

### Sales Summary

	June Total Sales			YTD Total Sales		
	2026	2025	% change	2026	2025	% change
Units	1,490	1,599	-6.8%	6,942	7,532	-7.8%
Median Sales Price	\$260,000	\$259,000	0.4%	\$230,000	\$220,000	4.5%
Average Sales Price	\$314,986	\$300,707	4.7%	\$281,060	\$270,052	4.1%

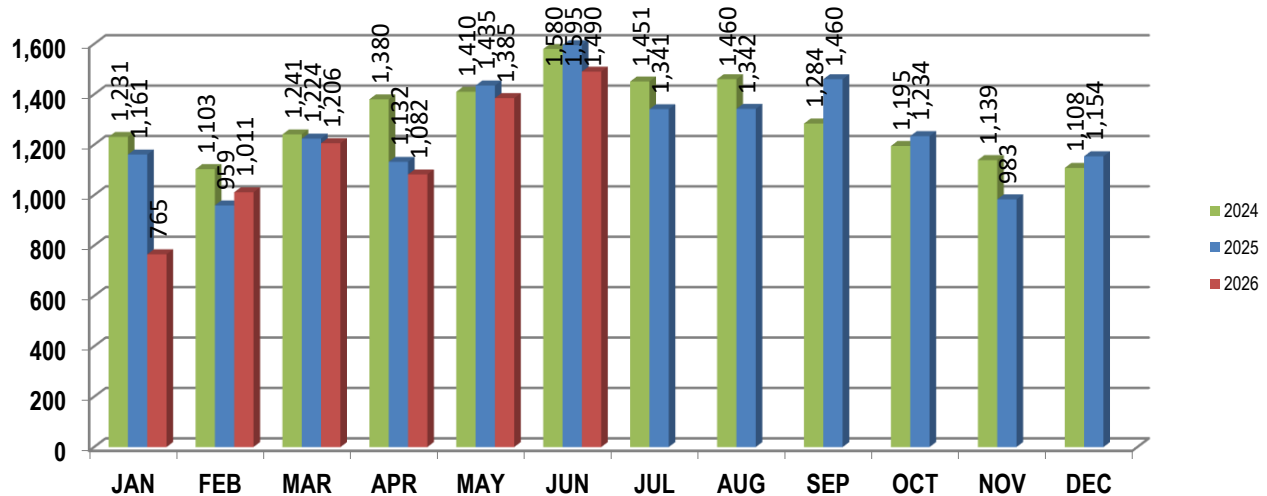
	June Existing Sales			YTD Existing Sales		
	2026	2025	% change	2026	2025	% change
Units	1,412	1,517	-6.9%	6,603	7,148	-7.6%
Median Sales Price	\$250,000	\$247,000	1.2%	\$220,000	\$210,000	4.8%
Average Sales Price	\$306,079	\$288,861	6.0%	\$270,564	\$258,144	4.8%

	June New Home Sales			YTD New Home Sales		
	2026	2025	% change	2026	2025	% change
Units	78	82	-4.9%	339	384	-11.7%
Median Sales Price	\$398,710	\$489,950	-18.6%	\$405,915	\$436,017	-6.9%
Average Sales Price	\$476,224	\$519,871	-8.4%	\$485,494	\$491,719	-1.3%

	June Bank Sales			YTD Bank Sales*		
	2026	2025	% change	2026	2025	% change
Units	18	15	20.0%	112	79	41.8%
Median Sales Price	\$173,500	\$150,000	15.7%	\$125,000	\$150,000	-16.7%
Average Sales Price	\$175,047	\$196,099	-10.7%	\$185,324	\$196,563	-5.7%

	June Non-Bank Sales			YTD Non-Bank Sales		
	2026	2025	% change	2026	2025	% change
Units	1,472	1,584	-7.1%	6,830	7,453	-8.4%
Median Sales Price	\$263,527	\$260,000	1.4%	\$230,000	\$220,000	4.5%
Average Sales Price	\$316,697	\$301,698	5.0%	\$282,630	\$270,831	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.

