MEMPHIS
AREA ASSOCIATION OF
REALTORS®

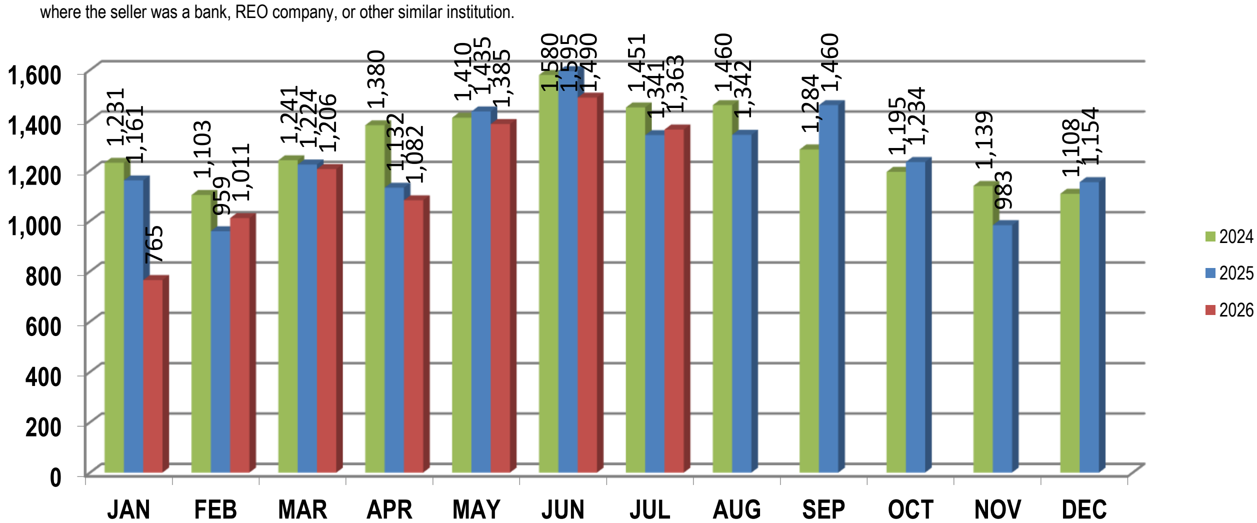
Memphis Area Home Sales Report
July 2026

Sales Summary

	July Total Sales			YTD Total Sales		
	2026	2025	% change	2026	2025	% change
Units	1,363	1,349	1.0%	8,308	8,881	-6.5%
Median Sales Price	$240,000	$239,000	0.4%	$230,000	$223,000	3.1%
Average Sales Price	$307,473	$297,857	3.2%	$285,490	$274,281	4.1%

	July Existing Sales			YTD Existing Sales		
	2026	2025	% change	2026	2025	% change
Units	1,298	1,281	1.3%	7,902	8,429	-6.3%
Median Sales Price	$230,000	$225,000	2.2%	$220,000	$213,500	3.0%
Average Sales Price	$298,111	$288,166	3.5%	$275,073	$262,712	4.7%
	July New Home Sales			**YTD New Home Sales**		
	2026	2025	% change	2026	2025	% change
Units	65	68	-4.4%	406	452	-10.2%
Median Sales Price	$434,900	$416,437	4.4%	$412,945	$433,167	-4.7%
Average Sales Price	$494,428	$480,417	2.9%	$488,232	$490,019	-0.4%
	July Bank Sales			**YTD Bank Sales***		
	2026	2025	% change	2026	2025	% change
Units	29	14	107.1%	141	93	51.6%
Median Sales Price	$152,000	$162,500	-6.5%	$137,000	$150,000	-8.7%
Average Sales Price	$170,419	$222,986	-23.6%	$182,258	$200,540	-9.1%
	July Non-Bank Sales			**YTD Non-Bank Sales**		
	2026	2025	% change	2026	2025	% change
Units	1,334	1,335	-0.1%	8,167	8,788	-7.1%
Median Sales Price	$243,500	$240,000	1.5%	$233,000	$224,950	3.6%
Average Sales Price	$310,452	$298,642	4.0%	$287,272	$275,061	4.4%

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.

