

MARKET *overview*



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COLDWELL BANKER: COLLINS-MAURY

September 30, 2024

MARKET *overview*

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Summary

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Shelby
County

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City/Town

- Arlington
- Bartlett
- Collierville
- Germantown
- Memphis

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Zip Codes



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EXECUTIVE SUMMARY

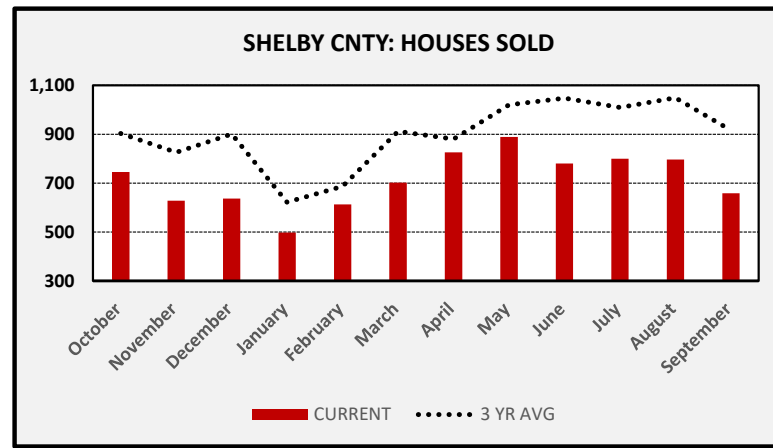
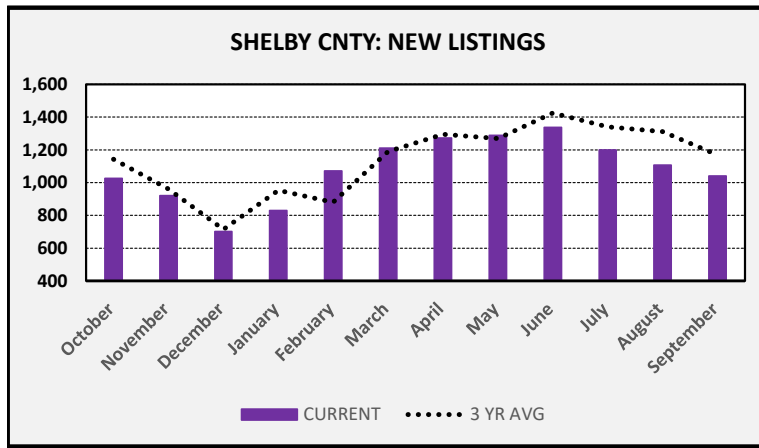
September 30, 2024

NEW LISTINGS									
	NEW LISTINGS	change		AVERAGE PRICE	change		SUCCESS RATIO	change	
		MoM	YoY		MoM	YoY		MoM	YoY
Shelby County	1,041	-6.0%	-10.0%	\$ 328,486	1.5%	6.0%	29.5%	-25.5%	-37.3%
Arlington	24	-20.0%	4.3%	\$ 457,695	-3.2%	-7.8%	41.7%	4.2%	-4.2%
Bartlett	75	4.2%	8.7%	\$ 331,015	-5.7%	-5.8%	29.3%	-42.9%	-56.9%
Collierville	68	-8.1%	19.3%	\$ 607,522	-4.0%	20.7%	23.5%	-37.8%	-41.7%
Germantown	53	6.0%	-5.4%	\$ 660,515	8.0%	-4.9%	18.9%	-60.7%	-67.0%
Memphis	714	-4.5%	-11.5%	\$ 258,367	1.5%	6.5%	30.7%	-14.7%	-30.7%
Millington	13	-43.5%	-61.8%	\$ 273,952	12.4%	-8.0%	53.8%	-27.1%	-67.0%

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	658	-17.3%	-15.5%	\$ 322,833	-3.9%	4.5%	242	-12.9%	-4.7%	\$ 149.23	-1.8%	1.2%	95.2%	49
Arlington	18	-18.2%	-10.0%	\$ 477,114	1.4%	3.0%	10	0.0%	100.0%	\$ 177.60	4.4%	0.7%	95.4%	71
Bartlett	61	7.0%	22.0%	\$ 318,246	-6.1%	-2.9%	27	68.8%	107.7%	\$ 147.86	1.2%	-1.3%	94.8%	39
Collierville	56	-31.7%	-23.3%	\$ 616,358	-8.2%	2.3%	20	-13.0%	-4.8%	\$ 188.62	-1.6%	0.1%	97.9%	34
Germantown	47	4.4%	4.4%	\$ 492,578	-17.0%	-18.1%	21	61.5%	40.0%	\$ 160.49	-9.9%	-11.5%	93.1%	53
Memphis	373	-22.6%	-22.3%	\$ 241,984	2.1%	9.2%	127	-32.1%	-23.5%	\$ 133.00	0.9%	4.1%	94.7%	51
Millington	25	19.0%	13.6%	\$ 241,540	-12.7%	1.5%	5	25.0%	66.7%	\$ 151.76	-9.0%	2.1%	98.3%	37

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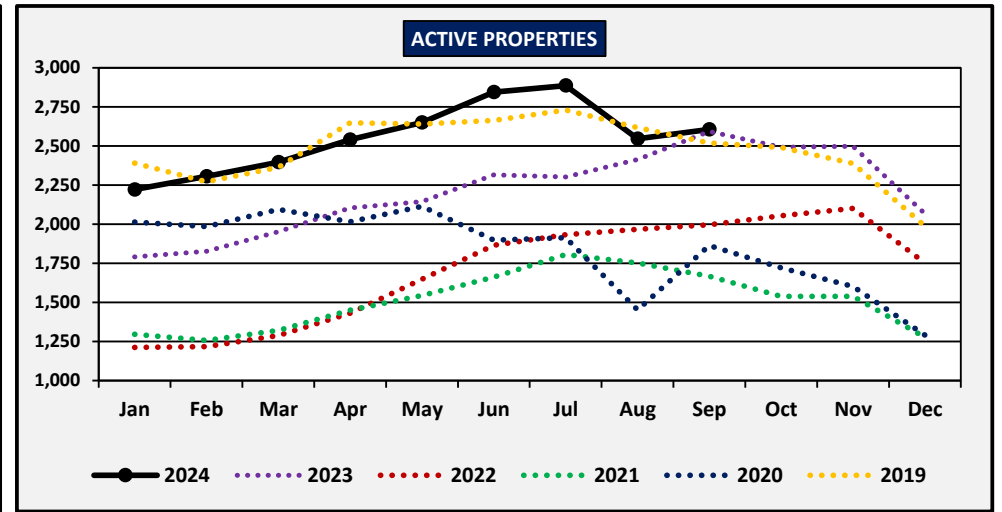
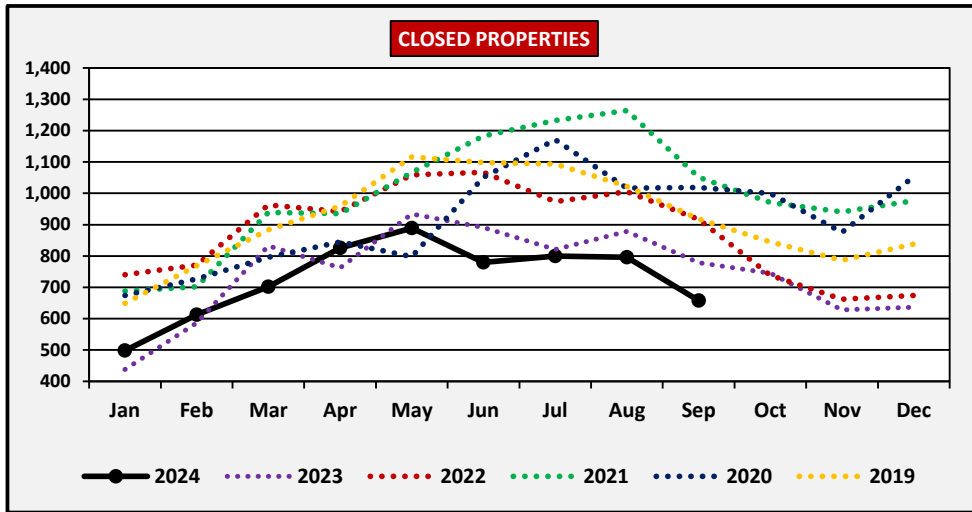
Zip Codes