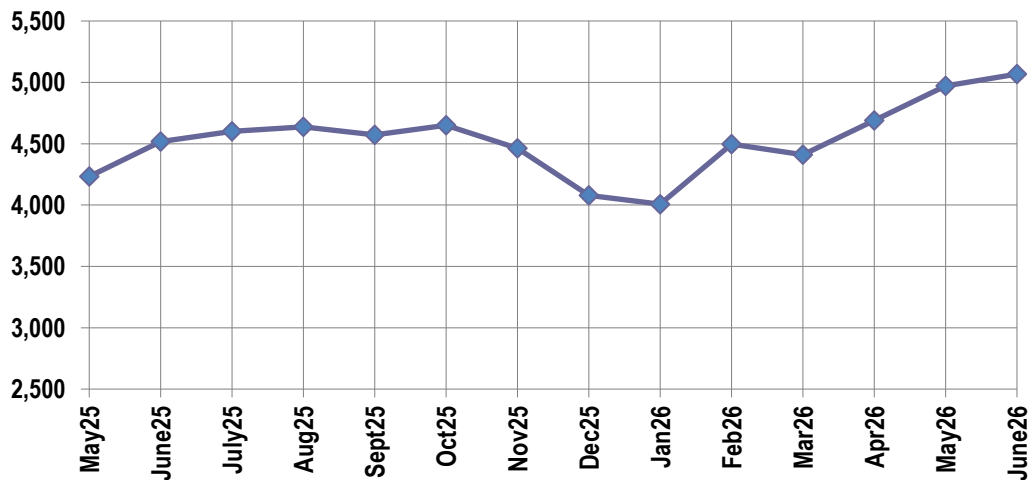


**Active Listings, Pending Sales and Foreclosure Action Summary**

Active Listings		
	Units	Ave. List Price
Single Family	4,582	\$363,768
Condo/Co-op	373	\$233,762
Duplex	112	\$207,035
<b>Market Total</b>	<b>5,067</b>	<b>\$353,953</b>

Pending Sales		
	Units	Ave. List Price
Single Family	1,476	\$364,467
Condo/Co-op	66	\$212,867
Duplex	21	\$155,119
<b>Market Total</b>	<b>1,563</b>	<b>\$355,237</b>

	June Foreclosure Actions			YTD Foreclosure Actions		
	2026	2025	% change	2026	2025	% change
<b>Total</b>	38	73	-47.9%	239	267	-10.5%



**Inventory**

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

		June Total Sales			June Existing Sales			June New Home Sales			June Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayser	Units	62	85	-27.1%	60	85	-29.4%	2			2		
	Median Sales Price	\$94,250	\$102,000	-7.6%	\$93,000	\$102,000	-8.8%						
	Ave. Sales Price	\$119,433	\$112,849	5.8%	\$118,189	\$112,849	4.7%	\$156,750			\$86,000		
Raleigh/ Cov. Pike	Units	69	72	-4.2%	68	71	-4.2%	1	1	0.0%	2	2	0.0%
	Median Sales Price	\$140,000	162,450	-13.8%	\$140,000	160,000	-12.5%						
	Ave. Sales Price	\$154,875	\$166,139	-6.8%	\$151,816	\$163,408	-7.1%	\$359,999	\$362,900	-0.8%	\$72,650	\$175,000	-58.5%
Downtown	Units	38	42	-9.5%	35	41	-14.6%	3	1	200.0%			
	Median Sales Price	\$320,500	\$257,500	24.5%	\$340,000	\$270,000	25.9%	\$194,000					
	Ave. Sales Price	\$318,261	\$245,674	29.5%	\$328,511	\$246,312	33.4%	\$198,667	\$219,500	-9.5%			
Midtown	Units	86	81	6.2%	86	80	7.5%		1		2	1	100.0%
	Median Sales Price	\$239,000	\$240,000	-0.4%	\$239,000	\$239,000	0.0%						
	Ave. Sales Price	\$264,244	\$295,778	-10.7%	\$264,244	\$291,351	-9.3%		\$650,000		\$114,750	\$65,000	76.5%
S. Memphis	Units	88	74	18.9%	85	73	16.4%	3	1			2	
	Median Sales Price	\$63,750	\$65,000	-1.9%	\$62,000	\$65,000	-4.6%	\$215,000					
	Ave. Sales Price	\$83,606	\$80,419	4.0%	\$78,109	\$78,713	-0.8%	\$239,333	\$205,000			\$80,000	
Berclair/ Highland Heights	Units	46	64	-28.1%	46	63	-27.0%		1			1	
	Median Sales Price	\$117,250	\$92,000	27.4%	\$117,250	\$90,000	30.3%						
	Ave. Sales Price	\$121,549	\$105,394	15.3%	\$121,549	\$104,447	16.4%		\$165,000			\$142,500	
E. Memphis	Units	245	289	-15.2%	243	286	-15.0%	2	3	-33.3%	2	1	100.0%
	Median Sales Price	\$245,000	\$250,000	-2.0%	\$245,000	\$250,000	-2.0%		\$499,000				
	Ave. Sales Price	\$329,270	\$307,042	7.2%	\$326,137	\$302,696	7.7%	\$709,900	\$721,333	-1.6%	\$173,500	\$200,000	-13.3%
Whitehaven	Units	71	55	29.1%	71	55	29.1%				1	2	-50.0%
	Median Sales Price	\$110,000	\$120,000	-8.3%	\$110,000	\$120,000	-8.3%						
	Ave. Sales Price	\$123,019	\$132,600	-7.2%	\$123,019	\$132,600	-7.2%				\$89,250	\$56,500	58.0%
Parkway Village/ Oakhaven	Units	28	21	33.3%	28	21	33.3%						
	Median Sales Price	\$122,500	\$135,000	-9.3%	\$122,500	\$135,000	-9.3%						
	Ave. Sales Price	\$122,929	\$132,632	-7.3%	\$122,929	\$132,632	-7.3%						
Hickory Hill	Units	63	93	-32.3%	63	90	-30.0%		3		3		
	Median Sales Price	\$214,600	\$208,000	3.2%	\$214,600	\$203,954	5.2%		\$403,900		\$250,000		
	Ave. Sales Price	\$216,937	\$203,301	6.7%	\$216,937	\$196,480	10.4%		\$407,933		\$206,683		
Southwind	Units	7	14	-50.0%	7	13	-46.2%		1			1	
	Median Sales Price	\$380,000	\$296,000	28.4%	\$380,000	\$295,000	28.8%						
	Ave. Sales Price	\$405,143	\$347,604	16.6%	\$405,143	\$341,269	18.7%		\$429,950			\$375,000	

