

Sales Summary

	May Total Sales			YTD Total Sales		
	2026	2025	% change	2026	2025	% change
Units	1,385	1,438	-3.7%	5,452	5,933	-8.1%
Median Sales Price	\$232,000	\$213,900	8.5%	\$220,000	\$210,000	4.8%
Average Sales Price	\$291,584	\$273,586	6.6%	\$271,791	\$261,790	3.8%

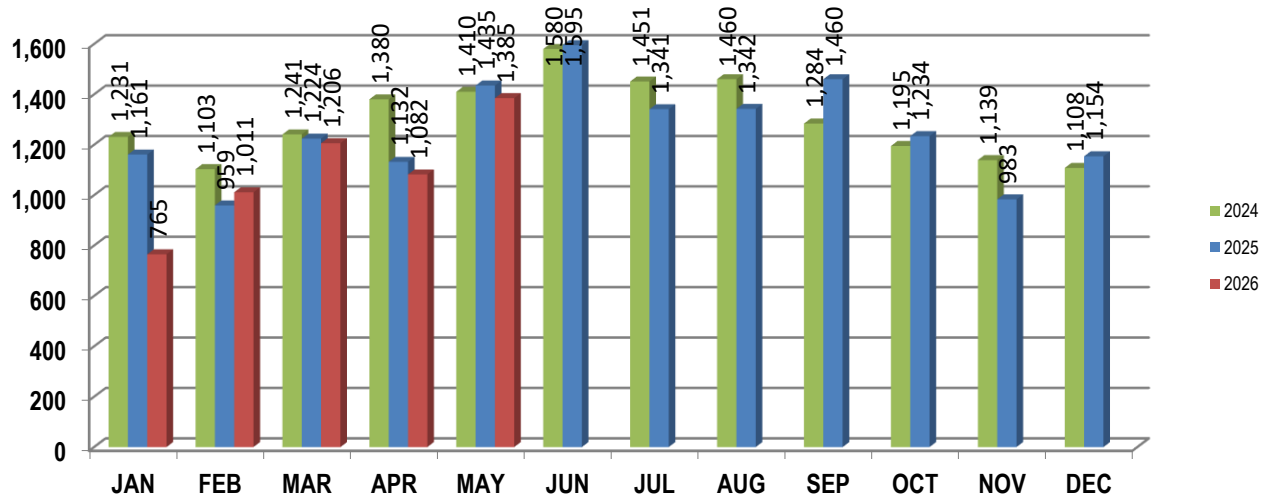
	May Existing Sales			YTD Existing Sales		
	2026	2025	% change	2026	2025	% change
Units	1,319	1,371	-3.8%	5,191	5,631	-7.8%
Median Sales Price	\$225,000	\$203,000	10.8%	\$211,000	\$199,900	5.6%
Average Sales Price	\$282,055	\$261,699	7.8%	\$260,907	\$249,869	4.4%

	May New Home Sales			YTD New Home Sales		
	2026	2025	% change	2026	2025	% change
Units	66	67	-1.5%	261	302	-13.6%
Median Sales Price	\$407,957	\$429,950	-5.1%	\$406,990	\$429,000	-5.1%
Average Sales Price	\$482,012	\$516,837	-6.7%	\$488,264	\$484,075	0.9%

	May Bank Sales			YTD Bank Sales*		
	2026	2025	% change	2026	2025	% change
Units	18	15	20.0%	94	64	46.9%
Median Sales Price	\$162,500	\$118,000	37.7%	\$120,905	\$132,500	-8.8%
Average Sales Price	\$234,308	\$151,596	54.6%	\$187,292	\$196,671	-4.8%

	May Non-Bank Sales			YTD Non-Bank Sales		
	2026	2025	% change	2026	2025	% change
Units	1,367	1,423	-3.9%	5,358	5,869	-8.7%
Median Sales Price	\$235,000	\$216,000	8.8%	\$223,000	\$210,000	6.2%
Average Sales Price	\$292,338	\$274,872	6.4%	\$273,273	\$262,501	4.1%

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.