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Shelby County



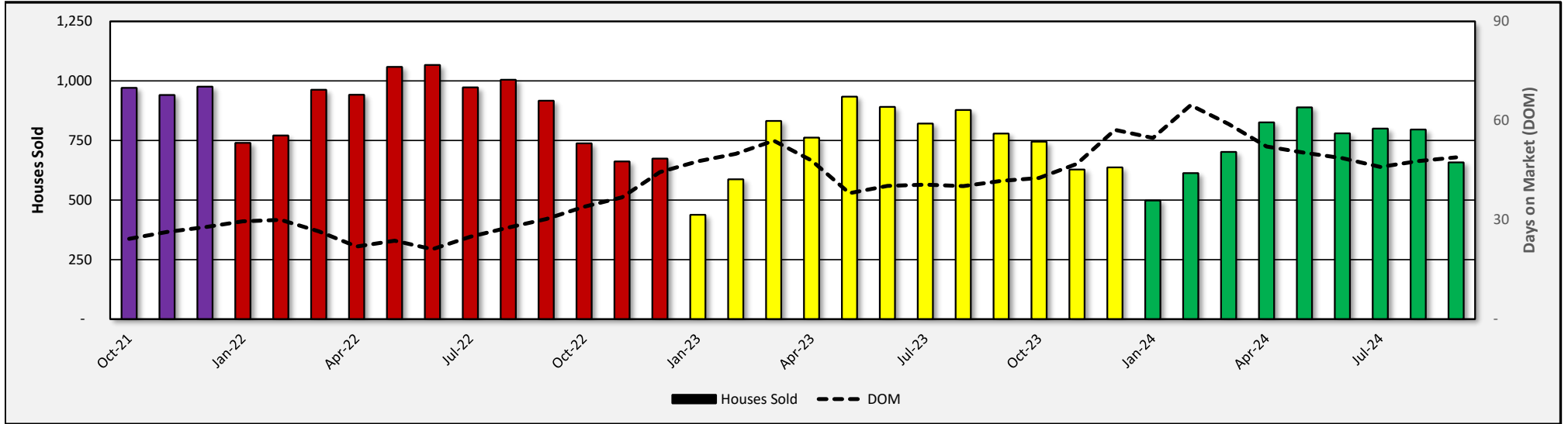
	CLOSED				
	Houses	Avg DOM	Avg Price	Sales Ratio	Months Supply
Sep-24	658	49	322,833	95.2%	4.0
Aug-24	796	48	335,822	94.9%	3.2
Jul-24	800	46	346,679	96.2%	3.6
Jun-24	780	49	353,203	95.6%	3.6
May-24	889	50	341,362	96.8%	3.0
Apr-24	826	52	319,653	96.8%	3.1
6 MTH AVG	792	49	336,931	95.9%	3.4

	PENDING		
	Houses	Avg DOM	Avg Price
Sep-24	660	110	304,936
Aug-24	874	52	311,633
Jul-24	804	48	319,895
Jun-24	727	47	333,010
May-24	812	53	343,199
Apr-24	791	50	330,058
6 MTH AVG	778	60	323,788

	ACTIVE		
	Houses	Avg DOM	Avg Price
Sep-24	2,606	92	395,126
Aug-24	2,547	93	397,948
Jul-24	2,886	82	388,365
Jun-24	2,845	78	393,134
May-24	2,651	78	398,862
Apr-24	2,541	78	395,675
6 MTH AVG	2,679	83	394,852

	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	336	51%
31 to 90	205	31%
91 to 180	96	15%
181 to 365	17	3%
> 365	4	1%

Age of House			
Age		# Sold	% of Total
< 1	year	1	0%
1 to 5	years	16	3%
6 to 10	years	30	5%
11 to 25	years	145	24%
26 to 50	years	207	35%
> 50	years	199	33%

Size		
SQFT	# Sold	% of Total
0 to 1,000	34	5%
1,001 to 2,000	338	51%
2,001 to 3,000	159	24%
3,001 to 4,000	80	12%
4,001 to 5,000	34	5%
> 5,001	13	2%

Absorption Rate					
Price Range		Months Supply	Market Type	Odds of Success	
\$ -	\$ 50,000	2.4 mths	Seller	86.6%	
\$ 50,001	\$ 100,000	3.4 mths	Seller	78.0%	
\$ 100,001	\$ 250,000	3.4 mths	Seller	62.0%	
\$ 250,001	\$ 500,000	4.2 mths	Seller	66.1%	
\$ 500,001	\$ 1,000,000	4.6 mths	Seller	65.7%	
\$ 1,000,001		11.6 mths	Buyer	55.8%	

