

# MARKET *overview*



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**COLDWELL BANKER: COLLINS-MAURY**

December 31, 2024

# MARKET *overview*

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Shelby  
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City/Town

- Arlington
- Bartlett
- Collierville
- Germantown
- Memphis

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Zip Codes

  
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# EXECUTIVE SUMMARY

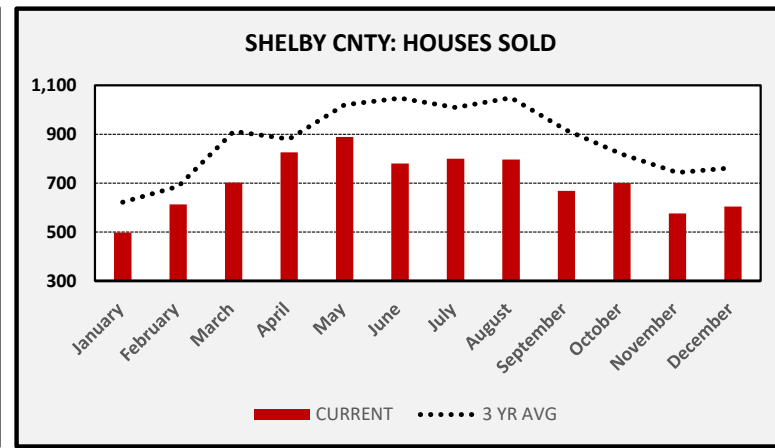
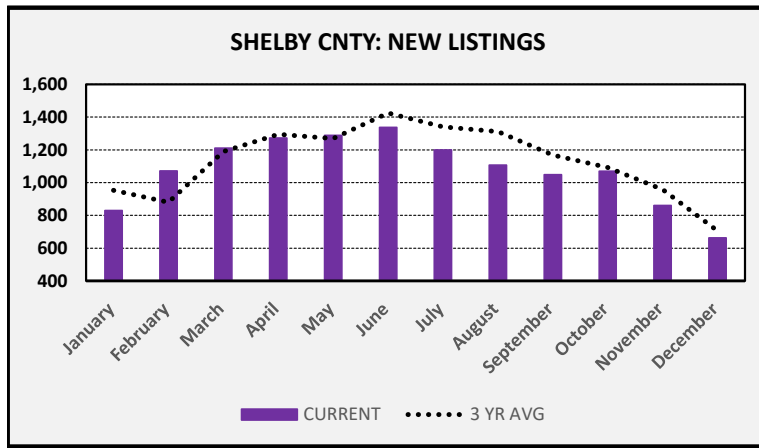
December 31, 2024

NEW LISTINGS									
	NEW LISTINGS	change		AVERAGE PRICE	change		SUCCESS RATIO	change	
		MoM	YoY		MoM	YoY		MoM	YoY
Shelby County	662	-23.0%	-5.6%	\$ 299,737	-5.0%	5.4%	24.6%	3.3%	-39.2%
Arlington	14	-17.6%	133.3%	\$ 491,400	11.1%	4.6%	57.1%	7.9%	242.9%
Bartlett	52	-1.9%	26.8%	\$ 340,254	1.4%	-5.1%	28.8%	39.0%	-50.7%
Collierville	38	-33.3%	5.6%	\$ 645,687	10.8%	21.4%	21.1%	-25.0%	-57.9%
Germantown	28	-15.2%	-26.3%	\$ 621,432	8.3%	-18.6%	21.4%	1.0%	-49.1%
Memphis	460	-23.8%	-7.1%	\$ 232,975	-3.8%	10.3%	24.6%	3.8%	-34.3%
Millington	20	-4.8%	0.0%	\$ 291,342	-9.1%	11.1%	5.0%	-86.9%	-49.1%

Shelby County  
Arlington  
Bartlett  
Collierville  
Germantown  
Memphis  
Millington

SOLD														
	HOUSES SOLD	change		AVERAGE PRICE	change		PRICE REDUCTION	change		AVERAGE \$ per SQFT	change		SALES	
		MoM	YoY		MoM	YoY		MoM	YoY		MoM	YoY	RATIO	DOM
Shelby County	604	4.9%	-5.2%	\$ 310,059	-5.3%	2.5%	255	13.3%	-1.9%	\$ 147.41	-1.2%	0.7%	94.0%	57
Arlington	17	-26.1%	13.3%	\$ 436,587	-4.1%	-4.2%	6	-14.3%	-14.3%	\$ 161.86	-7.1%	-5.2%	96.4%	57
Bartlett	53	26.2%	60.6%	\$ 341,109	5.2%	2.0%	32	77.8%	88.2%	\$ 142.02	1.2%	-5.3%	94.9%	76
Collierville	43	-20.4%	-14.0%	\$ 661,098	9.7%	5.1%	17	-10.5%	-19.0%	\$ 205.69	12.2%	3.9%	95.4%	64
Germantown	35	-2.8%	16.7%	\$ 545,459	-16.3%	-13.1%	12	-33.3%	0.0%	\$ 163.61	-6.0%	-8.6%	94.6%	52
Memphis	391	12.0%	-8.0%	\$ 213,711	-10.6%	-2.9%	157	17.2%	-10.3%	\$ 126.47	-4.9%	0.8%	93.3%	51
Millington	9	-50.0%	-52.6%	\$ 282,366	2.3%	8.5%	3	-40.0%	-66.7%	\$ 149.19	5.2%	-0.9%	97.7%	77

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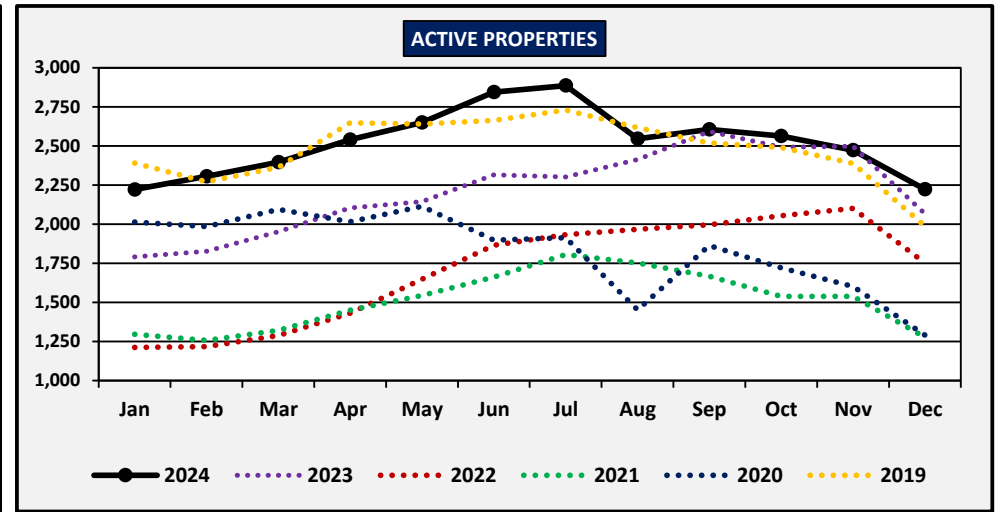
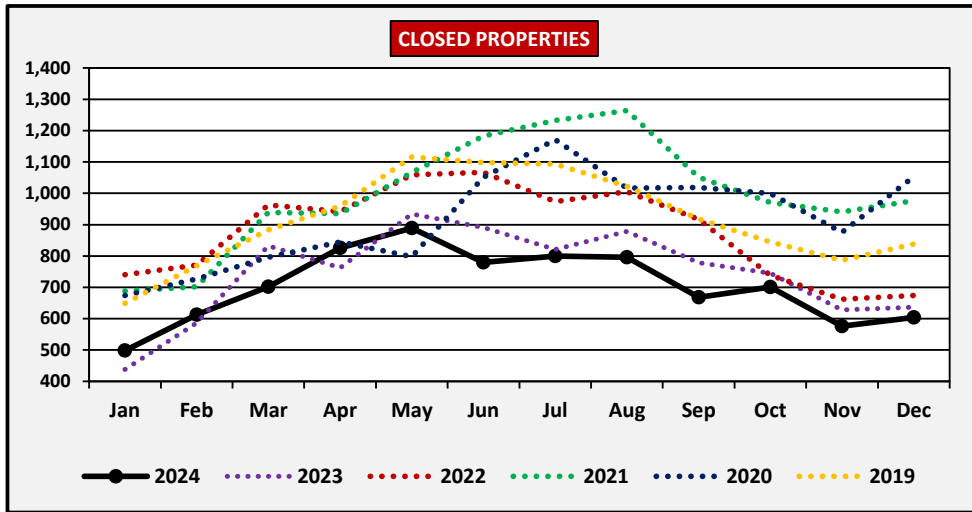
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# Shelby County



