

MARKET *overview*



FRANK WARREN

*Helping people get from the life they
have to the life they dream about.*

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REAL BROKER

December 31, 2025

MARKET *overview*

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Shelby
County

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City/Town

- Arlington
- Bartlett
- Collierville
- Germantown
- Memphis
- Millington

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Zip Codes

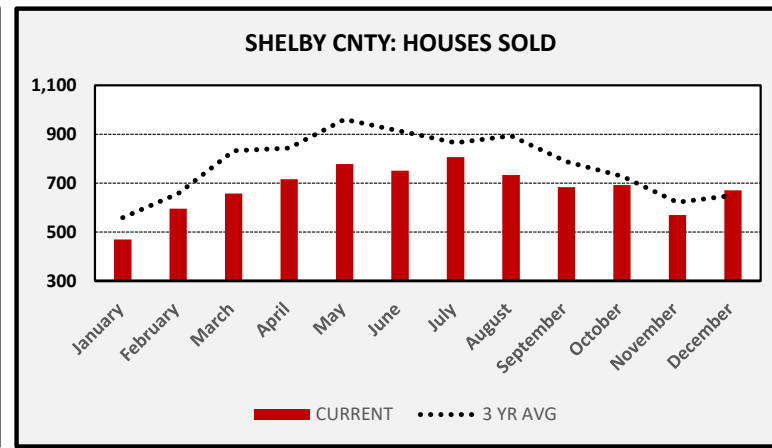
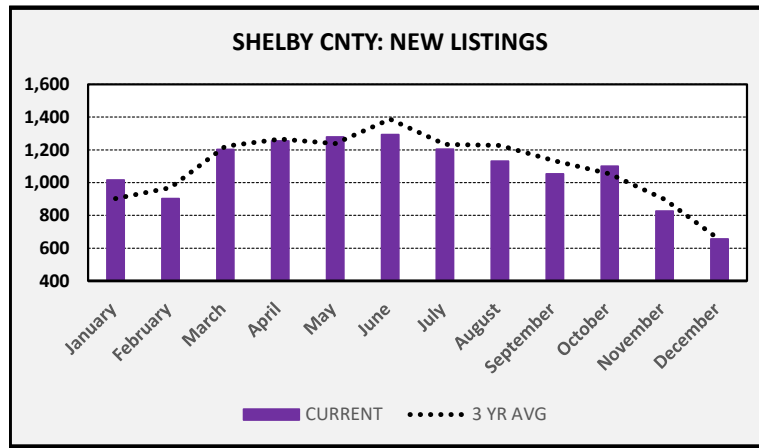

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EXECUTIVE SUMMARY

December 31, 2025

NEW LISTINGS									
	NEW LISTINGS	change		AVERAGE PRICE	change		SUCCESS RATIO	change	
		MoM	YoY		MoM	YoY		MoM	YoY
Shelby County	656	-20.7%	-1.2%	\$ 277,785	-12.3%	-7.5%	31.9%	59.7%	-2.5%
Arlington	14	-53.3%	0.0%	\$ 495,823	8.6%	0.9%	42.9%	83.7%	-40.0%
Bartlett	33	-35.3%	-36.5%	\$ 360,059	6.4%	5.8%	48.5%	90.2%	20.1%
Collierville	37	-36.2%	-5.1%	\$ 556,646	-2.9%	-13.5%	21.6%	-16.4%	-23.3%
Germantown	27	-40.0%	-3.6%	\$ 633,207	1.5%	1.9%	40.7%	52.8%	42.6%
Memphis	473	-16.6%	2.6%	\$ 213,072	-12.0%	-8.7%	28.8%	56.8%	-9.8%
Millington	22	120.0%	10.0%	\$ 324,285	0.5%	11.3%	54.5%	445.5%	42.6%