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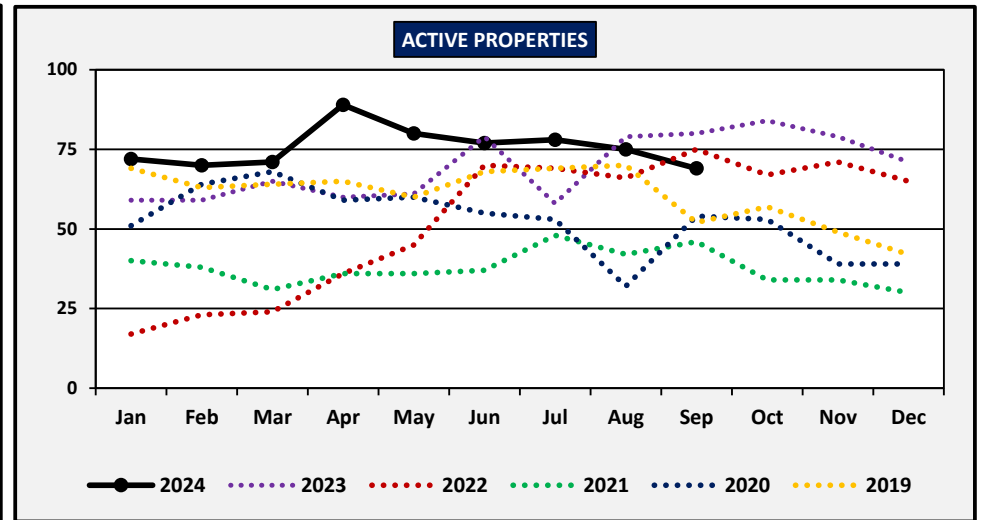
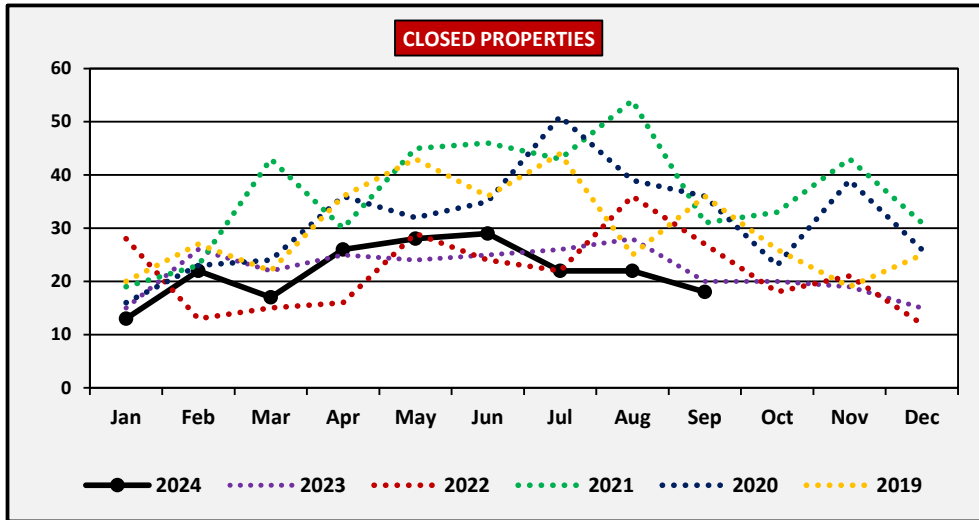
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Arlington



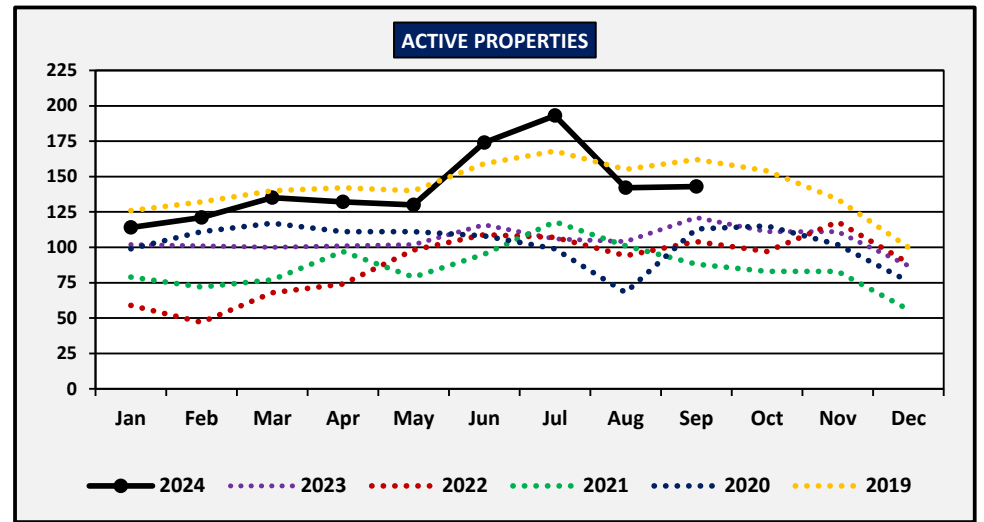
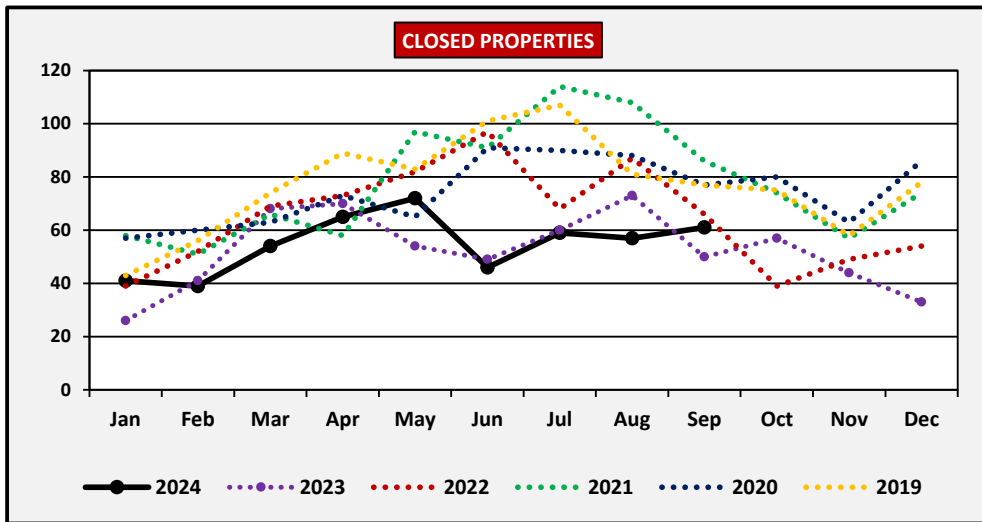
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Sep-24	18	71	477,114	95.4%	3.8
Aug-24	22	72	470,388	95.4%	3.4
Jul-24	22	75	451,823	97.7%	3.5
Jun-24	29	72	479,751	98.1%	2.7
May-24	28	88	506,955	98.6%	2.9
Apr-24	26	85	501,276	97.1%	3.4
6 MTH AVG	24	78	482,879	97.2%	3.2