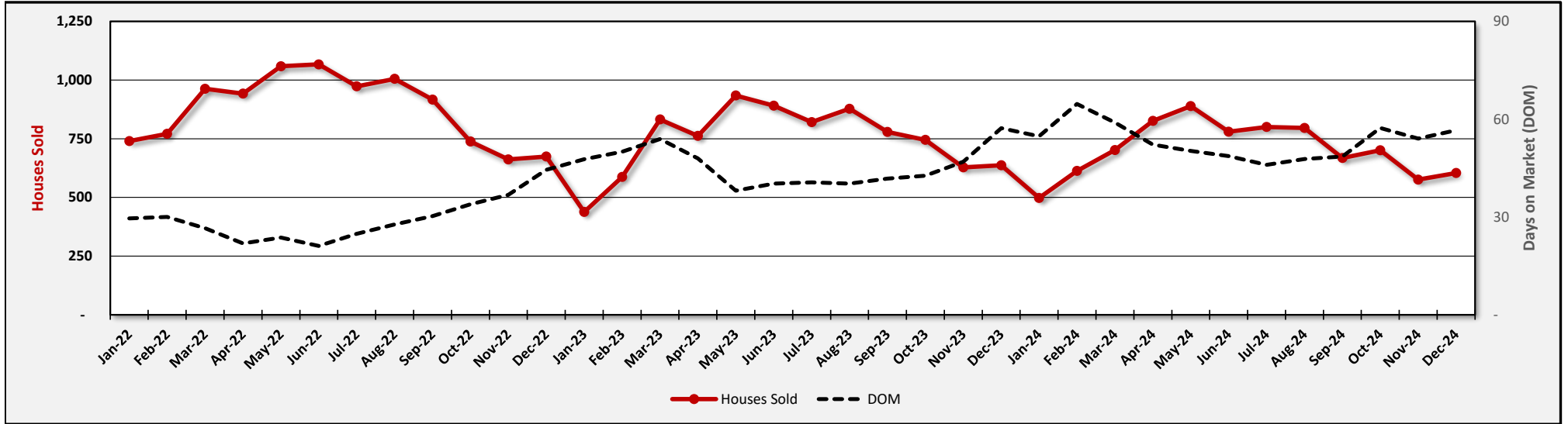
	CLOSED				
	Houses	Avg DOM	Avg Price	Sales Ratio	Months Supply
Dec-24	604	57	310,059	94.0%	3.7
Nov-24	576	54	327,311	94.5%	4.3
Oct-24	701	57	319,429	94.0%	3.7
Sep-24	668	49	322,078	95.2%	3.9
Aug-24	796	48	335,822	94.9%	3.2
Jul-24	800	46	346,679	96.2%	3.6
<b>6 MTH AVG</b>	<b>691</b>	<b>51</b>	<b>327,993</b>	<b>94.9%</b>	<b>3.7</b>

	PENDING		
	Houses	Avg DOM	Avg Price
Dec-24	548	64	286,338
Nov-24	629	58	306,691
Oct-24	722	56	314,227
Sep-24	660	110	304,936
Aug-24	874	52	311,633
Jul-24	804	48	319,895
<b>6 MTH AVG</b>	<b>706</b>	<b>65</b>	<b>307,287</b>

	ACTIVE		
	Houses	Avg DOM	Avg Price
Dec-24	2,223	107	390,736
Nov-24	2,473	101	389,017
Oct-24	2,564	95	401,755
Sep-24	2,606	92	395,126
Aug-24	2,547	93	397,948
Jul-24	2,886	82	388,365
<b>6 MTH AVG</b>	<b>2,550</b>	<b>95</b>	<b>393,825</b>

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2023	8,932	45	\$ 320,225	2.2%	\$ 149.57	96.4%
2022	10,511	28	\$ 313,365	8.7%	\$ 146.96	98.9%
2021	11,950	26	\$ 288,154	10.1%	\$ 131.54	100.2%
2020	11,026	44	\$ 261,824	15.4%	\$ 115.29	97.6%
2019	10,976	47	\$ 226,849	3.7%	\$ 103.11	96.4%

# Shelby County Houses Sold



Days on Market		
DOM	# Sold	% of Total
0 to 30	294	49%
31 to 90	180	30%
91 to 180	91	15%
181 to 365	35	6%
> 365	4	1%

Age of House			
Age		# Sold	% of Total
< 1	year	1	0%
1 to 5	years	11	2%
6 to 10	years	27	5%
11 to 25	years	126	23%
26 to 50	years	172	32%
> 50	years	204	38%

Size		
SQFT	# Sold	% of Total
0 to 1,000	36	6%
1,001 to 2,000	314	52%
2,001 to 3,000	148	25%
3,001 to 4,000	75	12%
4,001 to 5,000	19	3%
> 5,001	12	2%

Absorption Rate					
Price Range		Months Supply	Market Type	Odds of Success	
\$ -	\$ 50,000	2.7 mths	Seller	80.5%	
\$ 50,001	\$ 100,000	3.6 mths	Seller	70.2%	
\$ 100,001	\$ 250,000	3.1 mths	Seller	62.2%	
\$ 250,001	\$ 500,000	3.6 mths	Seller	66.3%	
\$ 500,001	\$ 1,000,000	5.3 mths	Seller	65.4%	
\$ 1,000,001		9.2 mths	Buyer	57.8%	

