

Sales Summary

	February Total Sales			YTD Total Sales		
	2026	2025	% change	2026	2025	% change
Units	1,011	962	5.1%	1,779	2,130	-16.5%
Median Sales Price	\$210,000	\$185,000	13.5%	\$207,000	\$188,045	10.1%
Average Sales Price	\$262,128	\$237,336	10.4%	\$251,180	\$244,280	2.8%

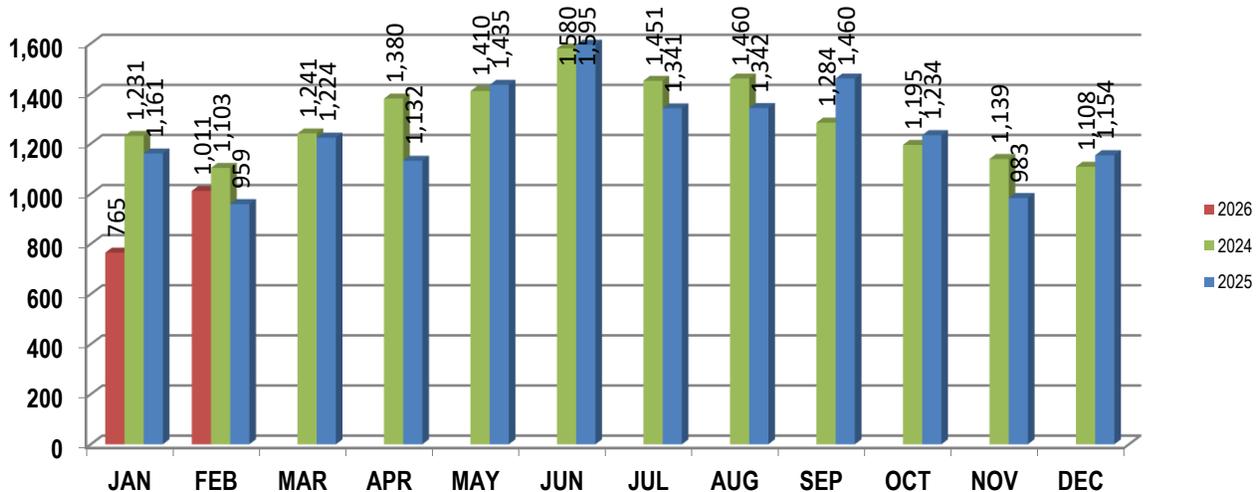
	February Existing Sales			YTD Existing Sales		
	2026	2025	% change	2026	2025	% change
Units	963	904	6.5%	1,700	2,016	-15.7%
Median Sales Price	\$205,000	\$175,000	17.1%	\$200,000	\$180,000	11.1%
Average Sales Price	\$250,231	\$227,885	9.8%	\$241,169	\$233,650	3.2%

	February New Home Sales			YTD New Home Sales		
	2026	2025	% change	2026	2025	% change
Units	48	58	-17.2%	79	114	-30.7%
Median Sales Price	\$419,425	\$348,990	20.2%	\$409,900	\$389,900	5.1%
Average Sales Price	\$500,817	\$384,644	30.2%	\$466,616	\$432,256	7.9%

	February Bank Sales			YTD Bank Sales*		
	2026	2025	% change	2026	2025	% change
Units	13	14	-7.1%	32	28	14.3%
Median Sales Price	\$99,000	\$152,500	-35.1%	\$153,750	\$161,750	-4.9%
Average Sales Price	\$129,324	\$165,736	-22.0%	\$171,155	\$205,980	-16.9%

	February Non-Bank Sales			YTD Non-Bank Sales		
	2026	2025	% change	2026	2025	% change
Units	998	948	5.3%	1,747	2,102	-16.9%
Median Sales Price	\$210,000	\$185,000	13.5%	\$209,900	\$189,150	11.0%
Average Sales Price	\$263,858	\$238,394	10.7%	\$252,646	\$244,790	3.2%

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.