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Sep-24	28	59	445,597
Aug-24	25	74	488,950
Jul-24	21	74	463,566
Jun-24	23	66	461,057
May-24	33	70	503,780
Apr-24	23	79	482,442
6 MTH AVG	26	70	474,232

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Sep-24	69	101	601,346
Aug-24	75	94	602,348
Jul-24	78	92	542,363
Jun-24	77	89	521,570
May-24	80	87	520,623
Apr-24	89	79	535,477
6 MTH AVG	78	90	553,955

	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
Sep-24	61	39	318,246	94.8%	2.3
Aug-24	57	41	338,906	97.0%	2.5
Jul-24	59	32	337,362	97.4%	3.3
Jun-24	46	40	341,837	97.5%	3.8
May-24	72	31	346,557	98.4%	1.8
Apr-24	65	44	376,110	97.7%	2.0
6 MTH AVG	60	38	343,774	97.2%	2.5

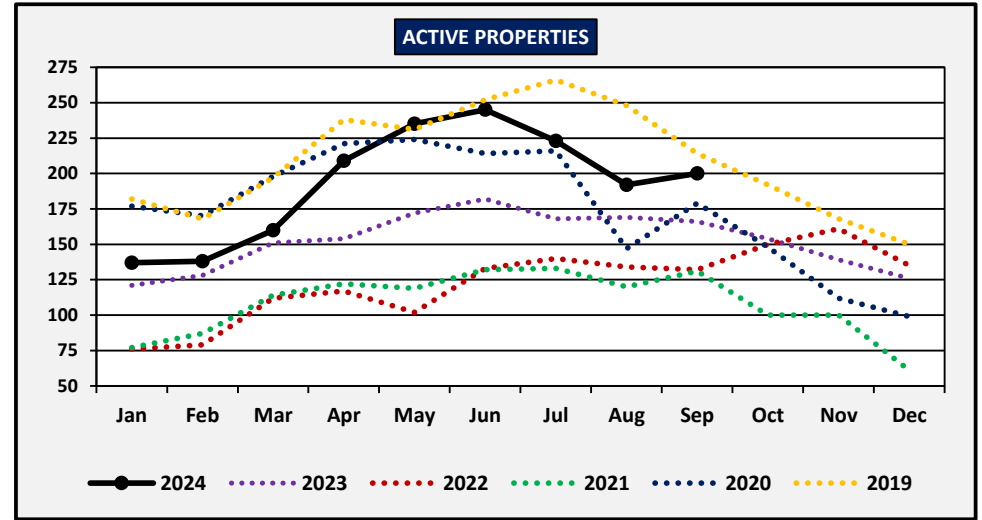
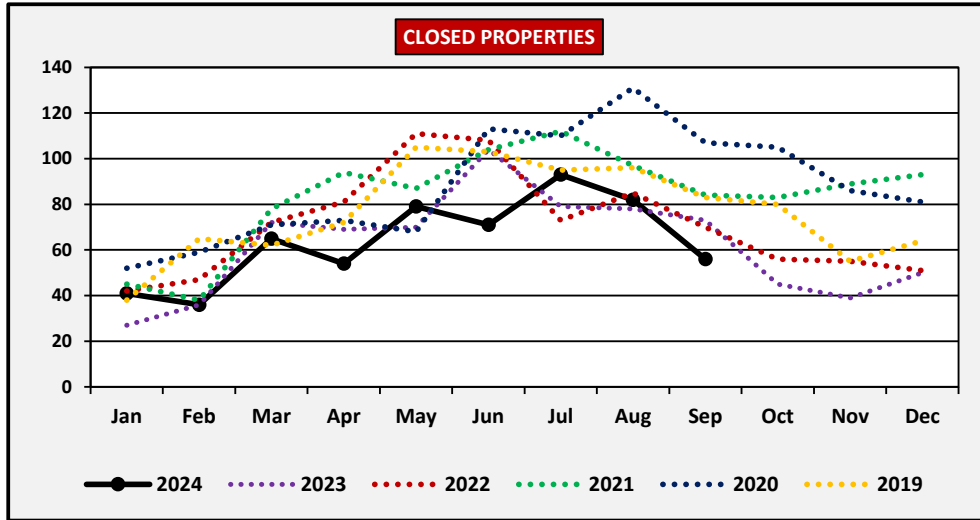
	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Sep-24	52	41	321,977
Aug-24	79	43	337,987
Jul-24	51	37	340,423
Jun-24	60	31	347,792
May-24	49	43	341,885
Apr-24	56	31	346,779
6 MTH AVG	58	38	339,474

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Sep-24	143	76	387,107
Aug-24	142	72	405,452
Jul-24	193	56	384,253
Jun-24	174	52	381,384
May-24	130	55	391,289
Apr-24	132	54	384,325
6 MTH AVG	152	61	388,969

	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
Sep-24	56	34	616,358	97.9%	3.6
Aug-24	82	44	671,738	94.4%	2.3
Jul-24	93	42	543,313	97.9%	2.4
Jun-24	71	39	608,930	98.2%	3.5
May-24	79	40	571,732	98.1%	3.0
Apr-24	54	55	579,434	96.8%	3.9
6 MTH AVG	73	42	597,280	97.1%	3.0