		June Total Sales			June Existing Sales			June New Home Sales			June Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	155	168	-7.7%	145	166	-12.7%	10	2	400.0%	1	5	-80.0%
	Median Sales Price	\$282,000	\$265,000	6.4%	\$278,000	\$265,000	4.9%	\$391,925				205,800	
	Ave. Sales Price	\$333,074	\$281,298	18.4%	\$327,328	\$279,502	17.1%	\$416,390	\$430,311	-3.2%	\$379,000	\$307,196	23.4%
Bartlett	Units	83	102	-18.6%	78	98	-20.4%	5	4	25.0%	1		
	Median Sales Price	\$320,000	\$329,500	-2.9%	\$320,000	\$325,000	-1.5%	\$347,240	\$347,400	0.0%			
	Ave. Sales Price	\$315,479	\$340,438	-7.3%	\$314,308	\$340,306	-7.6%	\$333,745	\$343,675	-2.9%	\$200,000		
G'town	Units	85	97	-12.4%	85	95	-10.5%		2				
	Median Sales Price	\$485,000	\$446,850	8.5%	\$485,000	\$446,850	8.5%						
	Ave. Sales Price	\$598,805	\$500,566	19.6%	\$598,805	\$485,946	23.2%		\$1,195,000				
Collierville	Units	118	114	3.5%	109	102	6.9%	9	12	-25.0%	1		
	Median Sales Price	\$510,500	\$547,500	-6.8%	\$475,000	\$529,500	-10.3%	\$992,161	\$587,142	69.0%			
	Ave. Sales Price	\$555,239	\$563,967	-1.5%	\$523,374	\$550,634	-5.0%	\$941,163	\$677,303	39.0%	\$258,750		
Lakeland	Units	21	29	-27.6%	16	26	-38.5%	5	3	66.7%			
	Median Sales Price	\$575,000	\$549,000	4.7%	\$452,500	\$486,250	-6.9%	\$675,500	\$614,990	9.8%			
	Ave. Sales Price	\$532,845	\$554,389	-3.9%	\$489,444	\$547,869	-10.7%	\$671,730	\$610,897	10.0%			
Arlington	Units	35	48	-27.1%	30	34	-11.8%	5	14	-64.3%			
	Median Sales Price	\$425,000	\$446,200	-4.8%	\$419,950	\$430,000	-2.3%	\$517,435	\$550,583	-6.0%			
	Ave. Sales Price	\$428,508	\$450,433	-4.9%	\$416,679	\$422,349	-1.3%	\$499,482	\$518,639	-3.7%			
Millington	Units	30	34	-11.8%	21	24	-12.5%	9	10	-10.0%	1		
	Median Sales Price	\$273,990	\$302,050	-9.3%	\$215,000	\$237,500	-9.5%	\$288,990	\$342,490	-15.6%			
	Ave. Sales Price	\$256,120	\$283,180	-9.6%	\$236,129	\$261,384	-9.7%	\$302,768	\$335,490	-9.8%	\$340,000		
Shelby County	Units	1,313	1,456	-9.8%	1,259	1,398	-9.9%	54	58	-6.9%	16	15	6.7%
	Median Sales Price	\$249,900	\$250,000	0.0%	\$237,000	\$245,000	-3.3%	\$391,925	\$479,153	-18.2%	\$173,500	\$150,000	15.7%
	Ave. Sales Price	\$305,435	\$295,945	3.2%	\$297,650	\$286,440	3.9%	\$486,931	\$525,065	-7.3%	\$173,803	\$196,099	-11.4%
Fayette County	Units	105	65	61.5%	82	49	67.3%	23	16	43.8%	2		
	Median Sales Price	\$395,040	\$370,000	6.8%	\$391,000	\$319,500	22.4%	\$407,990	\$531,350	-23.2%			
	Ave. Sales Price	\$446,506	\$422,646	5.6%	\$444,779	\$380,831	16.8%	\$452,663	\$550,704	-17.8%	\$185,000		
Tipton County	Units	72	78	-7.7%	71	70	1.4%	1	8	-87.5%			
	Median Sales Price	\$275,500	\$279,055	-1.3%	\$271,000	\$255,250	6.2%		\$429,950				
	Ave. Sales Price	\$297,356	\$287,988	3.3%	\$295,348	\$272,837	8.3%	\$439,950	\$420,555	4.6%			