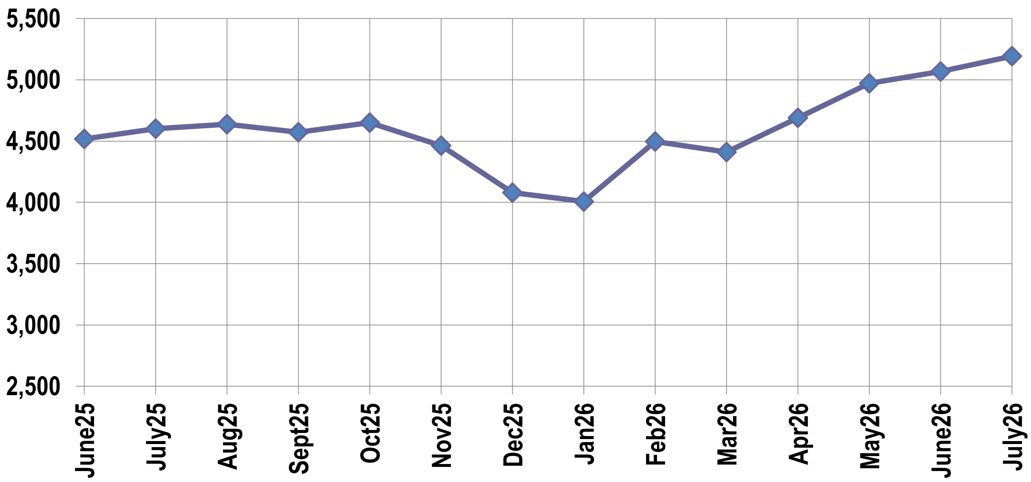
Memphis Area Home Sales Report
July 2026

Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings		
	Units	Ave. List Price
Single Family	4,698	$363,188
Condo/Co-op	391	$229,914
Duplex	103	$220,216
Market Total	5,192	$350,279

Pending Sales		
	Units	Ave. List Price
Single Family	1,482	$341,964
Condo/Co-op	48	$174,345
Duplex	34	$149,805
Market Total	1,564	$337,654

	July Foreclosure Actions			YTD Foreclosure Actions		
	2026	2025	% change	2026	2025	% change
Total	41	43	-4.7%	282	310	-9.0%



Inventory

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

		July Total Sales			July Existing Sales			July New Home Sales			July Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayser	Units	81	73	11.0%	81	73	11.0%					1	
	Median Sales Price	$86,250	$85,000	1.5%	$86,250	$85,000	1.5%						
	Ave. Sales Price	$108,830	$101,270	7.5%	$108,830	$101,270	7.5%					$56,000	
Raleigh/ Cov. Pike	Units	65	52	25.0%	65	52	25.0%				2		
	Median Sales Price	$129,300	163,000	-20.7%	$129,300	163,000	-20.7%						
	Ave. Sales Price	$143,919	$157,380	-8.6%	$143,919	$157,380	-8.6%				$120,500		
Downtown	Units	28	34	-17.6%	28	30	-6.7%		4			2	
	Median Sales Price	$176,000	$257,000	-31.5%	$176,000	$285,000	-38.2%		230,000				
	Ave. Sales Price	$246,730	$257,386	-4.1%	$246,730	$262,704	-6.1%		$217,500			$109,100	
Midtown	Units	99	76	30.3%	98	76	28.9%	1			5		
	Median Sales Price	$205,000	$222,000	-7.7%	$202,500	$222,000	-8.8%				$110,000		
	Ave. Sales Price	$247,515	$220,022	12.5%	$247,796	$220,022	12.6%	$220,000			$105,454		