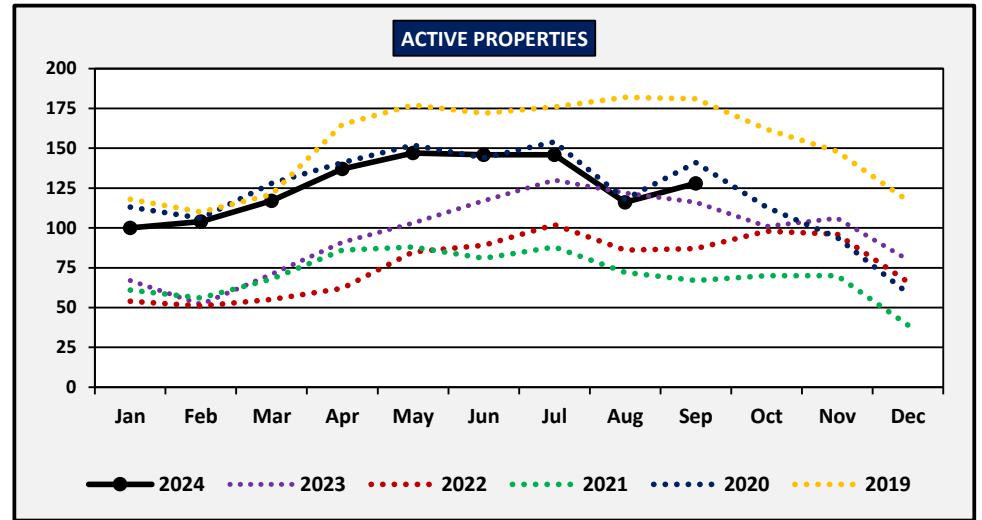
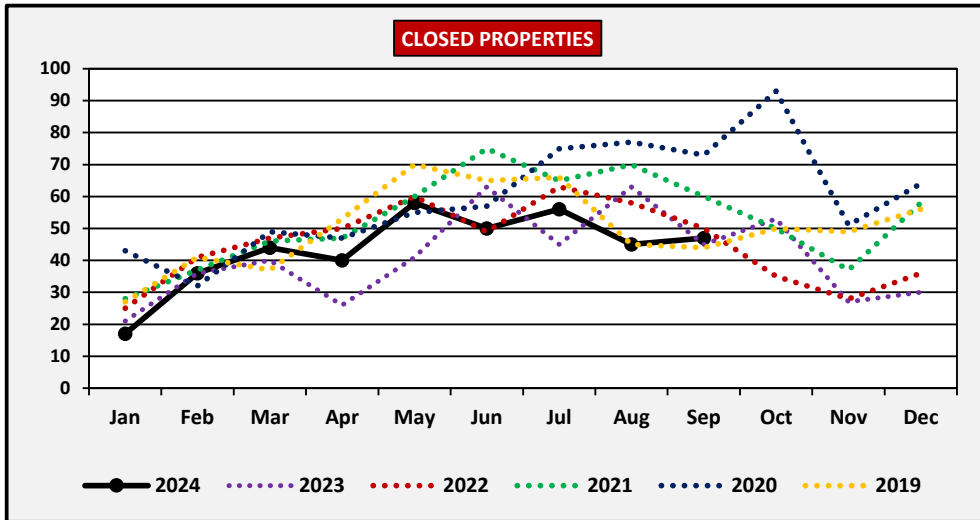
	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	36	45	564,492
	55	48	627,059
	88	42	603,394
	62	43	618,333
	70	35	611,967
	64	40	549,055
6 MTH AVG	63	42	595,717

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	200	96	698,042
	192	90	730,841
	223	78	698,855
	245	71	704,181
	235	63	701,078
	209	60	687,500
6 MTH AVG	217	76	703,416

	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
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
Jun-24	50	41	644,395	95.3%	2.9
May-24	58	41	622,500	98.3%	2.5
Apr-24	40	40	553,406	97.7%	3.4
6 MTH AVG	49	42	596,517	96.0%	2.8

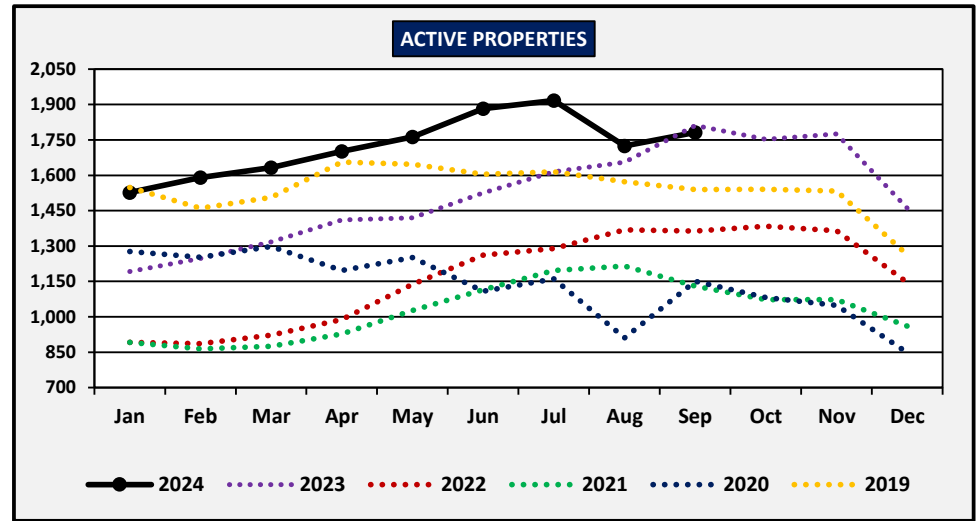
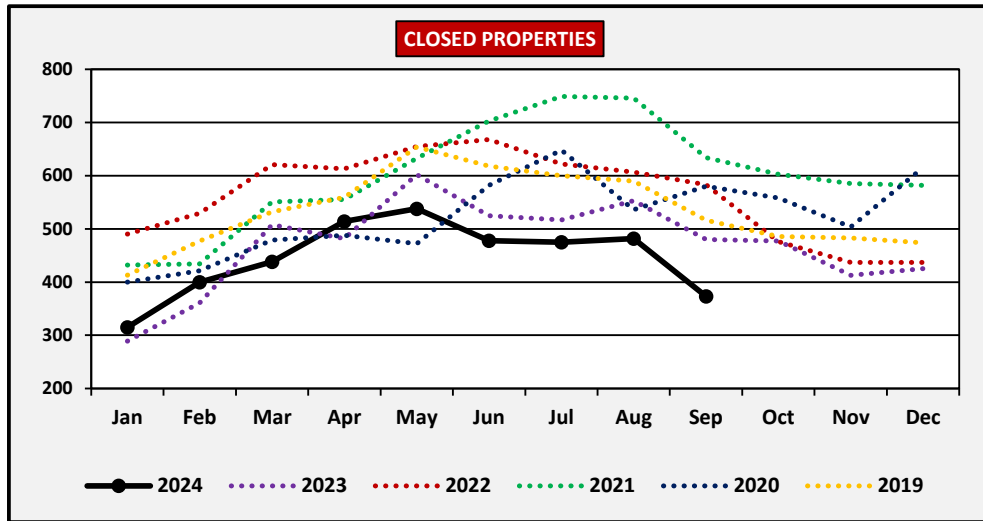
	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Sep-24	30	60	524,278
Aug-24	57	47	555,395
Jul-24	41	38	607,721
Jun-24	45	41	632,941
May-24	46	41	592,244
Apr-24	55	38	617,553
6 MTH AVG	46	44	588,355

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Sep-24	128	77	742,263
Aug-24	116	80	720,472
Jul-24	146	69	687,666
Jun-24	146	61	685,659
May-24	147	60	724,806
Apr-24	137	57	765,310
6 MTH AVG	137	68	721,029

	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
Sep-24	373	51	241,984	94.7%	4.8
Aug-24	482	51	237,075	93.7%	3.6
Jul-24	475	47	250,838	95.3%	4.0
Jun-24	478	48	259,998	95.0%	3.9
May-24	538	54	260,717	95.3%	3.3
Apr-24	514	53	241,362	95.9%	3.3
6 MTH AVG	477	51	249,050	95.0%	3.8

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Sep-24	428	143	243,509
Aug-24	539	54	226,633
Jul-24	504	49	231,197
Jun-24	447	49	242,606
May-24	521	54	264,889
Apr-24	482	54	251,423
6 MTH AVG	487	67	243,376