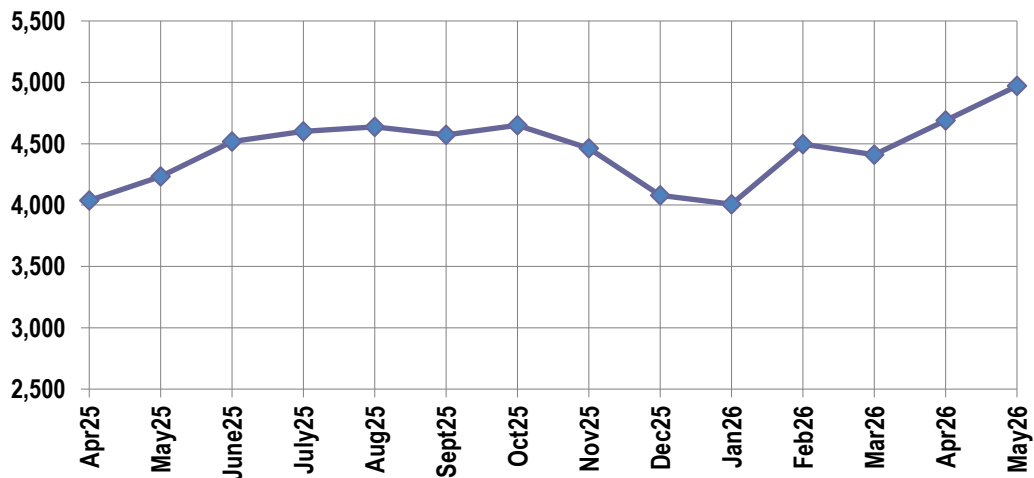


Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings		
	Units	Ave. List Price
Single Family	4,530	\$369,491
Condo/Co-op	346	\$233,720
Duplex	92	\$190,778
Market Total	4,970	\$356,706

Pending Sales		
	Units	Ave. List Price
Single Family	1,519	\$373,647
Condo/Co-op	60	\$207,350
Duplex	20	\$166,141
Market Total	1,599	\$365,505

	May Foreclosure Actions			YTD Foreclosure Actions		
	2026	2025	% change	2026	2025	% change
Total	31	46	-32.6%	199	194	2.6%



Inventory

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
May-25	4,231	May-26	4,970

		May Total Sales			May Existing Sales			May New Home Sales			May Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Frayser	Units	92	98	-6.1%	90	96	-6.3%	2	2	0.0%	1	1	0.0%
	Median Sales Price	\$89,000	\$97,500	-8.7%	\$87,750	\$94,605	-7.2%						
	Ave. Sales Price	\$98,995	\$105,628	-6.3%	\$97,573	\$103,989	-6.2%	\$163,000	\$184,300	-11.6%	\$53,550	\$49,500	8.2%
Raleigh/ Cov. Pike	Units	52	77	-32.5%	52	77	-32.5%				1	2	-50.0%
	Median Sales Price	\$158,700	\$159,000	-0.2%	\$158,700	\$159,000	-0.2%						
	Ave. Sales Price	\$180,121	\$155,838	15.6%	\$180,121	\$155,838	15.6%				\$160,000	\$194,500	-17.7%
Downtown	Units	48	35	37.1%	46	34	35.3%	2	1	100.0%		2	
	Median Sales Price	\$224,000	\$185,000	21.1%	\$227,500	\$197,000	15.5%						
	Ave. Sales Price	\$244,505	\$239,863	1.9%	\$246,288	\$242,476	1.6%	\$203,500	\$151,000	34.8%		\$219,000	
Midtown	Units	94	77	22.1%	94	77	22.1%				3	1	200.0%
	Median Sales Price	\$181,500	\$110,000	65.0%	\$181,500	\$110,000	65.0%				\$105,000		
	Ave. Sales Price	\$211,116	\$190,917	10.6%	\$211,116	\$190,917	10.6%				\$116,667	\$120,000	-2.8%
S. Memphis	Units	70	89	-21.3%	70	88	-20.5%		1		1	1	0.0%
	Median Sales Price	\$69,150	\$80,000	-13.6%	\$69,150	\$79,300	-12.8%						
	Ave. Sales Price	\$84,171	\$91,355	-7.9%	\$84,171	\$90,177	-6.7%		\$195,000		\$65,000	\$92,000	-29.3%
Berclair/ Highland Heights	Units	60	67	-10.4%	60	67	-10.4%					1	
	Median Sales Price	\$104,750	\$115,000	-8.9%	\$104,750	\$115,000	-8.9%						
	Ave. Sales Price	\$110,777	\$118,163	-6.3%	\$110,777	\$118,163	-6.3%					\$100,000	
E. Memphis	Units	199	206	-3.4%	198	203	-2.5%	1	3	-66.7%		3	
	Median Sales Price	\$223,000	\$237,500	-6.1%	\$223,000	\$235,000	-5.1%		\$855,000			\$100,000	
	Ave. Sales Price	\$299,895	\$323,957	-7.4%	\$298,961	\$317,626	-5.9%	\$485,000	\$752,333	-35.5%		\$104,300	
Whitehaven	Units	65	87	-25.3%	61	87	-29.9%	4				2	
	Median Sales Price	\$121,000	\$119,400	1.3%	\$119,800	\$119,400	0.3%	\$174,700					
	Ave. Sales Price	\$118,308	\$123,650	-4.3%	\$113,994	\$123,650	-7.8%	\$184,850				\$101,282	
Parkway Village/ Oakhaven	Units	42	43	-2.3%	40	41	-2.4%	2	2	0.0%	1	1	0.0%
	Median Sales Price	\$122,100	\$139,800	-12.7%	\$122,000	\$130,150	-6.3%						
	Ave. Sales Price	\$122,802	\$129,985	-5.5%	\$118,342	\$127,301	-7.0%	\$211,999	\$185,000	14.6%	\$54,000	\$118,000	-54.2%
Hickory Hill	Units	64	95	-32.6%	64	92	-30.4%		3		1	1	0.0%
	Median Sales Price	\$194,250	\$189,900	2.3%	\$194,250	\$184,556	5.3%		\$409,900				
	Ave. Sales Price	\$192,856	\$179,935	7.2%	\$192,856	\$172,382	11.9%		\$411,567		\$203,000	\$261,975	-22.5%
Southwind	Units	6	9	-33.3%	6	9	-33.3%						
	Median Sales Price	\$696,250	\$390,000	78.5%	\$696,250	\$390,000	78.5%						
	Ave. Sales Price	\$781,750	\$416,722	87.6%	\$781,750	\$416,722	87.6%						