S. Memphis	Units	72	84	-14.3%	69	84	-17.9%	3					
	Median Sales Price	$68,500	$67,750	1.1%	$67,000	$67,750	-1.1%	$205,000					
	Ave. Sales Price	$89,729	$83,656	7.3%	$85,107	$83,656	1.7%	$196,053					
Berclair/ Highland Heights	Units	51	43	18.6%	51	43	18.6%						
	Median Sales Price	$90,000	$110,000	-18.2%	$90,000	$110,000	-18.2%						
	Ave. Sales Price	$104,065	$122,782	-15.2%	$104,065	$122,782	-15.2%						
E. Memphis	Units	204	222	-8.1%	202	220	-8.2%	2	2	0.0%	4	2	100.0%
	Median Sales Price	$225,625	$244,000	-7.5%	$225,625	$240,000	-6.0%				$158,505		
	Ave. Sales Price	$351,259	$363,410	-3.3%	$350,133	$361,487	-3.1%	$464,950	$574,950	-19.1%	$183,254	$344,000	-46.7%
Whitehaven	Units	58	81	-28.4%	58	79	-26.6%		2		4		
	Median Sales Price	$117,277	$119,900	-2.2%	$117,277	$117,500	-0.2%				$118,705		
	Ave. Sales Price	$122,690	$120,931	1.5%	$122,690	$120,233	2.0%		$148,500		$104,353		
Parkway Village/ Oakhaven	Units	29	37	-21.6%	29	37	-21.6%						
	Median Sales Price	$116,600	$122,000	-4.4%	$116,600	$122,000	-4.4%						
	Ave. Sales Price	$115,676	$119,805	-3.4%	$115,676	$119,805	-3.4%						
Hickory Hill	Units	61	69	-11.6%	61	68	-10.3%		1		2	3	-33.3%
	Median Sales Price	$166,000	$185,000	-10.3%	$166,000	$183,500	-9.5%					$155,000	
	Ave. Sales Price	$173,109	$187,072	-7.5%	$173,109	$183,721	-5.8%		$415,000		$181,000	$170,567	6.1%
Southwind	Units	9	7	28.6%	9	7	28.6%					1	
	Median Sales Price	$425,000	$292,500	45.3%	$425,000	$292,500	45.3%						
	Ave. Sales Price	$494,622	$301,786	63.9%	$494,622	$301,786	63.9%					$425,000	