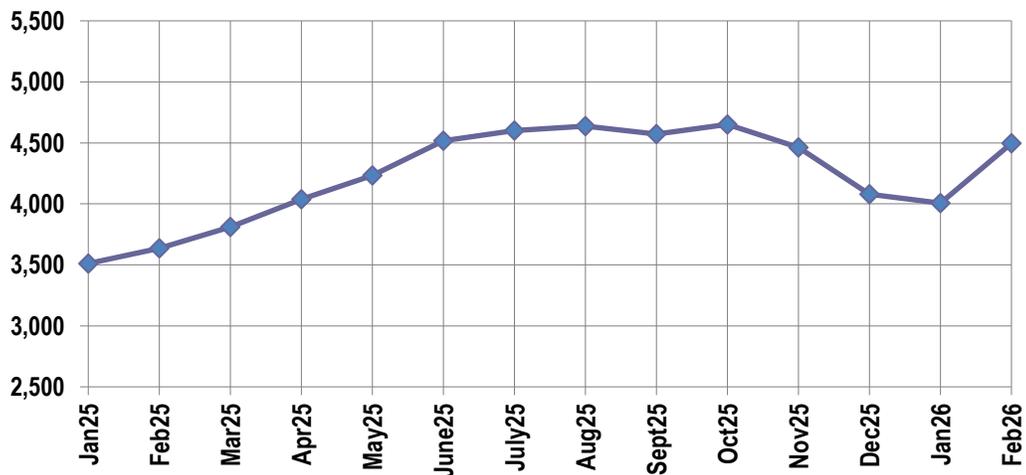


Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings		
	Units	Ave. List Price
Single Family	4,130	\$344,955
Condo/Co-op	293	\$220,695
Duplex	73	\$195,473
Market Total	4,496	\$342,238

Pending Sales		
	Units	Ave. List Price
Single Family	1,318	\$359,782
Condo/Co-op	54	\$223,529
Duplex	20	\$178,189
Market Total	1,392	\$357,470

	February Foreclosure Actions			YTD Foreclosure Actions		
	2026	2025	% change	2026	2025	% change
Total	61	29	110.3%	87	63	38.1%



Inventory

Mar-24	3,189	Mar-25	3,811
Apr-24	3,425	Apr-25	4,037
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

		February Total Sales			February Existing Sales			February New Home Sales			February Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayer	Units	70	60	16.7%	68	54	25.9%	2	6	-66.7%	2		
	Median Sales Price	\$79,250	\$95,000	-16.6%	\$77,250	\$91,500	-15.6%		\$165,000				
	Ave. Sales Price	\$89,817	\$110,433	-18.7%	\$87,172	\$104,398	-16.5%	\$179,750	\$164,750	9.1%	\$76,250		
Raleigh/ Cov. Pike	Units	48	58	-17.2%	47	58	-19.0%	1			1		
	Median Sales Price	\$157,450	146,750	7.3%	\$154,900	146,750	5.6%						
	Ave. Sales Price	\$158,837	\$151,710	4.7%	\$158,004	\$151,710	4.1%	\$198,000			\$164,900		
Downtown	Units	26	30	-13.3%	26	30	-13.3%				1		
	Median Sales Price	\$122,500	\$300,000	-59.2%	\$122,500	\$300,000	-59.2%						
	Ave. Sales Price	\$173,402	\$318,150	-45.5%	\$173,402	\$318,150	-45.5%				\$75,000		
Midtown	Units	52	62	-16.1%	52	62	-16.1%					3	
	Median Sales Price	\$166,250	\$100,000	66.3%	\$166,250	\$100,000	66.3%					\$194,500	
	Ave. Sales Price	\$191,707	\$137,281	39.6%	\$191,707	\$137,281	39.6%					\$172,833	
S. Memphis	Units	60	79	-24.1%	57	78	-26.9%	3	1	200.0%	1	1	0.0%
	Median Sales Price	\$54,000	\$50,500	6.9%	\$53,000	\$50,500	5.0%	\$190,000					
	Ave. Sales Price	\$75,509	\$68,024	11.0%	\$69,185	\$66,524	4.0%	\$195,667	\$185,000	5.8%	\$150,000	\$45,100	232.6%
Berclair/ Highland Heights	Units	26	34	-23.5%	26	34	-23.5%				1	1	0.0%
	Median Sales Price	\$84,425	\$95,000	-11.1%	\$84,425	\$95,000	-11.1%						
	Ave. Sales Price	\$106,298	\$93,747	13.4%	\$106,298	\$93,747	13.4%				\$99,000	\$77,000	28.6%
E. Memphis	Units	142	132	7.6%	142	130	9.2%		2			2	
	Median Sales Price	\$259,950	\$166,450	56.2%	\$259,950	\$163,000	59.5%						
	Ave. Sales Price	\$319,027	\$251,663	26.8%	\$319,027	\$249,227	28.0%		\$410,000			\$98,500	
Whitehaven	Units	63	73	-13.7%	63	70	-10.0%		3		1	3	-66.7%
	Median Sales Price	\$102,000	\$119,800	-14.9%	\$102,000	\$118,100	-13.6%		\$200,000			\$60,000	
	Ave. Sales Price	\$109,360	\$118,436	-7.7%	\$109,360	\$115,154	-5.0%		\$195,000		\$56,000	\$84,000	-33.3%
Parkway Village/ Oakhaven	Units	43	29	48.3%	41	29	41.4%	2					
	Median Sales Price	\$109,000	\$126,000	-13.5%	\$106,500	\$126,000	-15.5%						
	Ave. Sales Price	\$117,500	\$135,195	-13.1%	\$113,183	\$135,195	-16.3%	\$206,000					
Hickory Hill	Units	66	58	13.8%	66	55	20.0%		3		2		
	Median Sales Price	\$175,875	\$187,650	-6.3%	\$175,875	\$180,000	-2.3%		\$389,900				
	Ave. Sales Price	\$185,872	\$197,897	-6.1%	\$185,872	\$186,767	-0.5%		\$401,933		\$131,125		
Southwind	Units	6	4	50.0%	6	4	50.0%						
	Median Sales Price	\$297,500	\$348,950	-14.7%	\$297,500	\$348,950	-14.7%						
	Ave. Sales Price	\$775,833	\$379,475	104.4%	\$775,833	\$379,475	104.4%						