SOLD														
	HOUSES SOLD	change		AVERAGE PRICE	change		PRICE REDUCTION	change		AVERAGE \$ per SQFT	change		SALES RATIO	DOM
		MoM	YoY		MoM	YoY		MoM	YoY		MoM	YoY		
Shelby County	671	17.9%	5.0%	\$ 326,792	-1.6%	4.5%	329	37.7%	21.9%	\$ 146.25	-1.0%	-0.9%	93.2%	69
Arlington	31	63.2%	40.9%	\$ 462,371	-5.1%	2.4%	15	200.0%	66.7%	\$ 169.19	-5.8%	1.5%	95.4%	58
Bartlett	59	55.3%	9.3%	\$ 328,380	-2.1%	-2.8%	33	57.1%	3.1%	\$ 146.67	-2.5%	4.1%	94.6%	67
Collierville	59	40.5%	34.1%	\$ 630,409	9.6%	-4.6%	31	55.0%	82.4%	\$ 193.68	13.8%	-5.6%	94.1%	75
Germantown	31	-3.1%	-18.4%	\$ 504,155	-11.0%	-12.7%	11	-31.3%	-8.3%	\$ 164.85	1.4%	-3.5%	95.6%	44
Memphis	407	14.3%	-1.5%	\$ 254,474	1.1%	18.3%	193	37.9%	15.6%	\$ 130.24	-1.5%	3.3%	92.0%	68
Millington	27	58.8%	200.0%	\$ 311,106	-2.7%	10.2%	11	83.3%	266.7%	\$ 154.80	-8.9%	3.8%	94.0%	90



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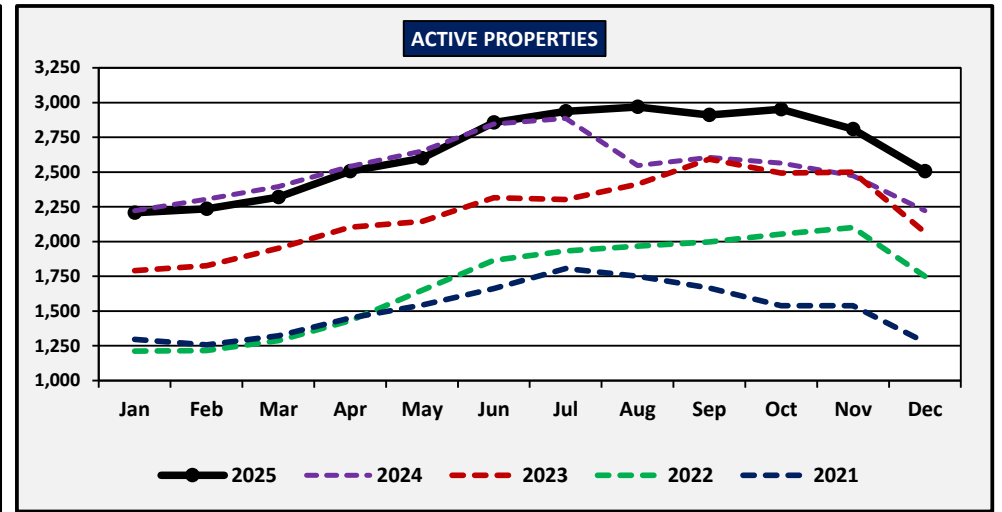
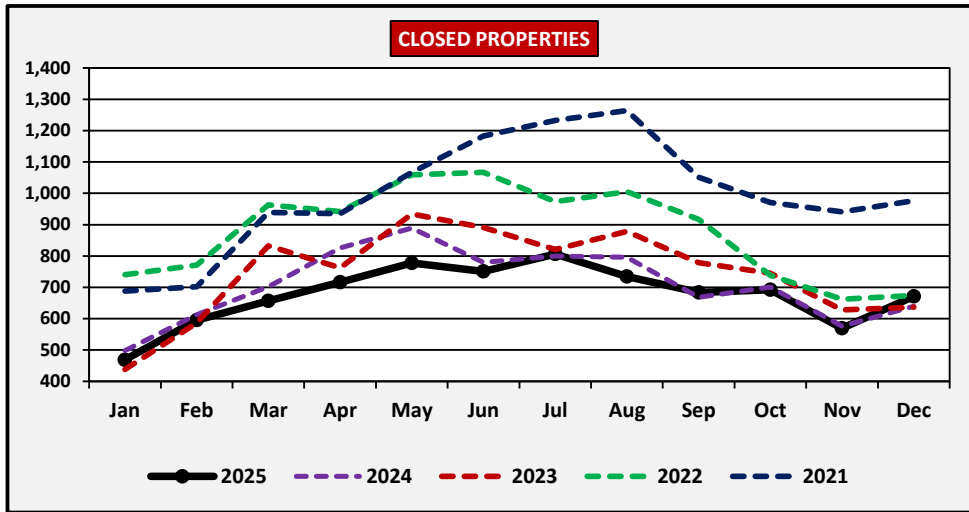
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Zip Codes