		July Total Sales			July Existing Sales			July New Home Sales			July Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	137	103	33.0%	132	100	32.0%	5	3	66.7%	4	1	300.0%
	Median Sales Price	$260,000	$265,000	-1.9%	$259,950	$260,000	0.0%	$421,900	$369,135	14.3%	$198,750		
	Ave. Sales Price	$307,286	$288,335	6.6%	$303,664	$285,060	6.5%	$402,902	$397,495	1.4%	$203,125	$222,900	-8.9%
Bartlett	Units	89	69	29.0%	86	64	34.4%	3	5	-40.0%	1		
	Median Sales Price	$330,000	$300,000	10.0%	$327,450	$300,000	9.2%	$530,355	$288,660	83.7%			
	Ave. Sales Price	$331,040	$312,003	6.1%	$324,733	$310,341	4.6%	$511,828	$333,274	53.6%	$161,500		
G'town	Units	77	84	-8.3%	75	80	-6.3%	2	4	-50.0%		1	
	Median Sales Price	$475,000	$472,000	0.6%	$475,000	$447,500	6.1%		$1,205,497				
	Ave. Sales Price	$566,868	$572,309	-1.0%	$552,465	$541,655	2.0%	$1,107,000	$1,185,399	-6.6%		$600,000	
Collierville	Units	82	70	17.1%	74	63	17.5%	8	7	14.3%			
	Median Sales Price	$570,723	$521,150	9.5%	$557,000	$515,000	8.2%	$617,650	$572,110	8.0%			
	Ave. Sales Price	$615,029	$550,746	11.7%	$602,515	$540,940	11.4%	$730,788	$639,005	14.4%			
Lakeland	Units	24	31	-22.6%	22	29	-24.1%	2	2	0.0%	1		
	Median Sales Price	$464,500	$520,000	-10.7%	$432,000	$489,900	-11.8%						
	Ave. Sales Price	$517,676	$564,984	-8.4%	$506,160	$557,821	-9.3%	$644,350	$668,850	-3.7%	$240,125		
Arlington	Units	32	28	14.3%	24	23	4.3%	8	5	60.0%			
	Median Sales Price	$479,500	$425,437	12.7%	$451,500	$396,000	14.0%	$560,876	$521,487	7.6%			
	Ave. Sales Price	$514,410	$434,417	18.4%	$491,975	$413,139	19.1%	$581,713	$532,295	9.3%			
Millington	Units	35	17	105.9%	28	10	180.0%	7	7	0.0%	2		
	Median Sales Price	$229,000	$288,990	-20.8%	$185,500	$220,500	-15.9%	$291,990	$324,990	-10.2%			
	Ave. Sales Price	$233,805	$269,149	-13.1%	$215,830	$231,190	-6.6%	$305,704	$323,376	-5.5%	$154,500		
Shelby County	Units	1,212	1,162	4.3%	1,171	1,119	4.6%	41	43	-4.7%	27	10	170.0%
	Median Sales Price	$220,000	$220,000	0.0%	$215,000	$215,000	0.0%	$524,950	$417,875	25.6%	$150,000	$188,950	-20.6%
	Ave. Sales Price	$295,999	$286,657	3.3%	$288,062	$278,663	3.4%	$522,700	$494,702	5.7%	$159,438	$229,680	-30.6%
Fayette County	Units	70	102	-31.4%	51	80	-36.3%	19	22	-13.6%	1		
	Median Sales Price	$384,450	$381,745	0.7%	$398,000	$372,500	6.8%	$379,900	$398,495	-4.7%			
	Ave. Sales Price	$512,712	$428,940	19.5%	$544,030	$420,824	29.3%	$428,646	$458,453	-6.5%	$306,000		
Tipton County	Units	81	85	-4.7%	76	82	-7.3%	5	3	66.7%	1	4	-75.0%
	Median Sales Price	$295,000	$275,000	7.3%	$277,500	$266,000	4.3%	$499,900	$461,867	8.2%		$142,500	
	Ave. Sales Price	$301,782	$293,656	2.8%	$287,915	$288,422	-0.2%	$512,567	$436,739	17.4%	$331,321	$206,250	60.6%