		February Total Sales			February Existing Sales			February New Home Sales			February Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	114	88	29.5%	111	86	29.1%	3	2	50.0%	1	2	-50.0%
	Median Sales Price	\$252,450	\$280,000	-9.8%	\$250,000	\$278,950	-10.4%	\$369,950					
	Ave. Sales Price	\$273,277	\$293,271	-6.8%	\$268,421	\$288,524	-7.0%	\$452,950	\$497,400	-8.9%	\$116,810	\$250,400	-53.4%
Bartlett	Units	57	55	3.6%	56	55	1.8%	1				1	
	Median Sales Price	\$295,000	\$320,000	-7.8%	\$292,500	\$320,000	-8.6%						
	Ave. Sales Price	\$296,366	\$316,317	-6.3%	\$294,069	\$316,317	-7.0%	\$424,950				\$419,900	
G'town	Units	34	31	9.7%	32	31	3.2%	2					
	Median Sales Price	\$450,750	\$450,000	0.2%	\$437,500	\$450,000	-2.8%						
	Ave. Sales Price	\$572,188	\$467,667	22.3%	\$494,825	\$467,667	5.8%	\$1,810,000					
Collinsville	Units	47	35	34.3%	42	31	35.5%	5	4	25.0%			
	Median Sales Price	\$454,000	\$499,000	-9.0%	\$447,500	\$469,000	-4.6%	\$553,900	\$530,940	4.3%			
	Ave. Sales Price	\$532,327	\$560,722	-5.1%	\$501,133	\$552,561	-9.3%	\$794,353	\$623,970	27.3%			
Lakeland	Units	17	9	88.9%	17	9	88.9%						
	Median Sales Price	\$380,000	\$360,000	5.6%	\$380,000	\$360,000	5.6%						
	Ave. Sales Price	\$394,959	\$448,989	-12.0%	\$394,959	\$448,989	-12.0%						
Arlington	Units	22	14	57.1%	17	10	70.0%	5	4	25.0%			
	Median Sales Price	\$392,500	\$499,500	-21.4%	\$350,000	\$499,500	-29.9%	\$460,545	\$548,837	-16.1%			
	Ave. Sales Price	\$395,983	\$507,287	-21.9%	\$367,794	\$490,100	-25.0%	\$491,825	\$550,256	-10.6%			
Millington	Units	13	23	-43.5%	9	16	-43.8%	4	7	-42.9%			
	Median Sales Price	\$270,990	\$250,000	8.4%	\$235,000	\$211,500	11.1%	\$293,495	\$327,990	-10.5%			
	Ave. Sales Price	\$278,875	\$248,207	12.4%	\$267,489	\$210,675	27.0%	\$304,492	\$333,993	-8.8%			
Shelby County	Units	897	864	3.8%	869	832	4.4%	28	32	-12.5%	10	12	-16.7%
	Median Sales Price	\$190,000	\$172,400	10.2%	\$186,000	\$165,000	12.7%	\$397,450	\$341,490	16.4%	\$95,750	\$150,000	-36.2%
	Ave. Sales Price	\$246,370	\$225,823	9.1%	\$237,497	\$220,309	7.8%	\$521,756	\$369,186	41.3%	\$107,646	\$161,108	-33.2%
Fayette County	Units	68	49	38.8%	52	25	108.0%	16	24	-33.3%	1		
	Median Sales Price	\$382,990	\$353,990	8.2%	\$349,500	\$405,000	-13.7%	\$412,400	\$348,990	18.2%			
	Ave. Sales Price	\$466,009	\$411,306	13.3%	\$461,879	\$428,645	7.8%	\$479,429	\$393,245	21.9%	\$333,000		
Tipton County	Units	46	49	-6.1%	42	47	-10.6%	4	2	100.0%	2	2	0.0%
	Median Sales Price	\$252,900	\$267,500	-5.5%	\$228,500	\$265,000	-13.8%	\$447,450					
	Ave. Sales Price	\$268,026	\$266,370	0.6%	\$251,667	\$255,204	-1.4%	\$439,800	\$528,771	-16.8%	\$135,877	\$193,500	-29.8%

