$399,933	-12.5%	$175,654	$171,397	2.5%
Southwind	Units	49	60	-18.3%	48	58	-17.2%	1	2	-50.0%	1	2	-50.0%
	Median Sales Price	$425,000	$298,500	42.4%	$425,000	$297,000	43.1%						
	Ave. Sales Price	$545,583	$372,932	46.3%	$546,206	$369,174	48.0%	$515,670	$481,922	7.0%	$425,000	$487,500	-12.8%

		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	990	945	4.8%	945	924	2.3%	45	21	114.3%	17	9	88.9%
	Median Sales Price	$267,000	$268,000	-0.4%	$260,000	$265,000	-1.9%	$392,450	$440,000	-10.8%	$260,500	$232,900	11.9%
	Ave. Sales Price	$302,753	$293,022	3.3%	$297,818	$289,094	3.0%	$406,384	$465,870	-12.8%	$279,101	$283,298	-1.5%
Bartlett	Units	571	570	0.2%	550	550	0.0%	21	20	5.0%	3	5	-40.0%
	Median Sales Price	$311,000	$315,000	-1.3%	$310,000	$314,750	-1.5%	$347,240	$347,400	0.0%	$200,000	$365,000	-45.2%
	Ave. Sales Price	$316,323	$327,530	-3.4%	$314,371	$325,621	-3.5%	$367,444	$380,035	-3.3%	$215,500	$355,435	-39.4%
G'town	Units	498	500	-0.4%	488	487	0.2%	10	13	-23.1%	2	3	-33.3%
	Median Sales Price	$480,000	$458,000	4.8%	$475,000	$450,000	5.6%	$1,485,000	$1,270,000	16.9%		$405,000	
	Ave. Sales Price	$571,446	$536,515	6.5%	$552,564	$517,814	6.7%	$1,492,890	$1,237,065	20.7%	$324,750	$445,370	-27.1%
Collierville	Units	585	559	4.7%	537	487	10.3%	48	72	-33.3%	6	4	50.0%
	Median Sales Price	$510,000	$527,000	-3.2%	$494,000	$510,000	-3.1%	$811,455	$616,590	31.6%	$414,000	$406,000	2.0%
	Ave. Sales Price	$581,981	$569,599	2.2%	$554,811	$546,573	1.5%	$885,944	$725,345	22.1%	$433,796	$536,125	-19.1%
Lakeland	Units	159	168	-5.4%	145	157	-7.6%	14	11	27.3%	1		
	Median Sales Price	$480,000	$450,000	6.7%	$450,000	$440,000	2.3%	$658,850	$637,800	3.3%			
	Ave. Sales Price	$492,923	$503,679	-2.1%	$477,072	$493,820	-3.4%	$657,097	$644,399	2.0%	$240,125		
Arlington	Units	189	206	-8.3%	147	147	0.0%	42	59	-28.8%	1		
	Median Sales Price	$439,000	$456,750	-3.9%	$410,000	$425,000	-3.5%	$538,537	$522,960	3.0%			
	Ave. Sales Price	$452,864	$460,917	-1.7%	$425,396	$433,499	-1.9%	$549,002	$529,228	3.7%	$86,000		
Millington	Units	199	174	14.4%	152	123	23.6%	47	51	-7.8%	5	1	400.0%
	Median Sales Price	$259,000	$262,500	-1.3%	$209,500	$220,000	-4.8%	$306,990	$327,990	-6.4%	$125,000		
	Ave. Sales Price	$253,498	$263,614	-3.8%	$236,517	$236,318	0.1%	$308,416	$329,445	-6.4%	$174,800	$210,000	-16.8%
Shelby County	Units	9,111	9,835	-7.4%	8,780	9,438	-7.0%	331	397	-16.6%	100	75	33.3%
	Median Sales Price	$209,000	$198,000	5.6%	$200,000	$189,900	5.3%	$439,660	$499,951	-12.1%	$136,000	$130,000	4.6%
	Ave. Sales Price	$265,273	$261,143	1.6%	$256,046	$250,430	2.2%	$510,018	$515,841	-1.1%	$186,468	$153,637	21.4%
Fayette County	Units	543	563	-3.6%	407	397	2.5%	136	166	-18.1%	7	1	600.0%
	Median Sales Price	$372,000	$365,000	1.9%	$360,000	$335,000	7.5%	$387,845	$384,445	0.9%	$216,000		
	Ave. Sales Price	$438,004	$405,920	7.9%	$437,613	$394,851	10.8%	$439,171	$432,392	1.6%	$224,714	$393,000	-42.8%
Tipton County	Units	475	550	-13.6%	449	515	-12.8%	26	35	-25.7%	10	9	11.1%
	Median Sales Price	$267,000	$266,000	0.4%	$255,900	$257,000	-0.4%	$439,925	$455,900	-3.5%	$202,127	$125,000	61.7%
	Ave. Sales Price	$282,481	$278,092	1.6%	$271,891	$266,800	1.9%	$465,364	$444,252	4.8%	$226,508	$181,344	24.9%

NEWS RELEASE

FOR IMMEDIATE RELEASE

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August Market Report

MEMPHIS, Tenn., Sept. 8, 2026 – Memphis-area home sales for August decreased 6.6 percent from a year ago, with 1,254 total sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database. Sales were down 8.0 percent from July, when there were 1,363 total sales. The average sales price from August-to-August increased 11.3 percent, to $300,644. Inventory decreased 2.6 percent, with 5,056 units listed for sale. August average DOM was 56, down 1.7 percent from the previous month. Sales volume YTD decreased 2.1 percent, to $2.74 billion.

August Comparison

	2026	2025	% Change
Total Home Sales	1,254	1,343	-6.6%
Median Sales Price	$238,175	$225,000	5.9%
Average Sales Price	$300,644	$270,217	11.3%
Monthly Sales Volume	$377.0 million	$362.9 million	3.6%

Year-to-Date Comparison

	2026	2025	% Change
Total Home Sales	9,562	10,224	-6.5%
Median Sales Price	$230,000	$223,000	3.1%
Average Sales Price	$287,477	$273,708	5.0%
Sales Volume	$2.74 billion	$2.80 billion	-2.1%

- more -

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

"Average sales price was up 11 percent from August of last year," said MAAR President Tim O'Hare. "But there is enough inventory for buyers to have leverage, too."

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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