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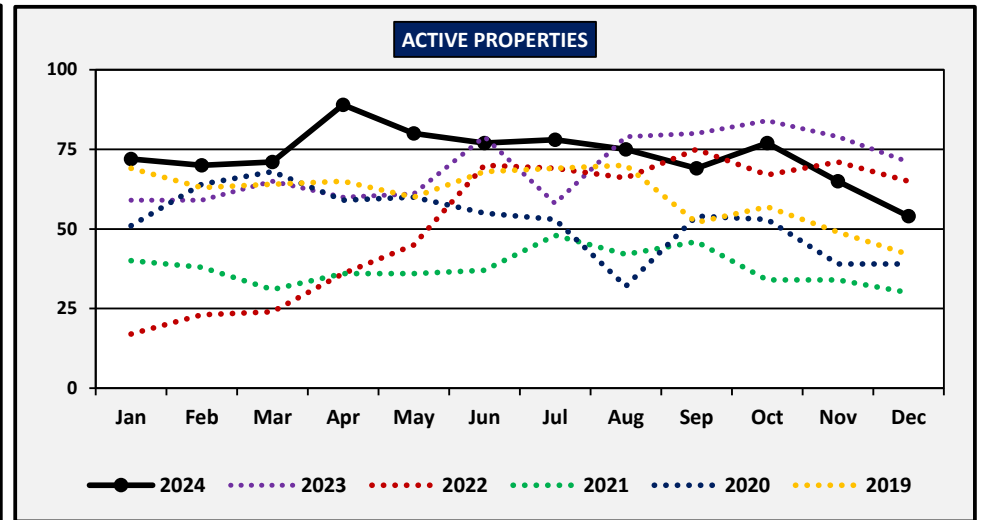
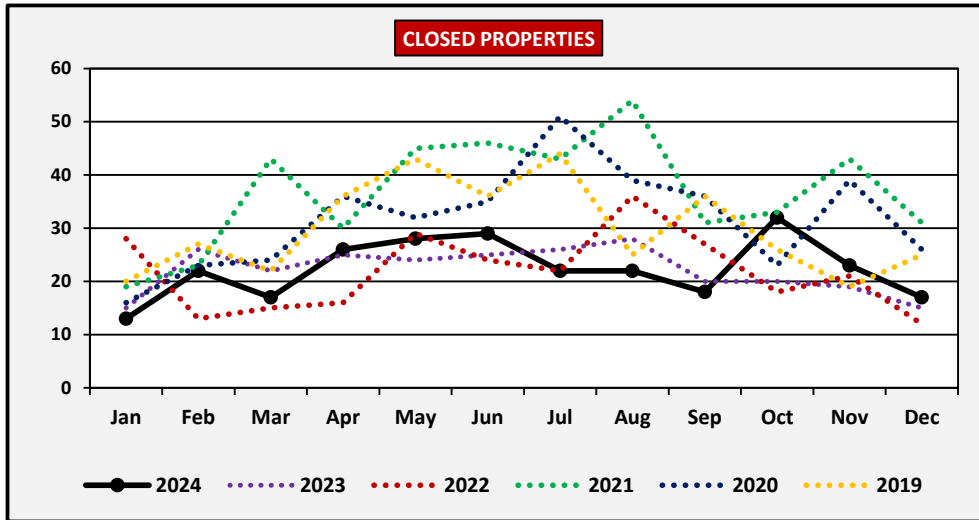
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# Arlington



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-24	17	57	436,587	96.4%	3.2
Nov-24	23	39	455,183	97.7%	2.8
Oct-24	32	62	442,143	96.3%	2.4
Sep-24	18	71	477,114	95.4%	3.8
Aug-24	22	72	470,388	95.4%	3.4
Jul-24	22	75	451,823	97.7%	3.5
<b>6 MTH AVG</b>	<b>22</b>	<b>62</b>	<b>454,601</b>	<b>96.5%</b>	<b>3.1</b>

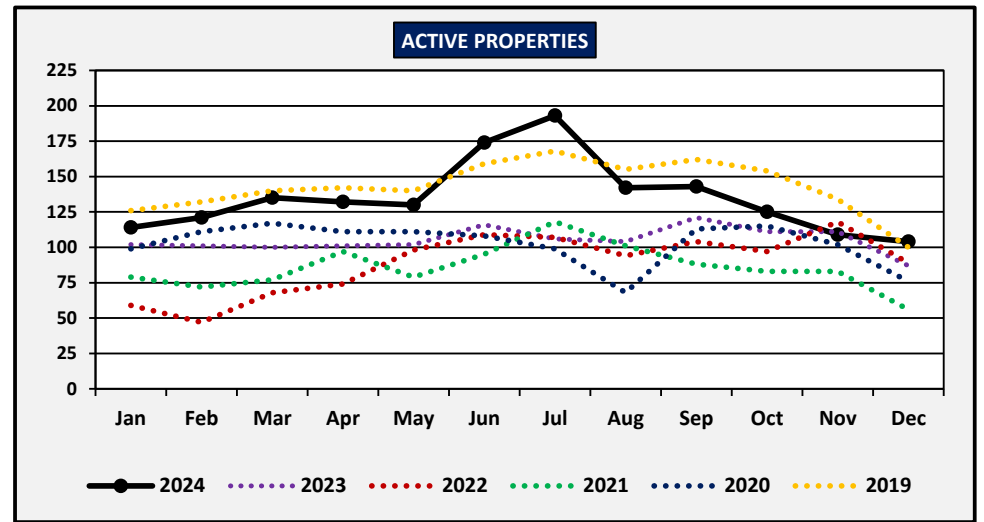
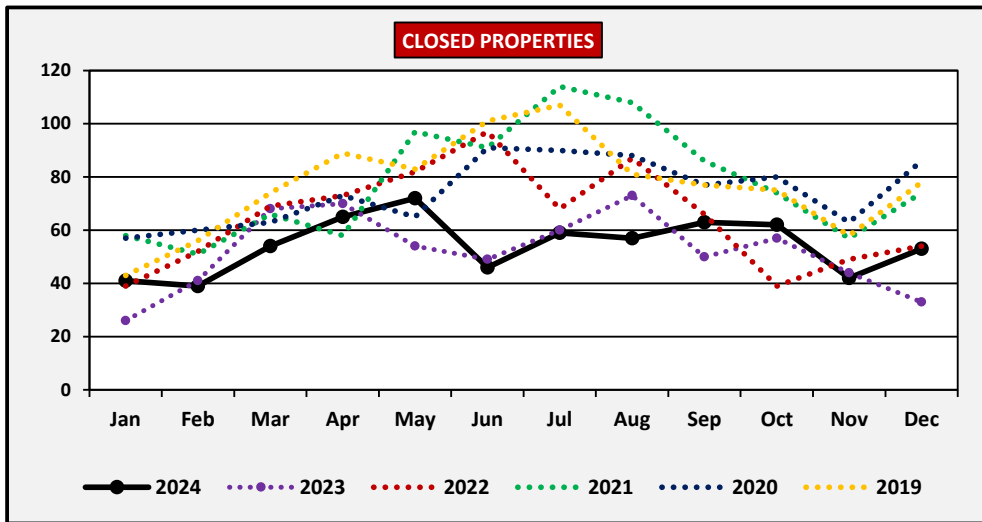
PENDING		
UNDER CONTRACT	AVG DOM	AVG PRICE
23	50	521,749
26	70	449,962
23	71	462,604
28	59	445,597
25	74	488,950
21	74	463,566
<b>24</b>	<b>66</b>	<b>472,071</b>

ACTIVE		
HOUSES	AVG DOM	AVG Price
54	148	720,048
65	116	696,466
77	98	661,980
69	101	601,346
75	94	602,348
78	92	542,363
<b>70</b>	<b>108</b>	<b>637,425</b>

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2023	265	64	\$ 454,263	3.2%	\$ 169.56	97.7%
2022	261	23	\$ 440,215	15.1%	\$ 165.36	100.5%
2021	441	24	\$ 382,397	15.4%	\$ 143.07	101.9%
2020	380	40	\$ 331,428	9.5%	\$ 122.84	99.8%
2019	359	44	\$ 302,588	7.9%	\$ 113.08	98.6%