Shelby County



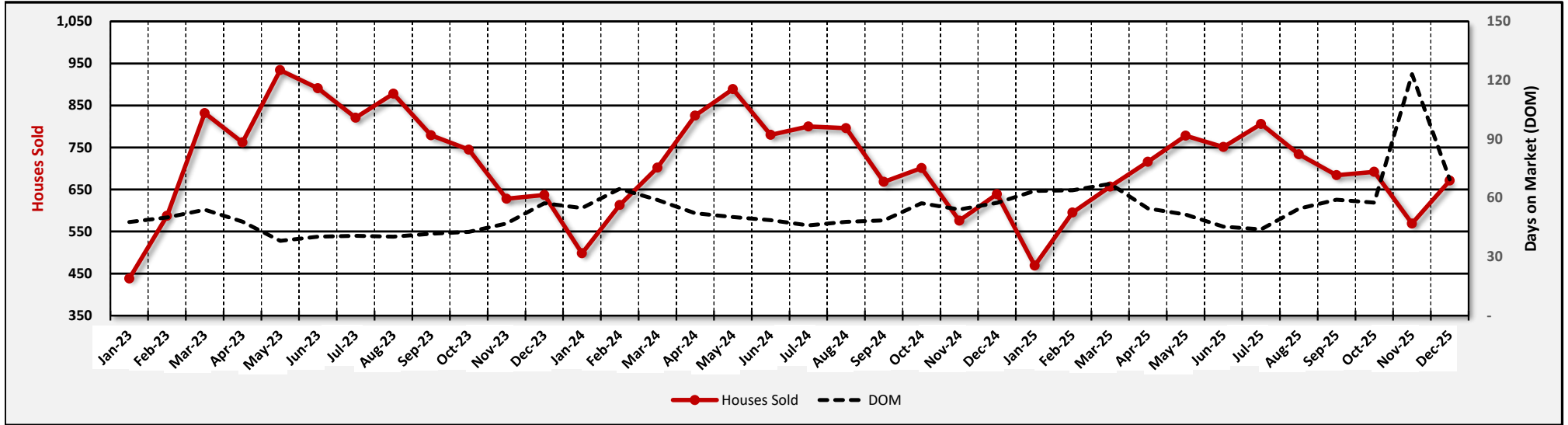
CLOSED					
	Houses	Avg DOM	Avg Price	Sales Ratio	Months Supply
Dec-25	671	69	326,792	93.2%	3.7
Nov-25	569	123	331,965	94.4%	4.9
Oct-25	692	58	331,912	93.5%	4.3
Sep-25	684	59	333,882	94.2%	4.3
Aug-25	734	55	347,497	94.3%	4.0
Jul-25	806	44	334,826	95.4%	3.6
6 MTH AVG	693	66	334,734	94.2%	4.1

PENDING		
Houses	Avg DOM	Avg Price
505	72	290,444
615	70	320,785
765	111	317,220
698	61	348,164
783	59	344,623
813	55	333,696
697	71	325,822

ACTIVE		
Houses	Avg DOM	Avg Price
2,506	121	350,444
2,808	115	362,405
2,952	107	369,490
2,911	104	370,286
2,968	102	380,495
2,936	97	387,341
2,847	108	370,077

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	8,488	53	\$ 325,144	1.5%	\$ 150.09	95.4%
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%

Shelby County Houses Sold



Days on Market		
DOM	# Sold	% of Total
0 to 30	309	46%
31 to 90	180	27%
91 to 180	132	20%
181 to 365	39	6%
> 365	11	2%

Age of House			
Age		# Sold	% of Total
< 1	year	-	0%
1 to 5	years	57	8%
6 to 10	years	10	1%
11 to 25	years	83	12%
26 to 50	years	213	32%
> 50	years	308	46%