		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
Frayer	Units	129	149	-13.4%	124	143	-13.3%	5	6	-16.7%	2	1	100.0%
	Median Sales Price	\$87,500	\$103,000	-15.0%	\$83,717	\$100,000	-16.3%	\$170,000	\$165,000	3.0%			
	Ave. Sales Price	\$102,383	\$109,979	-6.9%	\$99,447	\$107,681	-7.6%	\$175,180	\$164,750	6.3%	\$76,250	\$65,000	17.3%
Raleigh/ Cov. Pike	Units	72	120	-40.0%	71	120	-40.8%	1			2	1	100.0%
	Median Sales Price	\$141,000	\$146,000	-3.4%	\$140,000	\$146,000	-4.1%						
	Ave. Sales Price	\$151,308	\$151,080	0.2%	\$150,650	\$151,080	-0.3%	\$198,000			\$138,100	\$245,000	-43.6%
Downtown	Units	44	55	-20.0%	43	53	-18.9%	1	2	-50.0%	1		
	Median Sales Price	\$180,000	\$254,000	-29.1%	\$175,000	\$265,000	-34.0%						
	Ave. Sales Price	\$214,107	\$249,683	-14.2%	\$213,690	\$253,048	-15.6%	\$232,000	\$160,500	44.5%	\$75,000		
Midtown	Units	111	126	-11.9%	110	125	-12.0%	1	1	0.0%	1	5	-80.0%
	Median Sales Price	\$205,000	\$116,750	75.6%	\$201,000	\$115,000	74.8%					\$171,500	
	Ave. Sales Price	\$202,837	\$162,833	24.6%	\$200,363	\$162,215	23.5%	\$475,000	\$240,000	97.9%	\$25,000	\$159,380	-84.3%
S. Memphis	Units	112	164	-31.7%	108	159	-32.1%	4	5	-20.0%	2	2	0.0%
	Median Sales Price	\$61,500	\$62,400	-1.4%	\$56,500	\$59,500	-5.0%	\$186,000	\$185,000	0.5%			
	Ave. Sales Price	\$73,446	\$79,653	-7.8%	\$69,694	\$75,745	-8.0%	\$174,750	\$203,940	-14.3%	\$112,500	\$74,050	51.9%
Berclair/ Highland Heights	Units	55	84	-34.5%	55	83	-33.7%		1		1	1	0.0%
	Median Sales Price	\$83,000	\$99,500	-16.6%	\$83,000	\$99,000	-16.2%						
	Ave. Sales Price	\$103,109	\$104,504	-1.3%	\$103,109	\$103,414	-0.3%		\$195,000		\$99,000	\$77,000	28.6%
E. Memphis	Units	242	337	-28.2%	242	334	-27.5%		3		4	2	100.0%
	Median Sales Price	\$230,500	\$186,000	23.9%	\$230,500	\$184,700	24.8%		\$521,000		\$110,000		
	Ave. Sales Price	\$290,569	\$253,003	14.8%	\$290,569	\$250,276	16.1%		\$566,667		\$108,500	\$98,500	10.2%
Whitehaven	Units	122	154	-20.8%	122	150	-18.7%		4		2	5	-60.0%
	Median Sales Price	\$109,950	\$118,100	-6.9%	\$109,950	\$112,500	-2.3%		\$197,750			\$66,251	
	Ave. Sales Price	\$119,371	\$119,459	-0.1%	\$119,371	\$117,441	1.6%		\$195,125		\$62,050	\$92,050	-32.6%
Parkway Village/ Oakhaven	Units	61	69	-11.6%	58	68	-14.7%	3	1	200.0%			
	Median Sales Price	\$110,000	\$126,000	-12.7%	\$107,750	\$125,500	-14.1%	\$206,000					
	Ave. Sales Price	\$121,055	\$132,175	-8.4%	\$117,713	\$130,810	-10.0%	\$185,667	\$225,000	-17.5%			
Hickory Hill	Units	122	121	0.8%	121	115	5.2%	1	6	-83.3%	5	3	66.7%
	Median Sales Price	\$175,250	\$193,000	-9.2%	\$175,000	\$190,000	-7.9%		\$389,900		\$176,251	\$152,000	16.0%
	Ave. Sales Price	\$182,991	\$204,918	-10.7%	\$181,033	\$194,517	-6.9%	\$419,900	\$404,264	3.9%	\$186,020	\$163,167	14.0%
Southwind	Units	9	11	-18.2%	9	11	-18.2%						
	Median Sales Price	\$320,000	\$335,000	-4.5%	\$320,000	\$335,000	-4.5%						
	Ave. Sales Price	\$672,333	\$323,436	107.9%	\$672,333	\$323,436	107.9%						