# Bartlett



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-24	53	76	341,109	94.9%	2.0
Nov-24	42	47	324,211	96.0%	2.6
Oct-24	62	48	344,019	96.3%	2.0
Sep-24	63	38	316,571	94.7%	2.3
Aug-24	57	41	338,906	97.0%	2.5
Jul-24	59	32	337,362	97.4%	3.3
<b>6 MTH AVG</b>	<b>56</b>	<b>47</b>	<b>333,901</b>	<b>96.1%</b>	<b>2.4</b>

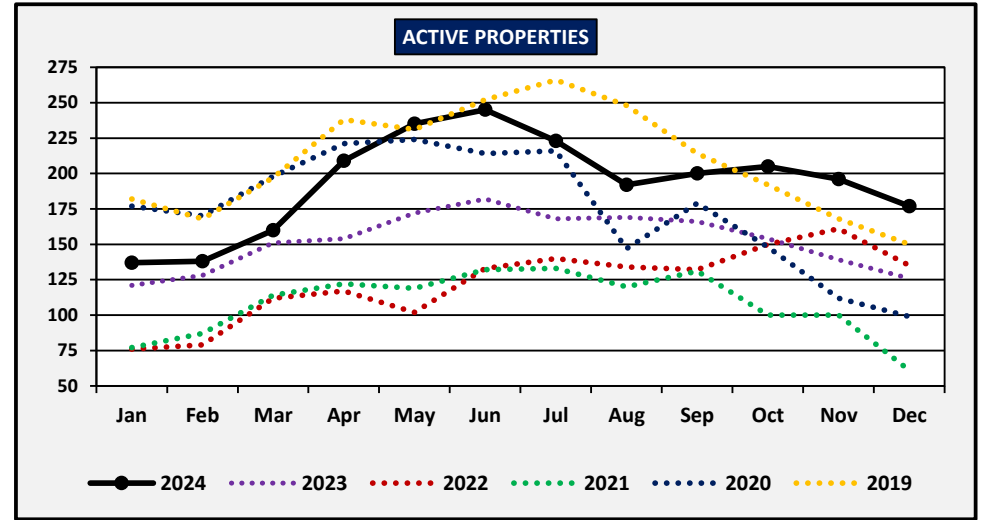
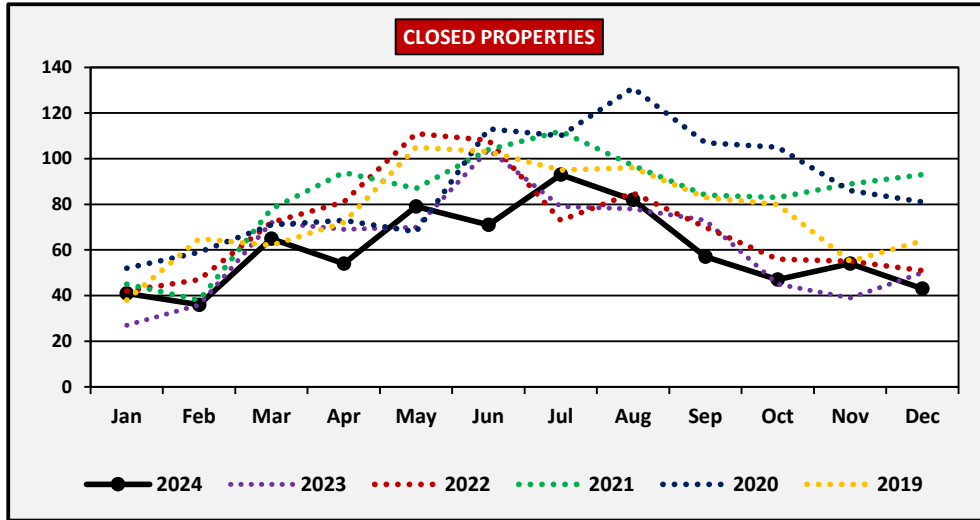
	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Dec-24	39	54	322,028
Nov-24	45	65	346,339
Oct-24	66	54	332,980
Sep-24	52	41	321,977
Aug-24	79	43	337,987
Jul-24	51	37	340,423
<b>6 MTH AVG</b>	<b>55</b>	<b>49</b>	<b>333,622</b>

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Dec-24	104	78	378,481
Nov-24	109	82	375,838
Oct-24	125	80	376,871
Sep-24	143	76	387,107
Aug-24	142	72	405,452
Jul-24	193	56	384,253
<b>6 MTH AVG</b>	<b>136</b>	<b>74</b>	<b>384,667</b>

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2023	625	36	\$ 331,592	-4.5%	\$ 146.65	97.1%
2022	775	20	\$ 347,037	13.9%	\$ 150.54	101.3%
2021	934	17	\$ 304,750	19.3%	\$ 128.57	101.7%
2020	893	26	\$ 255,509	8.7%	\$ 108.54	99.5%
2019	922	35	\$ 234,998	5.5%	\$ 100.42	98.1%



# Collierville



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-24	43	64	661,098	95.4%	4.1
Nov-24	54	58	602,603	97.4%	3.6
Oct-24	47	43	595,205	95.1%	4.4
Sep-24	57	33	615,808	97.9%	3.5
Aug-24	82	44	671,738	94.4%	2.3
Jul-24	93	42	543,313	97.9%	2.4
<b>6 MTH AVG</b>	<b>63</b>	<b>46</b>	<b>610,782</b>	<b>96.3%</b>	<b>3.2</b>

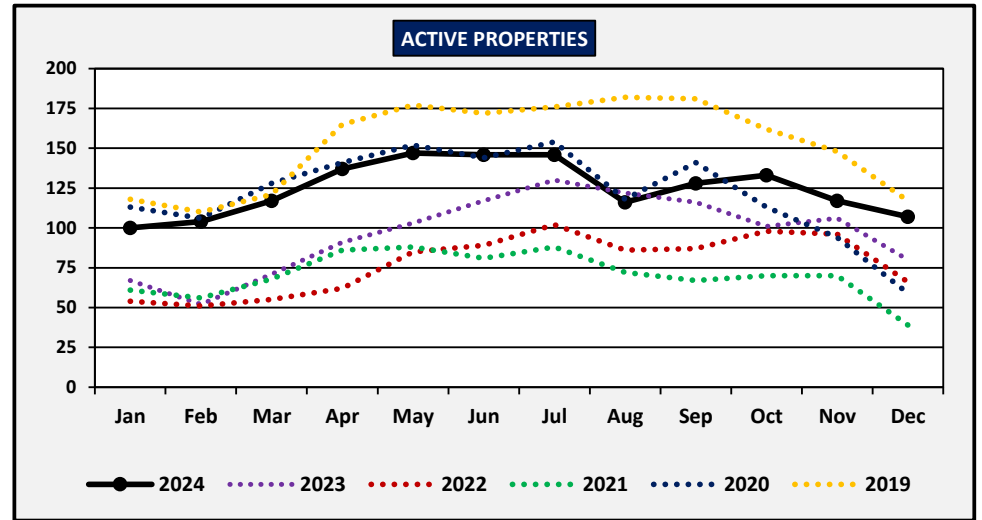
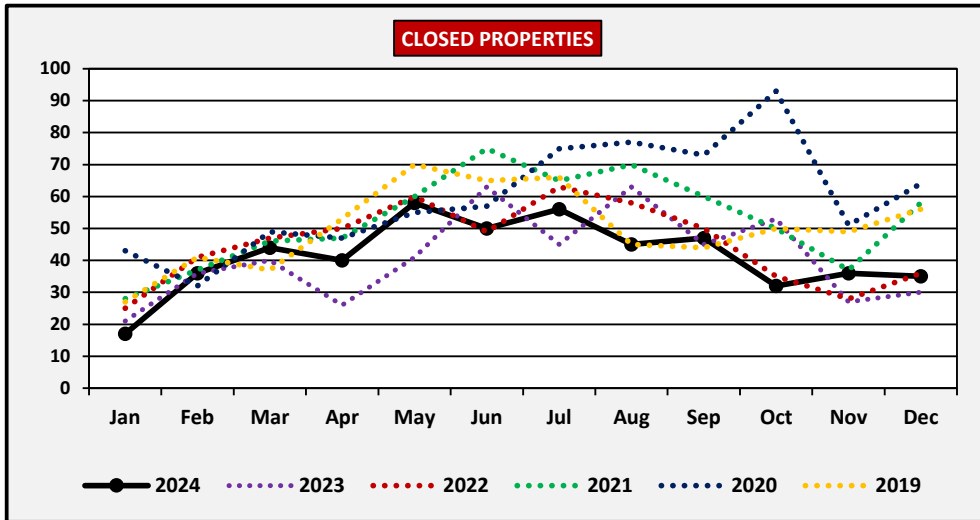
PENDING		
UNDER CONTRACT	AVG DOM	AVG PRICE
25	60	541,926
41	55	650,667
55	66	565,755
36	45	564,492
55	48	627,059
88	42	603,394
<b>50</b>	<b>53</b>	<b>592,216</b>