		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	416	470	-11.5%	401	461	-13.0%	15	9	66.7%	9	3	200.0%
	Median Sales Price	\$92,000	\$100,000	-8.0%	\$90,000	\$99,000	-9.1%	\$175,000	\$165,000	6.1%	\$65,000	\$49,500	31.3%
	Ave. Sales Price	\$107,241	\$107,607	-0.3%	\$104,622	\$106,409	-1.7%	\$177,260	\$168,956	4.9%	\$69,850	\$44,833	55.8%
Raleigh/ Cov. Pike	Units	303	379	-20.1%	297	378	-21.4%	6	1	500.0%	9	6	50.0%
	Median Sales Price	\$150,000	\$160,000	-6.3%	\$149,900	\$160,000	-6.3%	\$265,000			\$111,300	\$194,500	-42.8%
	Ave. Sales Price	\$158,972	\$160,794	-1.1%	\$156,979	\$160,267	-2.1%	\$257,633	\$359,999	-28.4%	\$124,167	\$181,500	-31.6%
Downtown	Units	197	197	0.0%	189	191	-1.0%	8	6	33.3%	3	4	-25.0%
	Median Sales Price	\$225,000	\$225,000	0.0%	\$229,000	\$235,000	-2.6%	\$196,000	\$193,750	1.2%	\$27,000	\$143,750	-81.2%
	Ave. Sales Price	\$244,208	\$261,206	-6.5%	\$246,000	\$263,286	-6.6%	\$201,875	\$195,000	3.5%	\$39,867	\$174,250	-77.1%
Midtown	Units	430	406	5.9%	428	404	5.9%	2	2	0.0%	11	9	22.2%
	Median Sales Price	\$197,000	\$153,500	28.3%	\$196,000	\$152,500	28.5%				\$105,000	\$120,000	-12.5%
	Ave. Sales Price	\$217,523	\$210,188	3.5%	\$216,982	\$209,026	3.8%	\$337,500	\$445,000	-24.2%	\$116,827	\$137,689	-15.2%
S. Memphis	Units	403	473	-14.8%	392	465	-15.7%	11	8	37.5%	7	7	0.0%
	Median Sales Price	\$64,000	\$70,000	-8.6%	\$62,250	\$67,000	-7.1%	\$190,000	\$200,000	-5.0%	\$75,000	\$92,000	-18.5%
	Ave. Sales Price	\$78,784	\$82,749	-4.8%	\$75,446	\$80,585	-6.4%	\$197,718	\$208,550	-5.2%	\$78,250	\$98,586	-20.6%
Berclair/ Highland Heights	Units	230	303	-24.1%	229	301	-23.9%	1	2	-50.0%	2	3	-33.3%
	Median Sales Price	\$100,000	\$100,000	0.0%	\$100,000	\$99,000	1.0%					\$100,000	
	Ave. Sales Price	\$109,456	\$108,384	1.0%	\$108,635	\$107,908	0.7%	\$297,500	\$180,000	65.3%	\$99,000	\$106,500	-7.0%
E. Memphis	Units	1,043	1,216	-14.2%	1,037	1,206	-14.0%	6	10	-40.0%	10	9	11.1%
	Median Sales Price	\$229,000	\$223,500	2.5%	\$225,000	\$223,000	0.9%	\$709,900	\$510,000	39.2%	\$173,500	\$107,000	62.1%
	Ave. Sales Price	\$297,575	\$281,618	5.7%	\$295,166	\$278,531	6.0%	\$713,983	\$653,880	9.2%	\$318,300	\$136,551	133.1%
Whitehaven	Units	385	435	-11.5%	381	431	-11.6%	4	4	0.0%	8	9	-11.1%
	Median Sales Price	\$115,000	\$120,000	-4.2%	\$115,000	\$119,800	-4.0%	\$174,700	\$197,750	-11.7%	\$84,375	\$82,565	2.2%
	Ave. Sales Price	\$120,924	\$123,782	-2.3%	\$120,253	\$123,120	-2.3%	\$184,850	\$195,125	-5.3%	\$106,325	\$86,202	23.3%
Parkway Village/ Oakhaven	Units	209	213	-1.9%	203	210	-3.3%	6	3	100.0%	3	2	50.0%
	Median Sales Price	\$120,000	\$125,000	-4.0%	\$118,000	\$122,750	-3.9%	\$207,499	\$185,000	12.2%	\$130,000		
	Ave. Sales Price	\$123,258	\$128,801	-4.3%	\$121,034	\$127,808	-5.3%	\$198,500	\$198,333	0.1%	\$114,333	\$102,500	11.5%
Hickory Hill	Units	354	438	-19.2%	353	423	-16.5%	1	15	-93.3%	9	5	80.0%
	Median Sales Price	\$189,900	\$195,950	-3.1%	\$189,900	\$192,000	-1.1%		\$399,900		\$203,000	\$152,000	33.6%
	Ave. Sales Price	\$191,639	\$195,327	-1.9%	\$190,992	\$187,850	1.7%	\$419,900	\$406,192	3.4%	\$194,795	\$171,895	13.3%
Southwind	Units	29	42	-31.0%	28	41	-31.7%	1	1	0.0%		2	
	Median Sales Price	\$438,000	\$303,500	44.3%	\$431,500	\$297,000	45.3%						
	Ave. Sales Price	\$587,071	\$361,851	62.2%	\$589,621	\$360,190	63.7%	\$515,670	\$429,950	19.9%		\$487,500	