		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	190	196	-3.1%	184	193	-4.7%	6	3	100.0%	6	2	200.0%
	Median Sales Price	\$255,000	\$269,000	-5.2%	\$250,950	\$267,900	-6.3%	\$359,925	\$364,900	-1.4%	\$244,000		
	Ave. Sales Price	\$277,453	\$298,051	-6.9%	\$273,464	\$295,680	-7.5%	\$399,783	\$450,600	-11.3%	\$272,885	\$250,400	9.0%
Bartlett	Units	98	113	-13.3%	96	112	-14.3%	2	1	100.0%		3	
	Median Sales Price	\$295,000	\$305,000	-3.3%	\$295,000	\$303,500	-2.8%					\$408,000	
	Ave. Sales Price	\$299,578	\$314,044	-4.6%	\$297,018	\$313,634	-5.3%	\$422,450	\$359,900	17.4%		\$374,300	
G'town	Units	59	72	-18.1%	57	72	-20.8%	2				1	
	Median Sales Price	\$425,000	\$442,500	-4.0%	\$425,000	\$442,500	-4.0%						
	Ave. Sales Price	\$501,461	\$459,598	9.1%	\$455,547	\$459,598	-0.9%	\$1,810,000				\$405,000	
Collinsville	Units	86	84	2.4%	80	68	17.6%	6	16	-62.5%	1	1	0.0%
	Median Sales Price	\$435,000	\$524,770	-17.1%	\$430,000	\$496,200	-13.3%	\$648,432	\$644,392	0.6%			
	Ave. Sales Price	\$494,729	\$604,858	-18.2%	\$470,181	\$577,013	-18.5%	\$822,039	\$723,200	13.7%	\$388,000	\$950,000	-59.2%
Lakeland	Units	26	29	-10.3%	25	27	-7.4%	1	2	-50.0%			
	Median Sales Price	\$355,000	\$350,000	1.4%	\$330,000	\$348,500	-5.3%						
	Ave. Sales Price	\$394,071	\$444,121	-11.3%	\$380,966	\$431,663	-11.7%	\$721,702	\$612,300	17.9%			
Arlington	Units	39	36	8.3%	30	27	11.1%	9	9	0.0%			
	Median Sales Price	\$400,000	\$499,500	-19.9%	\$336,000	\$485,000	-30.7%	\$450,000	\$568,285	-20.8%			
	Ave. Sales Price	\$401,661	\$497,636	-19.3%	\$373,313	\$475,519	-21.5%	\$496,151	\$563,986	-12.0%			
Millington	Units	28	35	-20.0%	21	26	-19.2%	7	9	-22.2%			
	Median Sales Price	\$219,500	\$220,000	-0.2%	\$195,000	\$186,250	4.7%	\$308,990	\$327,990	-5.8%			
	Ave. Sales Price	\$232,437	\$234,608	-0.9%	\$204,014	\$200,684	1.7%	\$317,706	\$332,610	-4.5%			
Shelby County	Units	1,592	1,929	-17.5%	1,543	1,860	-17.0%	49	69	-29.0%	27	26	3.8%
	Median Sales Price	\$194,500	\$175,000	11.1%	\$189,900	\$172,800	9.9%	\$369,950	\$389,900	-5.1%	\$145,000	\$161,750	-10.4%
	Ave. Sales Price	\$237,404	\$233,569	1.6%	\$230,255	\$225,866	1.9%	\$462,523	\$441,191	4.8%	\$161,712	\$206,940	-21.9%
Fayette County	Units	111	108	2.8%	86	68	26.5%	25	40	-37.5%	2		
	Median Sales Price	\$373,636	\$374,500	-0.2%	\$336,750	\$372,350	-9.6%	\$409,900	\$379,900	7.9%			
	Ave. Sales Price	\$429,839	\$419,326	2.5%	\$415,345	\$422,274	-1.6%	\$479,698	\$414,313	15.8%	\$259,500		
Tipton County	Units	76	93	-18.3%	71	88	-19.3%	5	5	0.0%	3	2	50.0%
	Median Sales Price	\$249,950	\$265,000	-5.7%	\$230,000	\$260,000	-11.5%	\$447,400	\$460,000	-2.7%	\$216,754		
	Ave. Sales Price	\$278,821	\$263,172	5.9%	\$267,378	\$252,415	5.9%	\$441,320	\$452,488	-2.5%	\$197,251	\$193,500	1.9%