ACTIVE		
HOUSES	AVG DOM	AVG Price
177	120	680,361
196	115	675,589
205	101	690,216
200	96	698,042
192	90	730,841
223	78	698,855
<b>199</b>	<b>100</b>	<b>695,651</b>

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2023	742	48	\$ 584,422	3.0%	\$ 181.39	97.8%
2022	851	27	\$ 567,221	11.6%	\$ 176.23	99.9%
2021	1,004	26	\$ 508,235	14.7%	\$ 154.42	100.7%
2020	1,056	48	\$ 443,206	6.9%	\$ 133.69	98.0%
2019	918	55	\$ 414,445	5.9%	\$ 124.76	97.9%



# Germantown



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-24	35	52	545,459	94.6%	3.1
Nov-24	36	76	651,297	93.8%	3.3
Oct-24	32	40	643,778	95.3%	4.2
Sep-24	47	53	492,578	93.1%	2.7
Aug-24	45	34	593,628	96.2%	2.6
Jul-24	56	40	647,208	95.3%	2.6
<b>6 MTH AVG</b>	<b>42</b>	<b>48</b>	<b>594,608</b>	<b>94.8%</b>	<b>3.0</b>

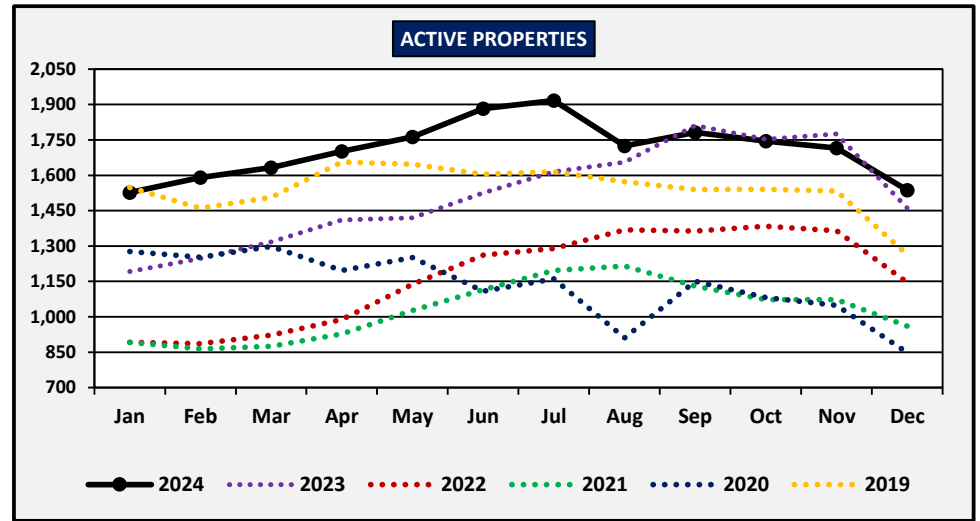
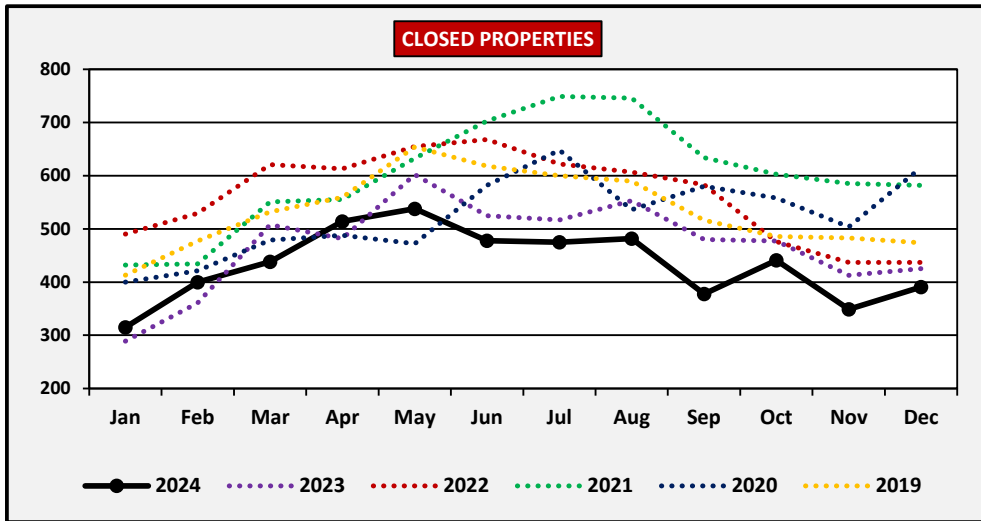
	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Dec-24	15	70	738,670
Nov-24	31	50	586,039
Oct-24	39	70	615,859
Sep-24	30	60	524,278
Aug-24	57	47	555,395
Jul-24	41	38	607,721
<b>6 MTH AVG</b>	<b>36</b>	<b>56</b>	<b>604,660</b>

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Dec-24	107	106	705,360
Nov-24	117	96	719,593
Oct-24	133	74	758,694
Sep-24	128	77	742,263
Aug-24	116	80	720,472
Jul-24	146	69	687,666
<b>6 MTH AVG</b>	<b>125</b>	<b>84</b>	<b>722,341</b>

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2023	490	38	\$ 655,409	11.3%	\$ 181.00	96.6%
2022	542	25	\$ 588,909	10.6%	\$ 169.23	98.6%
2021	633	26	\$ 532,527	10.6%	\$ 149.63	99.3%
2020	716	46	\$ 481,542	9.2%	\$ 137.74	96.3%
2019	603	52	\$ 440,781	1.0%	\$ 125.75	95.2%