Size		
SQFT	# Sold	% of Total
0 to 1,000	31	5%
1,001 to 2,000	313	47%
2,001 to 3,000	192	29%
3,001 to 4,000	91	14%
4,001 to 5,000	31	5%
> 5,001	13	2%

Absorption Rate					
Price Range		Months Supply	Market Type	Odds of Success	
\$ -	\$ 50,000	4.1 mths	Seller	73.4%	
\$ 50,001	\$ 100,000	5.2 mths	Seller	61.4%	
\$ 100,001	\$ 250,000	4.0 mths	Seller	57.8%	
\$ 250,001	\$ 500,000	2.9 mths	Seller	67.8%	
\$ 500,001	\$ 1,000,000	4.3 mths	Seller	62.9%	
\$ 1,000,001		8.5 mths	Buyer	53.1%	

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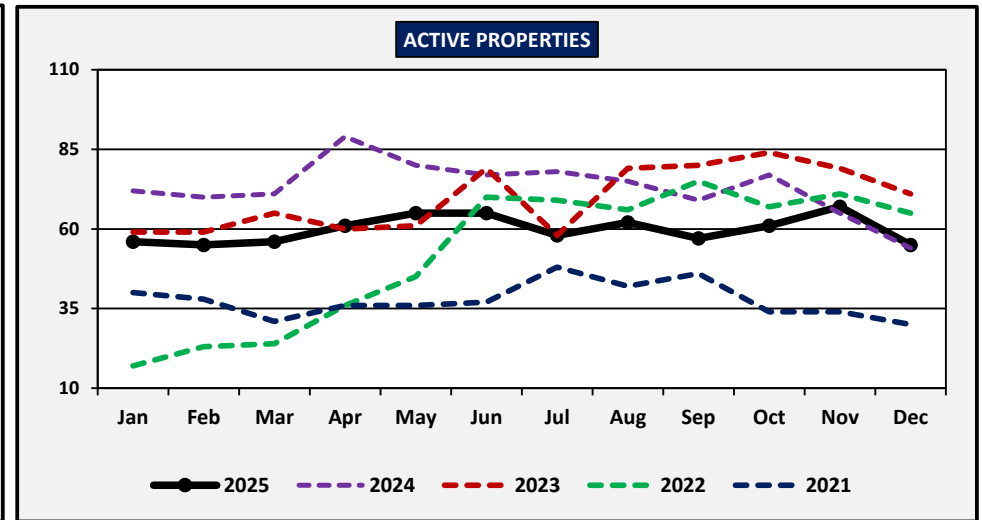
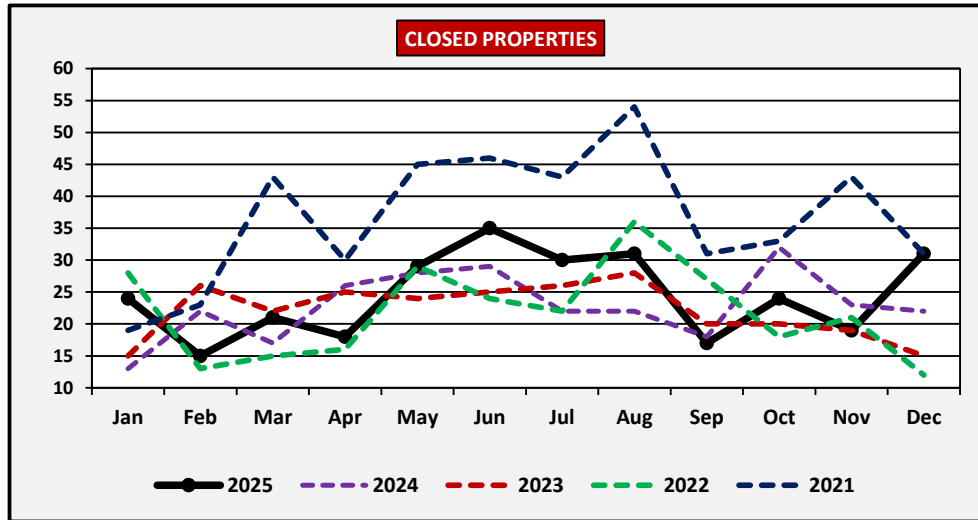
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Arlington