		May Total Sales			May Existing Sales			May New Home Sales			May Bank Sales		
		2026	2025	% change	2026	2025	% change	2026	2025	% change	2026	2025	% change
Cordova	Units	148	133	11.3%	139	127	9.4%	9	6	50.0%	2	1	100.0%
	Median Sales Price	\$270,000	\$287,000	-5.9%	\$265,000	\$284,900	-7.0%	\$415,022	\$517,934	-19.9%			
	Ave. Sales Price	\$318,661	\$312,539	2.0%	\$313,621	\$302,858	3.6%	\$396,508	\$517,445	-23.4%	\$358,500	\$290,000	23.6%
Bartlett	Units	81	79	2.5%	77	78	-1.3%	4	1	300.0%			
	Median Sales Price	\$290,000	\$295,000	-1.7%	\$289,000	\$292,500	-1.2%	\$299,837					
	Ave. Sales Price	\$302,820	\$319,393	-5.2%	\$302,933	\$317,228	-4.5%	\$300,648	\$488,245	-38.4%			
G'town	Units	84	73	15.1%	81	70	15.7%	3	3	0.0%	1		
	Median Sales Price	\$505,000	\$512,000	-1.4%	\$500,000	\$491,000	1.8%	\$1,595,000	\$1,330,000	19.9%			
	Ave. Sales Price	\$608,839	\$583,530	4.3%	\$574,660	\$546,396	5.2%	\$1,531,667	\$1,450,000	5.6%	\$585,000		
Collinsville	Units	92	81	13.6%	88	73	20.5%	4	8	-50.0%	2		
	Median Sales Price	\$505,000	\$559,900	-9.8%	\$485,000	\$555,000	-12.6%	\$627,425	\$749,975	-16.3%			
	Ave. Sales Price	\$580,791	\$602,512	-3.6%	\$562,475	\$581,111	-3.2%	\$983,758	\$797,798	23.3%	\$589,000		
Lakeland	Units	30	20	50.0%	28	19	47.4%	2	1	100.0%			
	Median Sales Price	\$465,000	\$398,500	16.7%	\$403,700	\$397,000	1.7%						
	Ave. Sales Price	\$473,432	\$442,090	7.1%	\$463,863	\$431,421	7.5%	\$607,400	\$644,800	-5.8%			
Arlington	Units	23	24	-4.2%	20	18	11.1%	3	6	-50.0%			
	Median Sales Price	\$422,500	\$409,985	3.1%	\$413,500	\$400,000	3.4%	\$698,425	\$536,407	30.2%			
	Ave. Sales Price	\$446,964	\$437,916	2.1%	\$417,258	\$410,194	1.7%	\$645,005	\$521,080	23.8%			
Millington	Units	34	16	112.5%	29	13	123.1%	5	3	66.7%			
	Median Sales Price	\$274,495	\$224,950	22.0%	\$245,000	\$185,500	32.1%	\$316,990	\$348,990	-9.2%			
	Ave. Sales Price	\$288,066	\$230,261	25.1%	\$284,666	\$205,785	38.3%	\$307,790	\$336,323	-8.5%			
Shelby County	Units	1,261	1,287	-2.0%	1,220	1,247	-2.2%	41	40	2.5%	13	15	-13.3%
	Median Sales Price	\$225,000	\$195,000	15.4%	\$220,000	\$192,000	14.6%	\$337,990	\$504,580	-33.0%	\$165,000	\$118,000	39.8%
	Ave. Sales Price	\$286,073	\$268,128	6.7%	\$278,989	\$257,738	8.2%	\$496,862	\$592,046	-16.1%	\$258,888	\$151,596	70.8%
Fayette County	Units	48	71	-32.4%	30	49	-38.8%	18	22	-18.2%			
	Median Sales Price	\$397,450	\$343,990	15.5%	\$378,500	\$320,000	18.3%	\$424,975	\$372,536	14.1%			
	Ave. Sales Price	\$440,985	\$348,252	26.6%	\$431,680	\$325,350	32.7%	\$456,492	\$399,263	14.3%			
Tipton County	Units	76	80	-5.0%	69	75	-8.0%	7	5	40.0%	5		
	Median Sales Price	\$275,000	\$283,000	-2.8%	\$255,000	\$275,000	-7.3%	\$434,999	\$439,065	-0.9%	\$106,500		
	Ave. Sales Price	\$288,670	\$295,126	-2.2%	\$271,222	\$285,969	-5.2%	\$460,659	\$432,485	6.5%	\$170,400		