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Sep-24	1,782	93	307,402
Aug-24	1,725	97	307,149
Jul-24	1,917	86	299,314
Jun-24	1,882	82	303,507
May-24	1,762	84	311,308
Apr-24	1,701	84	306,676
6 MTH AVG	1,795	88	305,893

	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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		Sep-24	Aug-24	Jul-24	2024 - YTD	2023	2022	2021
38002	Arlington/Bartlett							
	HOUSES SOLD	47	60	46	455	560	663	884
	AVG DOM	76	54	54	59	54	24	22
	AVG PRICE PER SQFT	\$ 163.79	\$ 166.59	\$ 167.60	\$ 164.20	\$ 164.40	\$ 161.78	\$ 138.81
	AVG PRICE	\$ 428,020	\$ 443,626	\$ 465,446	\$ 461,704	\$ 467,093	\$ 458,041	\$ 381,757
	AVG SIZE	2,613	2,663	2,777	2,812	2,841	2,831	2,750
38016	Memphis (Cordova)							
	HOUSES SOLD	28	30	48	336	493	603	813
	AVG DOM	45	50	44	48	37	21	18
	AVG PRICE PER SQFT	\$ 138.64	\$ 136.50	\$ 135.24	\$ 135.08	\$ 134.60	\$ 135.49	\$ 120.33
	AVG PRICE	\$ 353,352	\$ 370,467	\$ 320,223	\$ 328,298	\$ 305,986	\$ 315,457	\$ 274,648
	AVG SIZE	2,549	2,714	2,368	2,430	2,273	2,328	2,282
38017	Collierville							
	HOUSES SOLD	59	79	96	586	760	855	1,020
	AVG DOM	35	45	42	50	49	29	29
	AVG PRICE PER SQFT	\$ 188.93	\$ 190.22	\$ 182.65	\$ 184.15	\$ 180.26	\$ 175.90	\$ 153.74
	AVG PRICE	\$ 624,848	\$ 662,184	\$ 553,781	\$ 589,035	\$ 585,411	\$ 567,543	\$ 507,296
	AVG SIZE	3,307	3,481	3,032	3,199	3,248	3,227	3,300
38018	Memphis (Cordova)							
	HOUSES SOLD	37	45	40	346	477	569	720
	AVG DOM	28	31	48	46	46	24	18
	AVG PRICE PER SQFT	\$ 146.03	\$ 143.53	\$ 143.17	\$ 144.80	\$ 144.32	\$ 143.88	\$ 124.49
	AVG PRICE	\$ 303,897	\$ 312,880	\$ 321,667	\$ 329,834	\$ 329,988	\$ 335,801	\$ 287,163
	AVG SIZE	2,081	2,180	2,247	2,278	2,287	2,334	2,307
38028	Unincorporated (Eads)							
	HOUSES SOLD	4	6	6	34	31	44	48
	AVG DOM	42	42	31	183	46	46	64
	AVG PRICE PER SQFT	\$ 170.19	\$ 192.70	\$ 239.41	\$ 214.32	\$ 215.76	\$ 181.47	\$ 169.07
	AVG PRICE	\$ 829,750	\$ 894,782	\$ 1,427,500	\$ 1,051,379	\$ 972,359	\$ 1,112,808	\$ 864,506
	AVG SIZE	4,876	4,643	5,963	4,906	4,507	6,132	5,113

Shelby County Zip Codes

		Sep-24	Aug-24	Jul-24	2024 - YTD	2023	2022	2021
38053	Millington							
	HOUSES SOLD	28	21	15	219	250	280	272
	AVG DOM	40	43	69	49	35	28	29
	AVG PRICE PER SQFT	\$ 146.24	\$ 166.77	\$ 133.43	\$ 148.01	\$ 140.65	\$ 138.96	\$ 123.23
	AVG PRICE	\$ 254,125	\$ 276,540	\$ 236,919	\$ 277,499	\$ 247,309	\$ 246,446	\$ 215,998
	AVG SIZE	1,738	1,658	1,776	1,875	1,758	1,773	1,753
38103	Memphis							
	HOUSES SOLD	5	3	5	52	97	123	141
	AVG DOM	192	70	30	67	34	28	30
	AVG PRICE PER SQFT	\$ 221.46	\$ 221.06	\$ 215.90	\$ 230.36	\$ 234.28	\$ 229.74	\$ 202.21
	AVG PRICE	\$ 394,600	\$ 396,500	\$ 488,400	\$ 467,574	\$ 485,075	\$ 480,662	\$ 446,410
	AVG SIZE	1,782	1,794	2,262	2,030	2,071	2,092	2,208
38104	Memphis							
	HOUSES SOLD	14	9	22	138	221	255	316
	AVG DOM	106	77	72	71	56	35	31
	AVG PRICE PER SQFT	\$ 150.38	\$ 162.50	\$ 194.10	\$ 165.40	\$ 170.42	\$ 178.15	\$ 156.99
	AVG PRICE	\$ 438,957	\$ 352,394	\$ 408,847	\$ 389,495	\$ 379,431	\$ 398,091	\$ 357,247
	AVG SIZE	2,919	2,169	2,106	2,355	2,226	2,235	2,276
38105	Memphis							
	HOUSES SOLD	3	1	1	16	13	28	28
	AVG DOM	58	28	23	63	56	60	52
	AVG PRICE PER SQFT	\$ 96.42	\$ 119.28	\$ 107.09	\$ 103.80	\$ 132.92	\$ 122.89	\$ 95.92
	AVG PRICE	\$ 130,000	\$ 185,000	\$ 145,000	\$ 165,160	\$ 221,000	\$ 204,197	\$ 154,960
	AVG SIZE	1,348	1,551	1,354	1,591	1,663	1,662	1,616
38106	Memphis							
	HOUSES SOLD	6	13	9	104	157	187	138
	AVG DOM	76	29	32	58	66	59	46
	AVG PRICE PER SQFT	\$ 57.11	\$ 58.84	\$ 46.21	\$ 53.59	\$ 53.17	\$ 53.27	\$ 41.42
	AVG PRICE	\$ 60,083	\$ 83,667	\$ 58,555	\$ 68,176	\$ 67,059	\$ 70,631	\$ 52,414
	AVG SIZE	1,052	1,422	1,267	1,272	1,261	1,326	1,265