# Memphis



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-24	391	51	213,711	93.3%	3.9
Nov-24	349	51	238,924	92.9%	4.9
Oct-24	441	61	243,669	92.5%	4.0
Sep-24	378	50	241,019	94.6%	4.7
Aug-24	482	51	237,075	93.7%	3.6
Jul-24	475	47	250,838	95.3%	4.0
<b>6 MTH AVG</b>	<b>419</b>	<b>52</b>	<b>238,047</b>	<b>93.8%</b>	<b>4.1</b>

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Dec-24	385	64	218,202
Nov-24	418	57	226,074
Oct-24	441	51	232,153
Sep-24	428	143	243,509
Aug-24	539	54	226,633
Jul-24	504	49	231,197
<b>6 MTH AVG</b>	<b>453</b>	<b>69</b>	<b>229,628</b>

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Dec-24	1,537	106	297,418
Nov-24	1,715	101	293,192
Oct-24	1,745	96	305,386
Sep-24	1,782	93	307,402
Aug-24	1,725	97	307,149
Jul-24	1,917	86	299,314
<b>6 MTH AVG</b>	<b>1,737</b>	<b>97</b>	<b>301,643</b>

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2023	5,632	45	\$ 238,399	0.6%	\$ 133.92	95.4%
2022	6,738	31	\$ 237,017	6.8%	\$ 133.84	97.9%
2021	7,207	28	\$ 221,953	10.8%	\$ 121.96	99.5%
2020	6,283	45	\$ 200,340	16.5%	\$ 106.66	96.9%
2019	6,402	48	\$ 171,958	2.5%	\$ 93.98	95.3%



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## Shelby County Zip Codes

	38002 <b>Arlington/Bartlett</b>			2024 - YTD	2023			2022			2021		
	Dec-24	Nov-24	Oct-24		2023	2022	2021	2023	2022	2021	2023	2022	2021
HOUSES SOLD	47	45	60	607	560	663	884						
AVG DOM	80	56	63	61	54	24	22						
AVG PRICE PER SQFT	\$ 159.50	\$ 164.93	\$ 159.60	\$ 163.49	\$ 164.40	\$ 161.78	\$ 138.81						
AVG PRICE	\$ 451,092	\$ 468,419	\$ 442,236	\$ 459,757	\$ 467,093	\$ 458,041	\$ 381,757						
AVG SIZE	2,828	2,840	2,771	2,812	2,841	2,831	2,750						
<b>38016      Memphis (Cordova)</b>													
HOUSES SOLD	41	33	27	437	493	603	813						
AVG DOM	63	44	30	48	37	21	18						
AVG PRICE PER SQFT	\$ 133.76	\$ 135.95	\$ 130.77	\$ 134.69	\$ 134.60	\$ 135.49	\$ 120.33						
AVG PRICE	\$ 274,643	\$ 302,297	\$ 307,859	\$ 319,957	\$ 305,986	\$ 315,457	\$ 274,648						
AVG SIZE	2,053	2,224	2,354	2,375	2,273	2,328	2,282						
<b>38017      Collierville</b>													
HOUSES SOLD	47	52	45	731	760	855	1,020						
AVG DOM	65	50	40	51	49	29	29						
AVG PRICE PER SQFT	\$ 204.47	\$ 184.07	\$ 180.11	\$ 185.50	\$ 180.26	\$ 175.90	\$ 153.74						
AVG PRICE	\$ 660,471	\$ 605,780	\$ 571,992	\$ 594,908	\$ 585,411	\$ 567,543	\$ 507,296						
AVG SIZE	3,230	3,291	3,176	3,207	3,248	3,227	3,300						
<b>38018      Memphis (Cordova)</b>													
HOUSES SOLD	23	34	32	437	477	569	720						
AVG DOM	39	54	65	47	46	24	18						
AVG PRICE PER SQFT	\$ 157.66	\$ 139.54	\$ 136.43	\$ 144.77	\$ 144.32	\$ 143.88	\$ 124.49						
AVG PRICE	\$ 390,032	\$ 356,406	\$ 320,437	\$ 336,614	\$ 329,988	\$ 335,801	\$ 287,163						
AVG SIZE	2,474	2,554	2,349	2,325	2,287	2,334	2,307						
<b>38028      Unincorporated (Eads)</b>													
HOUSES SOLD	6	-	6	46	31	44	48						
AVG DOM	138		128	174	46	46	64						
AVG PRICE PER SQFT	\$ 229.63		\$ 203.59	\$ 214.77	\$ 215.76	\$ 181.47	\$ 169.07						
AVG PRICE	\$ 1,102,500		\$ 933,417	\$ 1,045,303	\$ 972,359	\$ 1,112,808	\$ 864,506						
AVG SIZE	4,801		4,585	4,867	4,507	6,132	5,113						

## Shelby County Zip Codes

		Dec-24	Nov-24	Oct-24	2024 - YTD	2023	2022	2021
<b>38053</b>	<b>Millington</b>							
	HOUSES SOLD	10	18	19	266	250	280	272
	AVG DOM	89	74	34	53	35	28	29
	AVG PRICE PER SQFT	\$ 150.50	\$ 144.54	\$ 134.27	\$ 146.85	\$ 140.65	\$ 138.96	\$ 123.23
	AVG PRICE	\$ 269,629	\$ 264,415	\$ 233,351	\$ 272,074	\$ 247,309	\$ 246,446	\$ 215,998
	AVG SIZE	1,792	1,829	1,738	1,853	1,758	1,773	1,753
<b>38103</b>	<b>Memphis</b>							
	HOUSES SOLD	5	9	4	70	97	123	141
	AVG DOM	41	68	58	64	34	28	30
	AVG PRICE PER SQFT	\$ 206.80	\$ 188.62	\$ 222.35	\$ 223.84	\$ 234.28	\$ 229.74	\$ 202.21
	AVG PRICE	\$ 314,300	\$ 480,964	\$ 523,750	\$ 460,598	\$ 485,075	\$ 480,662	\$ 446,410
	AVG SIZE	1,520	2,550	2,356	2,058	2,071	2,092	2,208
<b>38104</b>	<b>Memphis</b>							
	HOUSES SOLD	12	8	21	179	221	255	316
	AVG DOM	77	73	115	75	56	35	31
	AVG PRICE PER SQFT	\$ 161.34	\$ 168.56	\$ 157.10	\$ 164.70	\$ 170.42	\$ 178.15	\$ 156.99
	AVG PRICE	\$ 324,125	\$ 333,416	\$ 322,220	\$ 373,768	\$ 379,431	\$ 398,091	\$ 357,247
	AVG SIZE	2,009	1,978	2,051	2,269	2,226	2,235	2,276
<b>38105</b>	<b>Memphis</b>							
	HOUSES SOLD	1	1	-	18	13	28	28
	AVG DOM	103	-		61	56	60	52
	AVG PRICE PER SQFT	\$ 176.09	\$ 76.01		\$ 110.02	\$ 132.92	\$ 122.89	\$ 95.92
	AVG PRICE	\$ 405,000	\$ 162,500		\$ 188,878	\$ 221,000	\$ 204,197	\$ 154,960
	AVG SIZE	2,300	2,138		1,717	1,663	1,662	1,616
<b>38106</b>	<b>Memphis</b>							
	HOUSES SOLD	11	10	20	145	157	187	138
	AVG DOM	62	38	87	59	66	59	46
	AVG PRICE PER SQFT	\$ 47.72	\$ 45.56	\$ 73.99	\$ 54.09	\$ 53.17	\$ 53.27	\$ 41.42
	AVG PRICE	\$ 65,711	\$ 71,960	\$ 104,125	\$ 71,282	\$ 67,059	\$ 70,631	\$ 52,414
	AVG SIZE	1,377	1,580	1,407	1,318	1,261	1,326	1,265

