



## Multiple Listing Service Sales Report February 2021

### Sales Summary

	February Total Sales			YTD Total MLS Sales		
	2021	2020	% change	2021	2020	% change
Units	960	982	-2.2%	1,935	1,921	0.7%
Average Sales Price	\$242,560	\$217,147	11.7%	\$244,492	\$216,395	13.0%
Median Sales Price	\$207,260	\$182,500	13.6%	\$210,000	\$182,500	15.1%

### Sales by Type and Price Range

Price Range	Single Family			Duplex	Condo	Total Month Sales	Total YTD Sales
	0-2 Bdrms	3 Bdrms	4+ Bdrms				
\$ 19,999 or under	6	4	0	1	0	11	22
\$ 20,000 - 29,999	7	1	1	0	1	10	25
\$ 30,000 - 39,999	3	6	0	1	1	11	31
\$ 40,000 - 49,999	6	16	2	0	1	25	42
\$ 50,000 - 59,999	6	20	0	1	1	28	56
\$ 60,000 - 69,999	5	21	2	0	2	30	60
\$ 70,000 - 79,999	5	13	4	1	3	26	46
\$ 80,000 - 89,999	1	17	10	2	0	30	50
\$ 90,000 - 99,999	1	15	7	0	1	24	46
\$100,000 - 119,999	9	32	5	2	3	51	88
\$120,000 - 139,999	4	36	7	2	4	53	116
\$140,000 - 159,999	6	38	7	1	0	52	103
\$160,000 - 179,999	6	44	6	3	4	63	134
\$180,000 - 199,999	0	36	10	1	2	49	97
\$200,000 - 249,999	3	66	39	2	4	114	251
\$250,000 - 299,999	2	50	63	1	6	122	245
\$300,000 - 399,999	2	40	95	0	5	142	267
\$400,000 - 499,999	0	10	38	0	1	49	106
\$500,000 - 749,999	0	4	44	0	0	48	104
\$750,000 - 999,999	0	0	12	0	1	13	27
\$1,000,000 and over	0	0	9	0	0	9	19
Total Types	72	469	361	18	40	960	1935
Average Sale Price	\$100,759	\$178,569	\$364,246	\$130,994	\$200,080	\$242,560	\$244,492
Median Sale Price	\$77,500	\$167,900	\$319,900	\$132,750	\$175,000	\$207,260	\$210,000

Price Group	Sales	% of Total
0 - \$99,999	195	20.3%
\$100,000 - 199,999	268	27.9%
\$200,000 - 399,999	378	39.4%
\$400,000 and above	119	12.4%

Time on Market	Units
1 to 30 days	522
31 to 60 days	158
61 to 90 days	95
91 to 120 days	36
More than 120 Days	65
Average Market Time	42

Data compiled from closed transactions reported in MAAR Multiple Listing Service for month indicated as of the 15th of the following month.

## Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 02/01/2021 - 02/28/2021

### Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	6	4	0	1	0	11
20,000 to 29,999	7	1	1	0	1	10
30,000 to 39,999	3	6	0	1	1	11
40,000 to 49,999	6	16	2	0	1	25
50,000 to 59,999	6	20	0	1	1	28
60,000 to 69,999	5	21	2	0	2	30
70,000 to 79,999	5	13	4	1	3	26
80,000 to 89,999	1	17	10	2	0	30
90,000 to 99,999	1	15	7	0	1	24
100,000 to 119,999	9	32	5	2	3	51
120,000 to 139,999	4	36	7	2	4	53
140,000 to 159,999	6	38	7	1	0	52
160,000 to 179,999	6	44	6	3	4	63
180,000 to 199,999	0	36	10	1	2	49
200,000 to 249,999	3	66	39	2	4	114
250,000 to 299,999	2	50	63	1	6	122
300,000 to 399,999	2	40	95	0	5	142
400,000 to 499,999	0	10	38	0	1	49
500,000 to 749,999	0	4	44	0	0	48
750,000 to 999,999	0	0	12	0	1	13
1,000,000 and greater	0	0	9	0	0	9
<b>Totals</b>	<b>72</b>	<b>469</b>	<b>361</b>	<b>18</b>	<b>40</b>	<b>960</b>
Average List Price	\$103,471	\$178,832	\$368,057	\$139,733	\$206,356	\$244,750
Median List Price	\$75,000	\$167,900	\$319,900	\$139,900	\$177,450	\$200,000
Average Sale Price	\$100,759	\$178,569	\$364,246	\$130,994	\$200,080	\$242,560
Median Sale Price	\$77,500	\$167,900	\$319,900	\$132,750	\$175,000	\$207,260