NEWS RELEASE

FOR IMMEDIATE RELEASE

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February Market Report

MEMPHIS, Tenn., March 10, 2026 – Memphis-area home sales for February increased 5.1 percent from a year ago, with 1,011 total sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database. Sales were up 32.2 percent from January, when there were 765 total sales. The average sales price from February to February increased 10.4 percent, to \$262,128. Inventory increased 12.2 percent, with 4,496 units listed for sale. February average DOM was 67, a 4.7 percent increase from the previous month. Sales volume YTD decreased 14.1 percent, to \$446.8 million.

February Comparison

	2026	2025	% Change
Total Home Sales	1,011	962	5.1%
Median Sales Price	\$210,000	\$185,000	13.5%
Average Sales Price	\$262,128	\$237,336	10.4%
Monthly Sales Volume	\$265.0 million	\$228.3 million	16.1%

Year-to-Date Comparison

	2026	2025	% Change
Total Home Sales	1,779	2,130	-16.5%
Median Sales Price	\$207,000	\$188,045	10.1%
Average Sales Price	\$251,180	\$244,280	2.8%
Sales Volume	\$446.8 million	\$520.3 million	-14.1%

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

“The market enjoyed a nice bounce back in February,” said MAAR President Tim O’Hare. “Sales and pricing were up across the board and inventory jumped as spring sellers entered the market.”

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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