Shelby County Zip Codes

Zip Code	City	2024			2024 - YTD	Historical		
		Sep-24	Aug-24	Jul-24		2023	2022	2021
38107	Memphis							
	HOUSES SOLD	6	14	9	98	154	194	196
	AVG DOM	98	73	79	75	61	34	28
	AVG PRICE PER SQFT	\$ 108.67	\$ 116.44	\$ 147.98	\$ 109.73	\$ 116.08	\$ 113.36	\$ 114.71
	AVG PRICE	\$ 172,108	\$ 181,122	\$ 240,922	\$ 174,090	\$ 174,283	\$ 168,128	\$ 185,086
	AVG SIZE	1,584	1,556	1,628	1,587	1,501	1,483	1,614
38108	Memphis							
	HOUSES SOLD	9	8	12	114	121	178	158
	AVG DOM	55	25	36	47	54	55	40
	AVG PRICE PER SQFT	\$ 75.54	\$ 97.09	\$ 98.98	\$ 84.26	\$ 72.33	\$ 81.01	\$ 62.21
	AVG PRICE	\$ 86,278	\$ 95,613	\$ 96,017	\$ 94,813	\$ 82,171	\$ 97,743	\$ 69,766
	AVG SIZE	1,142	985	970	1,125	1,136	1,207	1,121
38109	Memphis							
	HOUSES SOLD	23	33	24	249	307	371	383
	AVG DOM	55	50	75	66	45	30	34
	AVG PRICE PER SQFT	\$ 94.78	\$ 79.46	\$ 83.54	\$ 81.73	\$ 82.95	\$ 80.52	\$ 65.20
	AVG PRICE	\$ 130,083	\$ 104,625	\$ 108,997	\$ 107,735	\$ 111,336	\$ 109,918	\$ 85,140
	AVG SIZE	1,373	1,317	1,305	1,318	1,342	1,365	1,306
38111	Memphis							
	HOUSES SOLD	29	49	62	337	487	626	671
	AVG DOM	53	51	41	53	47	27	29
	AVG PRICE PER SQFT	\$ 185.69	\$ 160.54	\$ 170.62	\$ 157.47	\$ 155.17	\$ 159.32	\$ 144.75
	AVG PRICE	\$ 338,878	\$ 279,470	\$ 246,022	\$ 257,340	\$ 259,114	\$ 260,363	\$ 236,243
	AVG SIZE	1,825	1,741	1,442	1,634	1,670	1,634	1,632
38112	Memphis							
	HOUSES SOLD	8	17	15	119	165	209	200
	AVG DOM	42	80	54	68	50	43	28
	AVG PRICE PER SQFT	\$ 142.76	\$ 142.18	\$ 149.66	\$ 146.05	\$ 145.28	\$ 147.84	\$ 145.08
	AVG PRICE	\$ 215,750	\$ 240,512	\$ 267,742	\$ 251,166	\$ 246,192	\$ 248,624	\$ 256,005
	AVG SIZE	1,511	1,692	1,789	1,720	1,695	1,682	1,765

Shelby County Zip Codes

		Sep-24	Aug-24	Jul-24	2024 - YTD	2023	2022	2021
38114	Memphis							
	HOUSES SOLD	12	13	10	133	182	179	199
	AVG DOM	44	57	75	62	65	51	47
	AVG PRICE PER SQFT	\$ 60.70	\$ 60.86	\$ 80.10	\$ 79.60	\$ 86.46	\$ 92.21	\$ 83.54
	AVG PRICE	\$ 91,458	\$ 75,278	\$ 108,750	\$ 106,161	\$ 109,699	\$ 125,442	\$ 109,094
	AVG SIZE	1,507	1,237	1,358	1,334	1,269	1,360	1,306
38115	Memphis							
	HOUSES SOLD	10	7	8	110	156	174	187
	AVG DOM	38	26	55	47	40	27	32
	AVG PRICE PER SQFT	\$ 96.86	\$ 113.36	\$ 102.69	\$ 102.00	\$ 98.82	\$ 99.74	\$ 83.99
	AVG PRICE	\$ 172,680	\$ 168,071	\$ 164,425	\$ 167,970	\$ 163,572	\$ 163,779	\$ 140,595
	AVG SIZE	1,783	1,483	1,601	1,647	1,655	1,642	1,674
38116	Memphis							
	HOUSES SOLD	12	16	17	120	172	208	233
	AVG DOM	31	42	29	44	43	37	38
	AVG PRICE PER SQFT	\$ 95.74	\$ 89.09	\$ 86.57	\$ 93.87	\$ 87.69	\$ 88.79	\$ 80.09
	AVG PRICE	\$ 185,825	\$ 154,647	\$ 154,471	\$ 161,357	\$ 154,636	\$ 148,338	\$ 135,452
	AVG SIZE	1,941	1,736	1,784	1,719	1,764	1,671	1,691
38117	Memphis							
	HOUSES SOLD	34	52	52	393	554	572	705
	AVG DOM	66	54	42	58	46	26	24
	AVG PRICE PER SQFT	\$ 181.45	\$ 181.51	\$ 194.72	\$ 182.35	\$ 188.74	\$ 184.04	\$ 170.15
	AVG PRICE	\$ 351,518	\$ 400,090	\$ 379,176	\$ 362,200	\$ 389,957	\$ 365,605	\$ 346,873
	AVG SIZE	1,937	2,204	1,947	1,986	2,066	1,987	2,039
38118	Memphis							
	HOUSES SOLD	19	17	22	173	290	302	272
	AVG DOM	33	42	16	43	41	29	27
	AVG PRICE PER SQFT	\$ 92.39	\$ 84.58	\$ 100.72	\$ 92.66	\$ 86.39	\$ 86.80	\$ 73.35
	AVG PRICE	\$ 132,611	\$ 134,988	\$ 137,214	\$ 132,221	\$ 126,510	\$ 124,788	\$ 104,882
	AVG SIZE	1,435	1,596	1,362	1,427	1,464	1,438	1,430