		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	354	385	-8.1%	341	376	-9.3%	13	9	44.4%	7	3	133.3%
	Median Sales Price	\$90,500	\$99,800	-9.3%	\$89,979	\$97,750	-7.9%	\$189,500	\$165,000	14.8%	\$65,000	\$49,500	31.3%
	Ave. Sales Price	\$105,106	\$106,450	-1.3%	\$102,235	\$104,954	-2.6%	\$180,415	\$168,956	6.8%	\$65,236	\$44,833	45.5%
Raleigh/ Cov. Pike	Units	234	307	-23.8%	229	307	-25.4%	5			7	4	75.0%
	Median Sales Price	\$152,500	\$160,000	-4.7%	\$152,000	\$160,000	-5.0%	\$265,000			\$116,000	\$194,500	-40.4%
	Ave. Sales Price	\$160,180	\$159,541	0.4%	\$158,512	\$159,541	-0.6%	\$236,580			\$138,886	\$184,750	-24.8%
Downtown	Units	159	155	2.6%	154	150	2.7%	5	5	0.0%	3	4	-25.0%
	Median Sales Price	\$195,000	\$210,000	-7.1%	\$192,000	\$217,500	-11.7%	\$198,000	\$168,000	17.9%	\$27,000	\$143,750	-81.2%
	Ave. Sales Price	\$226,510	\$265,415	-14.7%	\$227,247	\$267,925	-15.2%	\$203,800	\$190,100	7.2%	\$39,867	\$174,250	-77.1%
Midtown	Units	344	325	5.8%	342	324	5.6%	2	1	100.0%	9	8	12.5%
	Median Sales Price	\$187,500	\$125,000	50.0%	\$185,500	\$123,750	49.9%				\$105,000	\$145,750	-28.0%
	Ave. Sales Price	\$205,843	\$188,857	9.0%	\$205,073	\$188,699	8.7%	\$337,500	\$240,000	40.6%	\$117,289	\$146,775	-20.1%
S. Memphis	Units	315	399	-21.1%	307	392	-21.7%	8	7	14.3%	7	5	40.0%
	Median Sales Price	\$64,000	\$74,000	-13.5%	\$62,500	\$70,000	-10.7%	\$189,950	\$195,000	-2.6%	\$75,000	\$92,000	-18.5%
	Ave. Sales Price	\$77,436	\$83,181	-6.9%	\$74,709	\$80,934	-7.7%	\$182,112	\$209,057	-12.9%	\$78,250	\$106,020	-26.2%
Berclair/ Highland Heights	Units	184	239	-23.0%	183	238	-23.1%	1	1	0.0%	2	2	0.0%
	Median Sales Price	\$91,250	\$100,000	-8.8%	\$90,000	\$100,000	-10.0%						
	Ave. Sales Price	\$106,433	\$109,184	-2.5%	\$105,389	\$108,824	-3.2%	\$297,500	\$195,000	52.6%	\$99,000	\$88,500	11.9%
E. Memphis	Units	798	927	-13.9%	794	920	-13.7%	4	7	-42.9%	8	8	0.0%
	Median Sales Price	\$220,000	\$210,000	4.8%	\$220,000	\$210,000	4.8%	\$695,000	\$521,000	33.4%	\$165,500	\$103,500	59.9%
	Ave. Sales Price	\$287,863	\$273,692	5.2%	\$285,706	\$271,019	5.4%	\$716,024	\$624,929	14.6%	\$354,500	\$128,619	175.6%
Whitehaven	Units	314	380	-17.4%	310	376	-17.6%	4	4	0.0%	7	7	0.0%
	Median Sales Price	\$115,000	\$119,900	-4.1%	\$115,000	\$119,800	-4.0%	\$174,700	\$197,750	-11.7%	\$82,500	\$82,565	-0.1%
	Ave. Sales Price	\$120,450	\$122,505	-1.7%	\$119,619	\$121,733	-1.7%	\$184,850	\$195,125	-5.3%	\$108,764	\$94,688	14.9%
Parkway Village/ Oakhaven	Units	181	192	-5.7%	175	189	-7.4%	6	3	100.0%	3	2	50.0%
	Median Sales Price	\$120,000	\$121,000	-0.8%	\$118,000	\$120,000	-1.7%	\$207,499	\$185,000	12.2%	\$130,000		
	Ave. Sales Price	\$123,309	\$128,383	-4.0%	\$120,731	\$127,272	-5.1%	\$198,500	\$198,333	0.1%	\$114,333	\$102,500	11.5%
Hickory Hill	Units	291	345	-15.7%	290	333	-12.9%	1	12	-91.7%	6	5	20.0%
	Median Sales Price	\$185,000	\$192,000	-3.6%	\$185,000	\$188,012	-1.6%		\$394,900		\$189,625	\$152,000	24.8%
	Ave. Sales Price	\$186,162	\$193,178	-3.6%	\$185,356	\$185,517	-0.1%	\$419,900	\$405,757	3.5%	\$188,850	\$171,895	9.9%
Southwind	Units	22	28	-21.4%	21	28	-25.0%	1				1	