		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	497	543	-8.5%	482	534	-9.7%	15	9	66.7%	9	4	125.0%
	Median Sales Price	$90,000	$99,100	-9.2%	$90,000	$97,750	-7.9%	$175,000	$165,000	6.1%	$65,000	$52,750	23.2%
	Ave. Sales Price	$107,500	$106,755	0.7%	$105,329	$105,707	-0.4%	$177,260	$168,956	4.9%	$69,850	$47,625	46.7%
Raleigh/ Cov. Pike	Units	368	431	-14.6%	362	430	-15.8%	6	1	500.0%	11	6	83.3%
	Median Sales Price	$146,450	$160,000	-8.5%	$143,500	$160,000	-10.3%	$265,000			$111,300	$194,500	-42.8%
	Ave. Sales Price	$156,313	$160,382	-2.5%	$154,634	$159,918	-3.3%	$257,633	$359,999	-28.4%	$123,500	$181,500	-32.0%
Downtown	Units	225	231	-2.6%	217	221	-1.8%	8	10	-20.0%	3	6	-50.0%
	Median Sales Price	$223,000	$235,000	-5.1%	$225,000	$242,500	-7.2%	$196,000	$224,750	-12.8%	$27,000	$109,100	-75.3%
	Ave. Sales Price	$244,522	$260,644	-6.2%	$246,094	$263,207	-6.5%	$201,875	$204,000	-1.0%	$39,867	$152,533	-73.9%
Midtown	Units	529	482	9.8%	526	480	9.6%	3	2	50.0%	16	9	77.8%
	Median Sales Price	$198,500	$160,000	24.1%	$197,000	$160,000	23.1%	$220,000			$107,500	$120,000	-10.4%
	Ave. Sales Price	$223,136	$211,739	5.4%	$222,707	$210,767	5.7%	$298,333	$445,000	-33.0%	$113,273	$137,689	-17.7%
S. Memphis	Units	475	556	-14.6%	461	548	-15.9%	14	8	75.0%	7	7	0.0%
	Median Sales Price	$65,000	$69,000	-5.8%	$62,500	$67,200	-7.0%	$196,500	$200,000	-1.8%	$75,000	$92,000	-18.5%
	Ave. Sales Price	$80,443	$82,972	-3.0%	$76,892	$81,139	-5.2%	$197,361	$208,550	-5.4%	$78,250	$98,586	-20.6%
Berclair/ Highland Heights	Units	281	347	-19.0%	280	345	-18.8%	1	2	-50.0%	2	3	-33.3%
	Median Sales Price	$100,000	$100,000	0.0%	$100,000	$100,000	0.0%					$100,000	
	Ave. Sales Price	$108,478	$110,091	-1.5%	$107,803	$109,686	-1.7%	$297,500	$180,000	65.3%	$99,000	$106,500	-7.0%
E. Memphis	Units	1,247	1,438	-13.3%	1,239	1,426	-13.1%	8	12	-33.3%	14	11	27.3%
	Median Sales Price	$228,000	$225,000	1.3%	$225,000	$225,000	0.0%	$669,900	$535,500	25.1%	$162,005	$117,900	37.4%
	Ave. Sales Price	$306,357	$294,245	4.1%	$304,127	$291,330	4.4%	$651,725	$640,700	1.7%	$279,716	$174,269	60.5%
Whitehaven	Units	443	516	-14.1%	439	510	-13.9%	4	6	-33.3%	12	9	33.3%
	Median Sales Price	$115,000	$119,950	-4.1%	$115,000	$119,800	-4.0%	$174,700	$187,750	-7.0%	$87,125	$82,565	5.5%
	Ave. Sales Price	$121,155	$123,334	-1.8%	$120,575	$122,672	-1.7%	$184,850	$179,583	2.9%	$105,688	$86,202	22.6%
Parkway Village/ Oakhaven	Units	238	250	-4.8%	232	247	-6.1%	6	3	100.0%	3	2	50.0%
	Median Sales Price	$120,000	$124,000	-3.2%	$118,000	$122,500	-3.7%	$207,499	$185,000	12.2%	$130,000		
	Ave. Sales Price	$122,334	$127,470	-4.0%	$120,364	$126,609	-4.9%	$198,500	$198,333	0.1%	$114,333	$102,500	11.5%
Hickory Hill	Units	416	507	-17.9%	415	491	-15.5%	1	16	-93.8%	11	8	37.5%
	Median Sales Price	$185,000	$195,000	-5.1%	$185,000	$190,000	-2.6%		$401,900		$203,000	$153,500	32.2%
	Ave. Sales Price	$188,809	$194,204	-2.8%	$188,252	$187,276	0.5%	$419,900	$406,743	3.2%	$192,286	$171,397	12.2%
Southwind	Units	38	49	-22.4%	37	48	-22.9%	1	1	0.0%	1	2	-50.0%
	Median Sales Price	$431,500	$297,000	45.3%	$425,000	$296,000	43.6%						
	Ave. Sales Price	$565,176	$353,270	60.0%	$566,514	$351,673	61.1%	$515,670	$429,950	19.9%	$425,000	$487,500	-12.8%