## Shelby County Zip Codes

		Dec-24	Nov-24	Oct-24	2024 - YTD	2023	2022	2021
<b>38107</b>	<b>Memphis</b>							
	HOUSES SOLD	14	6	8	126	154	194	196
	AVG DOM	76	49	163	80	61	34	28
	AVG PRICE PER SQFT	\$ 115.43	\$ 130.83	\$ 126.54	\$ 113.62	\$ 116.08	\$ 113.36	\$ 114.71
	AVG PRICE	\$ 174,129	\$ 236,583	\$ 212,825	\$ 182,529	\$ 174,283	\$ 168,128	\$ 185,086
	AVG SIZE	1,509	1,808	1,682	1,606	1,501	1,483	1,614
<b>38108</b>	<b>Memphis</b>							
	HOUSES SOLD	9	7	11	141	121	178	158
	AVG DOM	40	31	47	45	54	55	40
	AVG PRICE PER SQFT	\$ 86.25	\$ 107.60	\$ 81.53	\$ 86.00	\$ 72.33	\$ 81.01	\$ 62.21
	AVG PRICE	\$ 105,111	\$ 113,271	\$ 98,393	\$ 97,508	\$ 82,171	\$ 97,743	\$ 69,766
	AVG SIZE	1,219	1,053	1,207	1,134	1,136	1,207	1,121
<b>38109</b>	<b>Memphis</b>							
	HOUSES SOLD	22	15	24	310	307	371	383
	AVG DOM	51	45	27	60	45	30	34
	AVG PRICE PER SQFT	\$ 67.73	\$ 70.22	\$ 65.20	\$ 77.83	\$ 82.95	\$ 80.52	\$ 65.20
	AVG PRICE	\$ 86,735	\$ 105,443	\$ 113,019	\$ 106,235	\$ 111,336	\$ 109,918	\$ 85,140
	AVG SIZE	1,281	1,502	1,733	1,365	1,342	1,365	1,306
<b>38111</b>	<b>Memphis</b>							
	HOUSES SOLD	37	28	43	447	487	626	671
	AVG DOM	61	56	48	53	47	27	29
	AVG PRICE PER SQFT	\$ 142.45	\$ 189.68	\$ 153.15	\$ 158.65	\$ 155.17	\$ 159.32	\$ 144.75
	AVG PRICE	\$ 226,991	\$ 383,000	\$ 293,255	\$ 267,032	\$ 259,114	\$ 260,363	\$ 236,243
	AVG SIZE	1,593	2,019	1,915	1,683	1,670	1,634	1,632
<b>38112</b>	<b>Memphis</b>							
	HOUSES SOLD	7	10	11	147	165	209	200
	AVG DOM	26	92	128	72	50	43	28
	AVG PRICE PER SQFT	\$ 132.93	\$ 144.37	\$ 133.06	\$ 143.66	\$ 145.28	\$ 147.84	\$ 145.08
	AVG PRICE	\$ 208,571	\$ 266,100	\$ 270,636	\$ 250,483	\$ 246,192	\$ 248,624	\$ 256,005
	AVG SIZE	1,569	1,843	2,034	1,744	1,695	1,682	1,765



## Shelby County Zip Codes

		Dec-24	Nov-24	Oct-24	2024 - YTD	2023	2022	2021
<b>38114</b>	<b>Memphis</b>							
	HOUSES SOLD	16	14	16	179	182	179	199
	AVG DOM	51	34	53	58	65	51	47
	AVG PRICE PER SQFT	\$ 88.70	\$ 64.39	\$ 96.56	\$ 80.68	\$ 86.46	\$ 92.21	\$ 83.54
	AVG PRICE	\$ 129,550	\$ 76,993	\$ 125,798	\$ 107,316	\$ 109,699	\$ 125,442	\$ 109,094
	AVG SIZE	1,461	1,196	1,303	1,330	1,269	1,360	1,306
<b>38115</b>	<b>Memphis</b>							
	HOUSES SOLD	12	6	11	139	156	174	187
	AVG DOM	49	52	48	48	40	27	32
	AVG PRICE PER SQFT	\$ 92.96	\$ 94.11	\$ 85.76	\$ 99.23	\$ 98.82	\$ 99.74	\$ 83.99
	AVG PRICE	\$ 146,000	\$ 134,150	\$ 151,436	\$ 161,943	\$ 163,572	\$ 163,779	\$ 140,595
	AVG SIZE	1,571	1,426	1,766	1,632	1,655	1,642	1,674
<b>38116</b>	<b>Memphis</b>							
	HOUSES SOLD	15	13	19	167	172	208	233
	AVG DOM	23	35	51	42	43	37	38
	AVG PRICE PER SQFT	\$ 94.69	\$ 108.60	\$ 96.96	\$ 95.51	\$ 87.69	\$ 88.79	\$ 80.09
	AVG PRICE	\$ 144,187	\$ 196,785	\$ 194,757	\$ 165,662	\$ 154,636	\$ 148,338	\$ 135,452
	AVG SIZE	1,523	1,812	2,009	1,734	1,764	1,671	1,691
<b>38117</b>	<b>Memphis</b>							
	HOUSES SOLD	31	25	47	497	554	572	705
	AVG DOM	62	74	70	61	46	26	24
	AVG PRICE PER SQFT	\$ 178.58	\$ 167.96	\$ 199.82	\$ 182.79	\$ 188.74	\$ 184.04	\$ 170.15
	AVG PRICE	\$ 359,139	\$ 257,028	\$ 464,531	\$ 361,490	\$ 389,957	\$ 365,605	\$ 346,873
	AVG SIZE	2,011	1,530	2,325	1,978	2,066	1,987	2,039
<b>38118</b>	<b>Memphis</b>							
	HOUSES SOLD	22	22	17	234	290	302	272
	AVG DOM	16	41	32	40	41	29	27
	AVG PRICE PER SQFT	\$ 98.34	\$ 100.62	\$ 96.86	\$ 94.11	\$ 86.39	\$ 86.80	\$ 73.35
	AVG PRICE	\$ 137,282	\$ 131,455	\$ 149,506	\$ 134,019	\$ 126,510	\$ 124,788	\$ 104,882
	AVG SIZE	1,396	1,307	1,544	1,424	1,464	1,438	1,430