Shelby County Zip Codes

		Sep-24	Aug-24	Jul-24	2024 - YTD	2023	2022	2021
38119	Memphis							
	HOUSES SOLD	7	20	17	153	247	258	348
	AVG DOM	42	44	59	67	37	24	21
	AVG PRICE PER SQFT	\$ 163.21	\$ 131.67	\$ 143.42	\$ 142.43	\$ 141.08	\$ 144.76	\$ 124.44
	AVG PRICE	\$ 399,857	\$ 365,975	\$ 389,265	\$ 379,872	\$ 358,021	\$ 362,724	\$ 322,124
	AVG SIZE	2,450	2,780	2,714	2,667	2,538	2,506	2,589
38120	Memphis							
	HOUSES SOLD	20	20	22	182	168	217	244
	AVG DOM	52	88	71	60	48	31	32
	AVG PRICE PER SQFT	\$ 162.07	\$ 231.18	\$ 166.33	\$ 181.07	\$ 185.18	\$ 180.68	\$ 162.99
	AVG PRICE	\$ 522,697	\$ 663,245	\$ 473,006	\$ 558,904	\$ 569,430	\$ 585,441	\$ 528,684
	AVG SIZE	3,225	2,869	2,844	3,087	3,075	3,240	3,244
38122	Memphis							
	HOUSES SOLD	20	26	23	195	255	338	362
	AVG DOM	16	54	32	38	38	27	20
	AVG PRICE PER SQFT	\$ 134.22	\$ 132.57	\$ 157.58	\$ 133.25	\$ 134.21	\$ 136.46	\$ 109.83
	AVG PRICE	\$ 168,670	\$ 178,590	\$ 199,070	\$ 177,646	\$ 176,949	\$ 171,340	\$ 146,000
	AVG SIZE	1,257	1,347	1,263	1,333	1,318	1,256	1,329
38125	Memphis							
	HOUSES SOLD	25	25	25	207	290	313	413
	AVG DOM	54	38	47	45	55	35	41
	AVG PRICE PER SQFT	\$ 138.64	\$ 134.75	\$ 142.50	\$ 139.26	\$ 139.75	\$ 137.72	\$ 120.61
	AVG PRICE	\$ 342,054	\$ 305,546	\$ 340,153	\$ 327,176	\$ 309,082	\$ 326,013	\$ 284,324
	AVG SIZE	2,467	2,268	2,387	2,349	2,212	2,367	2,357
38126	Memphis							
	HOUSES SOLD	-	2	-	11	14	21	20
	AVG DOM		33		50	44	48	31
	AVG PRICE PER SQFT		\$ 57.78		\$ 66.41	\$ 115.22	\$ 127.21	\$ 66.73
	AVG PRICE		\$ 112,750		\$ 105,707	\$ 207,094	\$ 241,630	\$ 117,931
	AVG SIZE		1,952		1,592	1,797	1,900	1,767

Shelby County Zip Codes

		Sep-24	Aug-24	Jul-24	2024 - YTD	2023	2022	2021
38127	Memphis							
	HOUSES SOLD	33	59	21	283	397	440	424
	AVG DOM	48	54	55	57	46	33	38
	AVG PRICE PER SQFT	\$ 82.27	\$ 61.44	\$ 52.40	\$ 69.76	\$ 77.66	\$ 71.58	\$ 58.87
	AVG PRICE	\$ 107,108	\$ 85,677	\$ 92,812	\$ 95,252	\$ 100,630	\$ 94,078	\$ 74,917
	AVG SIZE	1,302	1,394	1,771	1,365	1,296	1,314	1,273
38128	Memphis							
	HOUSES SOLD	23	26	30	239	331	390	390
	AVG DOM	37	47	39	42	39	25	28
	AVG PRICE PER SQFT	\$ 94.28	\$ 96.76	\$ 101.95	\$ 97.05	\$ 92.03	\$ 94.45	\$ 78.87
	AVG PRICE	\$ 145,472	\$ 158,778	\$ 140,253	\$ 149,520	\$ 150,990	\$ 148,624	\$ 118,726
	AVG SIZE	1,543	1,641	1,376	1,541	1,641	1,574	1,505
38133	Bartlett/Memphis							
	HOUSES SOLD	23	19	12	166	189	276	318
	AVG DOM	39	46	28	44	32	18	24
	AVG PRICE PER SQFT	\$ 145.34	\$ 153.79	\$ 147.55	\$ 151.47	\$ 150.79	\$ 149.84	\$ 129.70
	AVG PRICE	\$ 319,935	\$ 320,958	\$ 332,083	\$ 314,481	\$ 315,747	\$ 300,397	\$ 266,901
	AVG SIZE	2,201	2,087	2,251	2,076	2,094	2,005	2,058
38134	Bartlett/Memphis							
	HOUSES SOLD	26	25	24	210	322	341	377
	AVG DOM	37	38	51	44	38	26	17
	AVG PRICE PER SQFT	\$ 143.68	\$ 133.40	\$ 134.89	\$ 136.71	\$ 131.73	\$ 126.83	\$ 117.73
	AVG PRICE	\$ 238,165	\$ 267,936	\$ 245,079	\$ 242,335	\$ 234,236	\$ 227,887	\$ 206,205
	AVG SIZE	1,658	2,009	1,817	1,773	1,778	1,797	1,752
38135	Unincorporated							
	HOUSES SOLD	26	24	37	235	332	438	493
	AVG DOM	41	35	32	43	36	23	14
	AVG PRICE PER SQFT	\$ 141.71	\$ 139.30	\$ 153.10	\$ 147.12	\$ 143.36	\$ 148.93	\$ 124.22
	AVG PRICE	\$ 268,988	\$ 299,580	\$ 325,477	\$ 304,771	\$ 302,552	\$ 319,525	\$ 277,310
	AVG SIZE	1,898	2,151	2,126	2,072	2,110	2,145	2,232

Shelby County Zip Codes

		Sep-24	Aug-24	Jul-24	2024 - YTD	2023	2022	2021
38138	Germantown							
	HOUSES SOLD	29	28	32	233	274	347	382
	AVG DOM	51	32	34	42	44	29	27
	AVG PRICE PER SQFT	\$ 157.52	\$ 170.47	\$ 163.06	\$ 166.29	\$ 177.58	\$ 167.07	\$ 145.47
	AVG PRICE	\$ 443,536	\$ 539,116	\$ 504,794	\$ 506,211	\$ 590,856	\$ 551,419	\$ 478,604
	AVG SIZE	2,816	3,163	3,096	3,044	3,327	3,300	3,290
38139	Germantown							
	HOUSES SOLD	19	20	25	171	224	210	266
	AVG DOM	61	35	47	44	36	23	26
	AVG PRICE PER SQFT	\$ 163.92	\$ 195.42	\$ 204.66	\$ 188.76	\$ 183.42	\$ 172.71	\$ 154.33
	AVG PRICE	\$ 575,189	\$ 719,400	\$ 814,410	\$ 716,321	\$ 731,981	\$ 659,066	\$ 609,927
	AVG SIZE	3,509	3,681	3,979	3,795	3,991	3,816	3,952
38141	Memphis							
	HOUSES SOLD	11	5	10	97	172	215	233
	AVG DOM	42	33	44	47	37	23	18
	AVG PRICE PER SQFT	\$ 115.73	\$ 137.39	\$ 115.83	\$ 119.96	\$ 123.51	\$ 121.21	\$ 106.09
	AVG PRICE	\$ 178,673	\$ 196,280	\$ 178,690	\$ 183,129	\$ 187,940	\$ 187,987	\$ 165,247
	AVG SIZE	1,544	1,429	1,543	1,527	1,522	1,551	1,558
38671	Memphis							
	HOUSES SOLD	-	-	-	-	-	-	1
	AVG DOM							33
	AVG PRICE PER SQFT							\$ 130.77
	AVG PRICE							\$ 170,000
	AVG SIZE							1,300