	Median Sales Price	\$520,335	\$327,500	58.9%	\$525,000	\$327,500	60.3%						
	Ave. Sales Price	\$644,958	\$368,975	74.8%	\$651,114	\$368,975	76.5%	\$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	564	552	2.2%	540	540	0.0%	24	12	100.0%	12	3	300.0%
	Median Sales Price	\$263,250	\$270,000	-2.5%	\$259,000	\$270,000	-4.1%	\$378,345	\$472,400	-19.9%	\$282,450	\$267,900	5.4%
	Ave. Sales Price	\$292,598	\$296,438	-1.3%	\$288,132	\$291,985	-1.3%	\$393,073	\$496,856	-20.9%	\$296,101	\$263,600	12.3%
Bartlett	Units	316	315	0.3%	306	309	-1.0%	10	6	66.7%	1	4	-75.0%
	Median Sales Price	\$300,000	\$315,000	-4.8%	\$299,450	\$312,000	-4.0%	\$307,472	\$493,645	-37.7%		\$386,500	
	Ave. Sales Price	\$307,241	\$325,282	-5.5%	\$306,163	\$322,647	-5.1%	\$340,226	\$460,998	-26.2%	\$285,000	\$371,975	-23.4%
G'town	Units	261	258	1.2%	253	251	0.8%	8	7	14.3%	1	2	-50.0%
	Median Sales Price	\$471,000	\$469,000	0.4%	\$467,500	\$460,000	1.6%	\$1,610,000	\$1,270,000	26.8%			
	Ave. Sales Price	\$563,360	\$536,183	5.1%	\$530,917	\$515,478	3.0%	\$1,589,362	\$1,278,606	24.3%	\$585,000	\$368,056	58.9%
Collinsville	Units	304	294	3.4%	277	250	10.8%	27	44	-38.6%	4	4	0.0%
	Median Sales Price	\$500,000	\$525,000	-4.8%	\$480,000	\$507,000	-5.3%	\$736,155	\$739,500	-0.5%	\$497,500	\$406,000	22.5%
	Ave. Sales Price	\$581,343	\$580,951	0.1%	\$549,579	\$547,794	0.3%	\$907,212	\$769,342	17.9%	\$530,250	\$536,125	-1.1%
Lakeland	Units	93	85	9.4%	88	79	11.4%	5	6	-16.7%			
	Median Sales Price	\$434,000	\$429,900	1.0%	\$392,500	\$402,300	-2.4%	\$652,800	\$642,300	1.6%			
	Ave. Sales Price	\$456,875	\$471,495	-3.1%	\$445,878	\$457,710	-2.6%	\$650,420	\$653,000	-0.4%			
Arlington	Units	104	98	6.1%	81	70	15.7%	23	28	-17.9%	1		
	Median Sales Price	\$418,500	\$461,562	-9.3%	\$399,000	\$419,500	-4.9%	\$529,950	\$523,005	1.3%			
	Ave. Sales Price	\$431,601	\$467,715	-7.7%	\$398,372	\$443,640	-10.2%	\$548,623	\$527,901	3.9%	\$86,000		
Millington	Units	110	87	26.4%	87	64	35.9%	23	23	0.0%	2		
	Median Sales Price	\$247,500	\$250,000	-1.0%	\$216,000	\$211,500	2.1%	\$316,990	\$327,990	-3.4%			
	Ave. Sales Price	\$257,846	\$257,545	0.1%	\$243,095	\$228,956	6.2%	\$313,643	\$337,098	-7.0%	\$112,500		
Shelby County	Units	4,896	5,291	-7.5%	4,726	5,116	-7.6%	170	175	-2.9%	83	60	38.3%
	Median Sales Price	\$206,000	\$193,720	6.3%	\$200,000	\$188,000	6.4%	\$378,345	\$459,900	-17.7%	\$116,000	\$130,000	-10.8%
	Ave. Sales Price	\$262,176	\$252,358	3.9%	\$253,444	\$242,818	4.4%	\$504,921	\$531,261	-5.0%	\$185,863	\$196,506	-5.4%
Fayette County	Units	290	334	-13.2%	216	221	-2.3%	74	113	-34.5%	3		
	Median Sales Price	\$374,268	\$358,990	4.3%	\$358,500	\$334,000	7.3%	\$409,950	\$379,453	8.0%	\$216,000		
	Ave. Sales Price	\$427,936	\$402,129	6.4%	\$417,122	\$395,717	5.4%	\$459,502	\$414,869	10.8%	\$245,000		
Tipton County	Units	266	308	-13.6%	249	294	-15.3%	17	14	21.4%	8	4	100.0%
	Median Sales Price	\$262,500	\$261,250	0.5%	\$254,900	\$256,500	-0.6%	\$439,900	\$461,280	-4.6%	\$147,000	\$193,500	-24.0%
	Ave. Sales Price	\$278,526	\$271,646	2.5%	\$267,031	\$262,941	1.6%	\$446,894	\$454,451	-1.7%	\$180,469	\$199,150	-9.4%