## Shelby County Zip Codes

		Dec-24	Nov-24	Oct-24	2024 - YTD	2023	2022	2021
<b>38119</b>	<b>Memphis</b>							
	HOUSES SOLD	22	12	15	202	247	258	348
	AVG DOM	79	81	47	68	37	24	21
	AVG PRICE PER SQFT	\$ 130.84	\$ 124.84	\$ 132.10	\$ 139.32	\$ 141.08	\$ 144.76	\$ 124.44
	AVG PRICE	\$ 346,814	\$ 303,425	\$ 314,127	\$ 365,268	\$ 358,021	\$ 362,724	\$ 322,124
	AVG SIZE	2,651	2,430	2,378	2,622	2,538	2,506	2,589
<b>38120</b>	<b>Memphis</b>							
	HOUSES SOLD	10	17	21	230	168	217	244
	AVG DOM	63	57	69	61	48	31	32
	AVG PRICE PER SQFT	\$ 191.73	\$ 189.27	\$ 164.34	\$ 180.98	\$ 185.18	\$ 180.68	\$ 162.99
	AVG PRICE	\$ 476,638	\$ 571,929	\$ 533,262	\$ 550,997	\$ 569,430	\$ 585,441	\$ 528,684
	AVG SIZE	2,486	3,022	3,245	3,044	3,075	3,240	3,244
<b>38122</b>	<b>Memphis</b>							
	HOUSES SOLD	18	19	16	248	255	338	362
	AVG DOM	46	36	33	38	38	27	20
	AVG PRICE PER SQFT	\$ 130.21	\$ 129.65	\$ 113.36	\$ 131.15	\$ 134.21	\$ 136.46	\$ 109.83
	AVG PRICE	\$ 174,306	\$ 157,453	\$ 140,711	\$ 172,607	\$ 176,949	\$ 171,340	\$ 146,000
	AVG SIZE	1,339	1,214	1,241	1,316	1,318	1,256	1,329
<b>38125</b>	<b>Memphis</b>							
	HOUSES SOLD	22	14	17	260	290	313	413
	AVG DOM	52	60	53	47	55	35	41
	AVG PRICE PER SQFT	\$ 137.32	\$ 144.98	\$ 125.36	\$ 138.39	\$ 139.75	\$ 137.72	\$ 120.61
	AVG PRICE	\$ 307,002	\$ 340,500	\$ 302,206	\$ 324,524	\$ 309,082	\$ 326,013	\$ 284,324
	AVG SIZE	2,236	2,349	2,411	2,345	2,212	2,367	2,357
<b>38126</b>	<b>Memphis</b>							
	HOUSES SOLD	-	1	1	13	14	21	20
	AVG DOM		217	29	71	44	48	31
	AVG PRICE PER SQFT		\$ 41.95	\$ 99.82	\$ 72.01	\$ 115.22	\$ 127.21	\$ 66.73
	AVG PRICE		\$ 25,000	\$ 224,000	\$ 111,076	\$ 207,094	\$ 241,630	\$ 117,931
	AVG SIZE		596	2,244	1,543	1,797	1,900	1,767

## Shelby County Zip Codes

		2024			2024 - YTD	2023			2022			2021		
		Dec-24	Nov-24	Oct-24		2023	2022	2021	2023	2022	2021	2023	2022	2021
<b>38127</b>	<b>Memphis</b>													
	HOUSES SOLD	20	25	45	374	397	440	424						
	AVG DOM	35	46	88	57	46	33	38						
	AVG PRICE PER SQFT	\$ 72.38	\$ 79.77	\$ 71.23	\$ 70.89	\$ 77.66	\$ 71.58	\$ 58.87						
	AVG PRICE	\$ 103,133	\$ 93,053	\$ 90,549	\$ 95,451	\$ 100,630	\$ 94,078	\$ 74,917						
	AVG SIZE	1,425	1,167	1,271	1,346	1,296	1,314	1,273						
<b>38128</b>	<b>Memphis</b>													
	HOUSES SOLD	22	22	14	297	331	390	390						
	AVG DOM	86	42	67	48	39	25	28						
	AVG PRICE PER SQFT	\$ 98.80	\$ 92.20	\$ 103.40	\$ 97.24	\$ 92.03	\$ 94.45	\$ 78.87						
	AVG PRICE	\$ 155,632	\$ 166,168	\$ 155,975	\$ 151,955	\$ 150,990	\$ 148,624	\$ 118,726						
	AVG SIZE	1,575	1,802	1,509	1,563	1,641	1,574	1,505						
<b>38133</b>	<b>Bartlett/Memphis</b>													
	HOUSES SOLD	15	19	22	222	189	276	318						
	AVG DOM	14	32	35	40	32	18	24						
	AVG PRICE PER SQFT	\$ 150.81	\$ 155.59	\$ 162.84	\$ 152.70	\$ 150.79	\$ 149.84	\$ 129.70						
	AVG PRICE	\$ 248,953	\$ 307,663	\$ 328,008	\$ 309,580	\$ 315,747	\$ 300,397	\$ 266,901						
	AVG SIZE	1,651	1,977	2,014	2,027	2,094	2,005	2,058						
<b>38134</b>	<b>Bartlett/Memphis</b>													
	HOUSES SOLD	20	19	27	278	322	341	377						
	AVG DOM	53	43	35	44	38	26	17						
	AVG PRICE PER SQFT	\$ 126.79	\$ 115.38	\$ 135.97	\$ 133.68	\$ 131.73	\$ 126.83	\$ 117.73						
	AVG PRICE	\$ 252,365	\$ 217,705	\$ 235,996	\$ 240,420	\$ 234,236	\$ 227,887	\$ 206,205						
	AVG SIZE	1,990	1,887	1,736	1,799	1,778	1,797	1,752						
<b>38135</b>	<b>Unincorporated</b>													
	HOUSES SOLD	20	21	26	303	332	438	493						
	AVG DOM	41	60	46	45	36	23	14						
	AVG PRICE PER SQFT	\$ 142.49	\$ 145.32	\$ 149.88	\$ 146.76	\$ 143.36	\$ 148.93	\$ 124.22						
	AVG PRICE	\$ 299,602	\$ 277,217	\$ 320,942	\$ 303,571	\$ 302,552	\$ 319,525	\$ 277,310						
	AVG SIZE	2,103	1,908	2,141	2,069	2,110	2,145	2,232						

## Shelby County Zip Codes

		Dec-24	Nov-24	Oct-24	2024 - YTD	2023	2022	2021
<b>38138</b>	<b>Germantown</b>							
	HOUSES SOLD	24	26	15	298	274	347	382
	AVG DOM	54	80	37	46	44	29	27
	AVG PRICE PER SQFT	\$ 160.45	\$ 165.38	\$ 174.79	\$ 166.56	\$ 177.58	\$ 167.07	\$ 145.47
	AVG PRICE	\$ 512,002	\$ 582,719	\$ 654,527	\$ 525,429	\$ 590,856	\$ 551,419	\$ 478,604
	AVG SIZE	3,191	3,524	3,745	3,155	3,327	3,300	3,290
<b>38139</b>	<b>Germantown</b>							
	HOUSES SOLD	11	12	19	213	224	210	266
	AVG DOM	47	97	46	49	36	23	26
	AVG PRICE PER SQFT	\$ 169.63	\$ 188.25	\$ 191.45	\$ 187.40	\$ 183.42	\$ 172.71	\$ 154.33
	AVG PRICE	\$ 618,455	\$ 778,000	\$ 706,579	\$ 712,493	\$ 731,981	\$ 659,066	\$ 609,927
	AVG SIZE	3,646	4,133	3,691	3,802	3,991	3,816	3,952
<b>38141</b>	<b>Memphis</b>							
	HOUSES SOLD	10	9	17	133	172	215	233
	AVG DOM	27	28	38	43	37	23	18
	AVG PRICE PER SQFT	\$ 117.50	\$ 112.36	\$ 114.18	\$ 118.62	\$ 123.51	\$ 121.21	\$ 106.09
	AVG PRICE	\$ 176,490	\$ 179,644	\$ 173,488	\$ 181,482	\$ 187,940	\$ 187,987	\$ 165,247
	AVG SIZE	1,502	1,599	1,519	1,530	1,522	1,551	1,558
<b>38671</b>	<b>Memphis</b>							
	HOUSES SOLD	-	-	-	-	-	-	1
	AVG DOM							33
	AVG PRICE PER SQFT							\$ 130.77
	AVG PRICE							\$ 170,000
	AVG SIZE							1,300