July 2026

		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	857	823	4.1%	817	806	1.4%	40	17	135.3%	17	9	88.9%
	Median Sales Price	$267,000	$270,000	-1.1%	$260,000	$265,000	-1.9%	$389,415	$459,900	-15.3%	$260,500	$232,900	11.9%
	Ave. Sales Price	$302,429	$292,333	3.5%	$297,598	$288,555	3.1%	$401,101	$471,493	-14.9%	$279,101	$283,298	-1.5%
Bartlett	Units	488	486	0.4%	470	471	-0.2%	18	15	20.0%	3	4	-25.0%
	Median Sales Price	$309,500	$315,000	-1.7%	$309,000	$312,000	-1.0%	$333,595	$349,900	-4.7%	$200,000	$386,500	-48.3%
	Ave. Sales Price	$312,982	$326,577	-4.2%	$310,912	$324,649	-4.2%	$367,026	$387,137	-5.2%	$215,500	$371,975	-42.1%
G'town	Units	423	439	-3.6%	413	426	-3.1%	10	13	-23.1%	1	3	-66.7%
	Median Sales Price	$480,000	$460,000	4.3%	$475,000	$450,000	5.6%	$1,485,000	$1,270,000	16.9%		$405,000	
	Ave. Sales Price	$571,121	$535,226	6.7%	$548,802	$513,808	6.8%	$1,492,890	$1,237,065	20.7%	$585,000	$445,370	31.4%
Collierville	Units	505	478	5.6%	460	415	10.8%	45	63	-28.6%	5	4	25.0%
	Median Sales Price	$512,000	$528,250	-3.1%	$490,750	$510,000	-3.8%	$742,964	$675,000	10.1%	$440,000	$406,000	8.4%
	Ave. Sales Price	$581,681	$572,477	1.6%	$551,886	$547,451	0.8%	$886,255	$737,329	20.2%	$475,950	$536,125	-11.2%
Lakeland	Units	138	145	-4.8%	126	134	-6.0%	12	11	9.1%	1		
	Median Sales Price	$464,500	$450,000	3.2%	$410,000	$440,000	-6.8%	$662,800	$637,800	3.9%			
	Ave. Sales Price	$479,010	$508,061	-5.7%	$461,936	$496,869	-7.0%	$658,288	$644,399	2.2%	$240,125		
Arlington	Units	171	174	-1.7%	135	127	6.3%	36	47	-23.4%	1		
	Median Sales Price	$429,950	$450,950	-4.7%	$410,000	$417,300	-1.7%	$538,537	$524,950	2.6%			
	Ave. Sales Price	$446,464	$457,489	-2.4%	$419,081	$432,416	-3.1%	$549,151	$525,609	4.5%	$86,000		
Millington	Units	175	138	26.8%	136	98	38.8%	39	40	-2.5%	5		
	Median Sales Price	$250,000	$258,250	-3.2%	$209,500	$220,000	-4.8%	$306,990	$329,770	-6.9%	$125,000		
	Ave. Sales Price	$252,742	$265,290	-4.7%	$236,406	$237,125	-0.3%	$309,708	$334,295	-7.4%	$174,800		
Shelby County	Units	7,424	7,909	-6.1%	7,157	7,633	-6.2%	267	276	-3.3%	126	85	48.2%
	Median Sales Price	$215,000	$209,250	2.7%	$210,000	$200,000	5.0%	$415,022	$455,900	-9.0%	$130,000	$150,000	-13.3%
	Ave. Sales Price	$275,462	$265,427	3.8%	$266,867	$256,068	4.2%	$505,856	$524,263	-3.5%	$178,669	$200,337	-10.8%
Fayette County	Units	465	501	-7.2%	349	350	-0.3%	116	151	-23.2%	6		
	Median Sales Price	$379,900	$365,000	4.1%	$365,000	$335,000	9.0%	$403,015	$389,950	3.4%	$258,000		
	Ave. Sales Price	$444,891	$410,249	8.4%	$442,165	$399,372	10.7%	$453,092	$435,463	4.0%	$235,167		
Tipton County	Units	419	471	-11.0%	396	446	-11.2%	23	25	-8.0%	9	8	12.5%
	Median Sales Price	$269,900	$265,000	1.8%	$256,050	$260,000	-1.5%	$439,950	$460,000	-4.4%	$187,500	$147,500	27.1%
	Ave. Sales Price	$286,258	$278,324	2.9%	$276,116	$269,179	2.6%	$460,869	$441,479	4.4%	$197,231	$202,700	-2.7%

NEWS RELEASE

FOR IMMEDIATE RELEASE

Contact:
Don Wade
901.485.1653
don.wade@maar.org

Tim O'Hare
901.609.5038
tim@mac-realtors.com

July Market Report

MEMPHIS, Tenn., Aug.10, 2026 – Memphis-area home sales for July increased 1.0 percent from a year ago, with 1,363 total sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database. Sales were down 8.5 percent from June, when there were 1,490 total sales. The average sales price from July-to-July increased 3.3 percent, to $307,473. Inventory increased 2.5 percent, with 5,192 units listed for sale. July average DOM was 57, up 16.3 percent from the previous month. Sales volume YTD decreased 2.9 percent, to $2.37 billion.

July Comparison

	2026	2025	% Change
Total Home Sales	1,363	1,349	1.0%
Median Sales Price	$240,000	$239,000	0.4%
Average Sales Price	$307,473	$297,857	3.3%
Monthly Sales Volume	$419.1 million	$401.8 million	4.3%

Year-to-Date Comparison

	2026	2025	% Change
Total Home Sales	8,308	8,881	-6.5%
Median Sales Price	$230,000	$223,000	3.1%
Average Sales Price	$285,490	$274,281	4.1%
Sales Volume	$2.37 billion	$2.44 billion	-2.9%

- more -

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

"Sales from this July beat July of 2025," said MAAR President Tim O'Hare. "The market is still pretty balanced, although DOM did rise."

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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