NEWS RELEASE

FOR IMMEDIATE RELEASE

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May Market Report

MEMPHIS, Tenn., June 9, 2026 – Memphis-area home sales for May decreased 3.7 percent from a year ago, with 1,385 total sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database. Sales were up 28 percent from April, when there were 1,082 total sales. The average sales price from May-to-May increased 6.6 percent, to \$291,584. Inventory increased 6 percent, with 4,970 units listed for sale. May average DOM was 52, down 13.3 percent from the previous month. Sales volume YTD decreased 4.5 percent, to \$1.48 billion.

May Comparison

	2026	2025	% Change
Total Home Sales	1,385	1,438	-3.7%
Median Sales Price	\$232,000	\$213,900	8.5%
Average Sales Price	\$291,584	\$273,586	6.6%
Monthly Sales Volume	\$403.8 million	\$393.4 million	2.6%

Year-to-Date Comparison

	2026	2025	% Change
Total Home Sales	5,452	5,933	-8.1%
Median Sales Price	\$220,000	\$210,000	4.8%
Average Sales Price	\$271,791	\$261,790	3.8%
Sales Volume	\$1.48 billion	\$1.55 billion	-4.5%

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

“Sales took a big jump from April, up 28 percent,” said MAAR President Tim O’Hare. “And days on market dropped more than 13 percent, so May was very active.”

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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