		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	719	720	-0.1%	685	706	-3.0%	34	14	142.9%	13	8	62.5%
	Median Sales Price	\$267,000	\$270,000	-1.1%	\$260,000	\$267,950	-3.0%	\$383,165	\$472,400	-18.9%	\$300,000	\$250,400	19.8%
	Ave. Sales Price	\$301,324	\$292,905	2.9%	\$296,429	\$289,050	2.6%	\$399,931	\$487,349	-17.9%	\$302,478	\$290,847	4.0%
Bartlett	Units	399	417	-4.3%	384	407	-5.7%	15	10	50.0%	2	4	-50.0%
	Median Sales Price	\$305,000	\$315,000	-3.2%	\$303,000	\$315,000	-3.8%	\$307,585	\$354,900	-13.3%		\$386,500	
	Ave. Sales Price	\$308,954	\$328,989	-6.1%	\$307,817	\$326,899	-5.8%	\$338,066	\$414,069	-18.4%	\$242,500	\$371,975	-34.8%
G'town	Units	346	355	-2.5%	338	346	-2.3%	8	9	-11.1%	1	2	-50.0%
	Median Sales Price	\$480,250	\$460,000	4.4%	\$473,000	\$451,000	4.9%	\$1,610,000	\$1,270,000	26.8%			
	Ave. Sales Price	\$572,068	\$526,451	8.7%	\$547,990	\$507,369	8.0%	\$1,589,362	\$1,260,027	26.1%	\$585,000	\$368,056	58.9%
Collinsville	Units	422	408	3.4%	386	352	9.7%	36	56	-35.7%	5	4	25.0%
	Median Sales Price	\$504,500	\$529,950	-4.8%	\$479,250	\$510,000	-6.0%	\$811,455	\$722,618	12.3%	\$440,000	\$406,000	8.4%
	Ave. Sales Price	\$574,044	\$576,205	-0.4%	\$542,179	\$548,617	-1.2%	\$915,700	\$749,619	22.2%	\$475,950	\$536,125	-11.2%
Lakeland	Units	114	114	0.0%	104	105	-1.0%	10	9	11.1%			
	Median Sales Price	\$462,500	\$443,500	4.3%	\$405,000	\$429,900	-5.8%	\$662,800	\$629,900	5.2%			
	Ave. Sales Price	\$470,870	\$492,582	-4.4%	\$452,581	\$480,035	-5.7%	\$661,075	\$638,966	3.5%			
Arlington	Units	139	146	-4.8%	111	104	6.7%	28	42	-33.3%	1		
	Median Sales Price	\$420,000	\$458,500	-8.4%	\$400,000	\$425,000	-5.9%	\$529,947	\$524,950	1.0%			
	Ave. Sales Price	\$430,822	\$462,033	-6.8%	\$403,320	\$436,680	-7.6%	\$539,848	\$524,814	2.9%	\$86,000		
Millington	Units	140	121	15.7%	108	88	22.7%	32	33	-3.0%	3		
	Median Sales Price	\$261,495	\$250,000	4.6%	\$215,500	\$220,000	-2.0%	\$307,990	\$331,551	-7.1%	\$125,000		
	Ave. Sales Price	\$257,476	\$264,748	-2.7%	\$241,740	\$237,800	1.7%	\$310,584	\$336,611	-7.7%	\$188,333		
Shelby County	Units	6,209	6,747	-8.0%	5,985	6,514	-8.1%	224	233	-3.9%	99	75	32.0%
	Median Sales Price	\$215,000	\$205,500	4.6%	\$209,900	\$200,000	5.0%	\$383,163	\$462,585	-17.2%	\$116,810	\$150,000	-22.1%
	Ave. Sales Price	\$271,321	\$261,764	3.7%	\$262,741	\$252,179	4.2%	\$500,584	\$529,718	-5.5%	\$183,914	\$196,425	-6.4%
Fayette County	Units	395	399	-1.0%	298	270	10.4%	97	129	-24.8%	5		
	Median Sales Price	\$376,990	\$359,990	4.7%	\$360,000	\$329,950	9.1%	\$409,900	\$383,990	6.7%	\$216,000		
	Ave. Sales Price	\$432,872	\$405,471	6.8%	\$424,732	\$393,015	8.1%	\$457,880	\$431,542	6.1%	\$221,000		
Tipton County	Units	338	386	-12.4%	320	364	-12.1%	18	22	-18.2%	8	4	100.0%
	Median Sales Price	\$265,000	\$265,000	0.0%	\$255,000	\$256,500	-0.6%	\$439,900	\$457,750	-3.9%	\$147,000	\$193,500	-24.0%
	Ave. Sales Price	\$282,537	\$274,948	2.8%	\$273,314	\$264,844	3.2%	\$446,509	\$442,126	1.0%	\$180,469	\$199,150	-9.4%