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-25	31	58	462,371	95.4%	1.8
Nov-25	19	38	487,244	98.1%	3.5
Oct-25	24	52	487,348	99.1%	2.5
Sep-25	17	50	470,203	97.6%	3.4
Aug-25	31	23	471,797	98.3%	2.0
Jul-25	30	27	456,870	98.2%	1.9
6 MTH AVG	25	40	471,136	97.7%	2.4

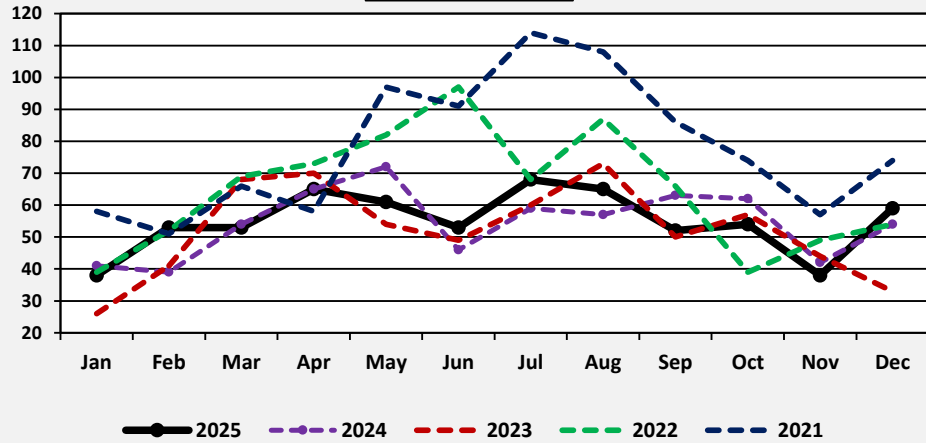
	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	16	69	469,319
	21	94	499,107
	17	41	448,280
	28	54	454,914
	13	51	499,907
	38	21	451,626
	22	55	470,525

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	55	144	519,382
	67	136	495,901
	61	151	513,071
	57	164	515,900
	62	169	601,663
	58	164	616,969
	60	155	543,814

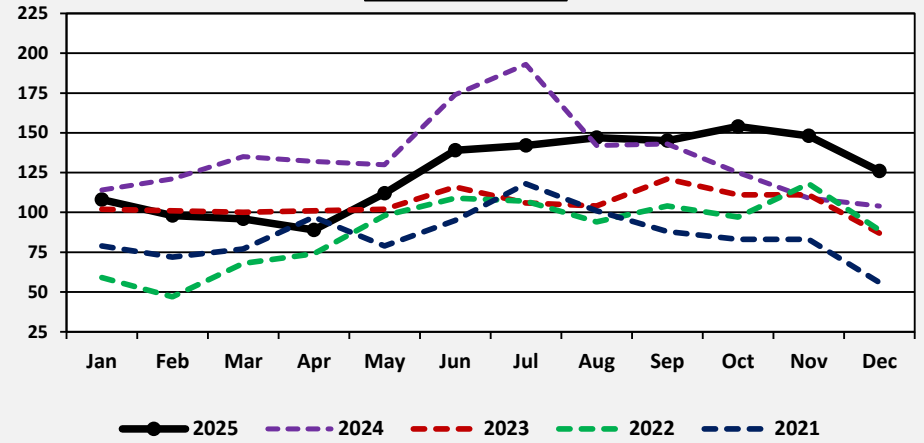
	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	274	68	\$ 471,852	3.9%	\$ 169.67	97.1%
2023	265	64	\$ 454,263	3.2%	\$ 169.56	97.7%
2022	261	23	\$ 440,215	15.1%	\$ 165.36	100.5%
2021	441	24	\$ 382,397	15.4%	\$ 143.07	101.9%
2020	380	40	\$ 331,428	9.5%	\$ 122.84	99.8%

Bartlett

CLOSED PROPERTIES



ACTIVE PROPERTIES



CLOSED

	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-25	59	67	328,380	94.6%	2.1
Nov-25	38	53	335,416	94.4%	3.9
Oct-25	54	49	326,041	96.0%	2.9
Sep-25	52	53	356,414	96.3%	2.8
Aug-25	65	53	367,015	96.4%	2.3
Jul-25	68	21	326,486	98.0%	2.1
6 MTH AVG	56	48	340,229	96.1%	2.6