Time on Market	# Units
1-30	543
31-60	136
61-90	68
91-120	35
greater than 120 days	73
Total Units Sold	855
Average Market Time	42

Type of Financing	# Units
Conventional	453
Cash	315
FHA	106
VA	49
Owner	0
Other	37

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State: Tennessee

Date Range: 01/01/2021 - 02/28/2021

### Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	10	9	2	1	0	22
20,000 to 29,999	13	9	1	1	1	25
30,000 to 39,999	9	15	2	3	2	31
40,000 to 49,999	8	25	4	1	4	42
50,000 to 59,999	9	37	5	4	1	56
60,000 to 69,999	10	39	8	0	3	60
70,000 to 79,999	9	27	6	1	3	46
80,000 to 89,999	5	33	10	2	0	50
90,000 to 99,999	3	29	9	2	3	46
100,000 to 119,999	13	55	11	2	7	88
120,000 to 139,999	11	83	11	4	7	116
140,000 to 159,999	10	73	15	1	4	103
160,000 to 179,999	8	97	17	4	8	134
180,000 to 199,999	0	72	20	1	4	97
200,000 to 249,999	6	147	88	2	8	251
250,000 to 299,999	2	108	125	2	8	245
300,000 to 399,999	4	69	184	2	8	267
400,000 to 499,999	0	28	77	0	1	106
500,000 to 749,999	0	8	94	1	1	104
750,000 to 999,999	0	1	24	0	2	27
1,000,000 and greater	0	0	19	0	0	19
<b>Totals</b>	<b>130</b>	<b>964</b>	<b>732</b>	<b>34</b>	<b>75</b>	<b>1935</b>
Average List Price	\$100,888	\$182,264	\$368,284	\$147,409	\$204,614	\$247,421
Median List Price	\$77,700	\$169,700	\$310,000	\$117,450	\$169,900	\$209,900
Average Sale Price	\$98,435	\$181,222	\$363,036	\$142,853	\$199,981	\$244,492
Median Sale Price	\$77,950	\$169,900	\$313,000	\$116,500	\$171,000	\$210,000

Time on Market	# Units
1-30	1076
31-60	299
61-90	164
91-120	71
greater than 120 days	138
Total Units Sold	1748
Average Market Time	42

Type of Financing	# Units
Conventional	910
Cash	603
FHA	238
VA	101
Owner	0
Other	83

## Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 3/15/2021

### Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	11	0	0
20,000 to 29,999	17	1	1
30,000 to 39,999	43	3	0
40,000 to 49,999	51	0	11
50,000 to 59,999	80	5	3
60,000 to 69,999	92	7	4
70,000 to 79,999	58	4	4
80,000 to 89,999	39	5	3
90,000 to 99,999	42	4	1
100,000 to 119,999	55	3	6
120,000 to 139,999	80	3	3
140,000 to 159,999	85	2	4
160,000 to 179,999	97	0	5
180,000 to 199,999	86	0	7
200,000 to 249,999	180	5	12
250,000 to 299,999	161	1	5
300,000 to 399,999	222	1	25
400,000 to 499,999	118	0	8
500,000 to 749,999	177	0	3
750,000 to 999,999	65	0	1
1,000,000 and greater	81	0	0
<b>Totals</b>	<b>1840</b>	<b>44</b>	<b>106</b>
Average Price	\$331,613	\$107,260	\$230,235
Median Price	\$230,000	\$80,000	\$200,000

## Inventory Totals

ACTIVE	Listings	Average List Price
Residential	1,840	\$331,613
Condominium	106	\$230,234
Duplex	44	\$107,260
<b>Total</b>	1,990	\$321,252

PENDING	Listings	Average List Price
Residential	1,295	\$256,944
Condominium	42	\$161,078
Duplex	12	\$86,300
<b>Total</b>	1,349	\$252,441

3/15/2021