# NEWS RELEASE

FOR IMMEDIATE RELEASE

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## June Market Report

MEMPHIS, Tenn., July 10, 2026 – Memphis-area home sales for June decreased 6.8 percent from a year ago, with 1,490 total sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database. Sales were up 7.6 percent from May, when there were 1,385 total sales. The average sales price from June-to-June increased 4.7 percent, to \$314,986. Inventory increased 1.9 percent, with 5,067 units listed for sale. June average DOM was 49, down 5.8 percent from the previous month. Sales volume YTD decreased 3.9 percent, to \$1.95 billion.

### June Comparison

	2026	2025	% Change
<b>Total Home Sales</b>	1,490	1,599	-6.8%
<b>Median Sales Price</b>	\$260,000	\$259,000	0.4%
<b>Average Sales Price</b>	\$314,986	\$300,707	4.7%
<b>Monthly Sales Volume</b>	\$469.3 million	\$480.8 million	-2.4%

### Year-to-Date Comparison

	2026	2025	% Change
<b>Total Home Sales</b>	6,942	7,532	-7.8%
<b>Median Sales Price</b>	\$230,000	\$220,000	4.5%
<b>Average Sales Price</b>	\$281,060	\$270,052	4.1%
<b>Sales Volume</b>	\$1.95 billion	\$2.03 billion	-3.9%

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

“Sales were up almost eight percent from May,” said MAAR President Tim O’Hare. “Inventory rose slightly, but days on the market dropped 5.8 percent.”

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](http://www.maar.org).

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