PENDING

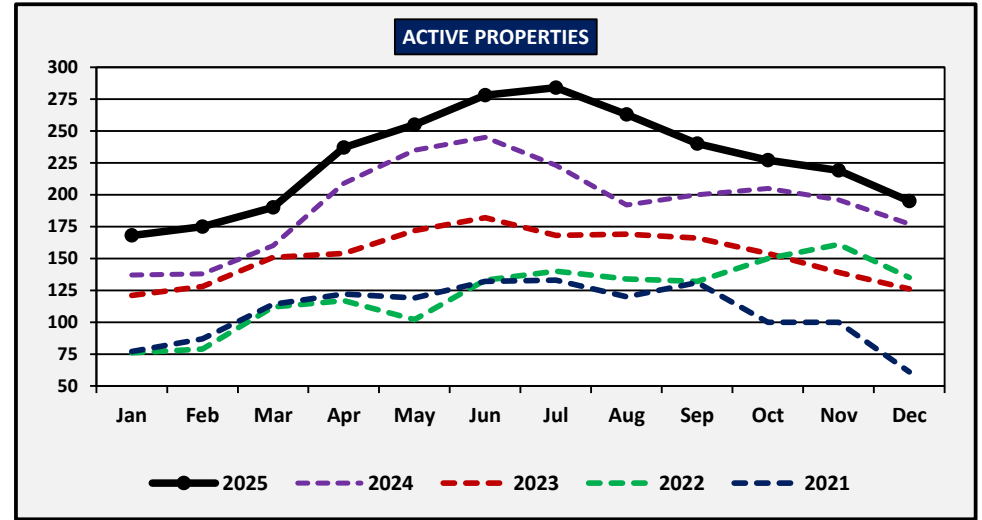
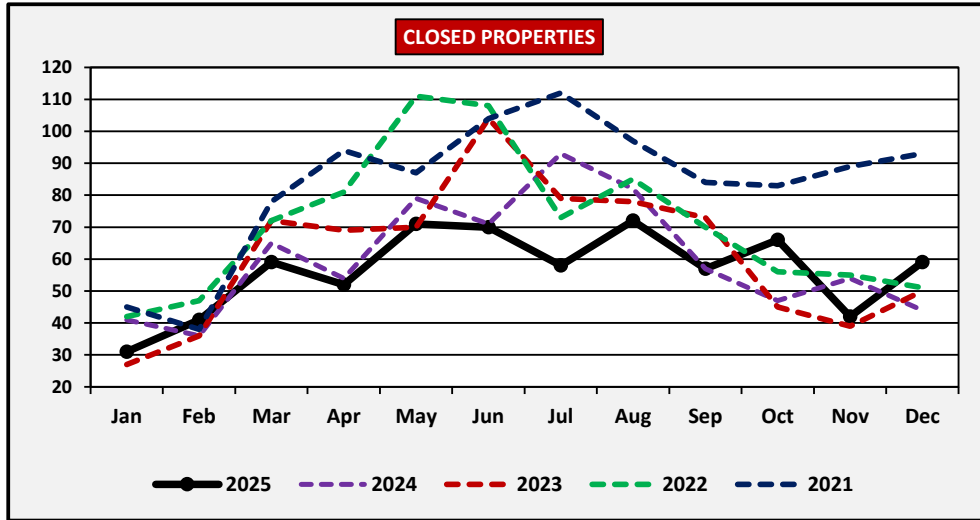
	UNDER CONTRACT	AVG DOM	AVG PRICE
	34	65	315,554
	41	55	343,863
	54	66	345,343
	54	51	332,577
	62	50	347,531
	77	46	369,951
	54	56	342,470

ACTIVE

	HOUSES	AVG DOM	AVG Price
	126	82	355,633
	148	84	356,879
	154	74	362,789
	145	71	377,930
	147	71	376,267
	142	63	389,625
	144	74	369,854

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	654	45	\$ 339,788	2.5%	\$ 149.10	96.8%
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%

Collierville



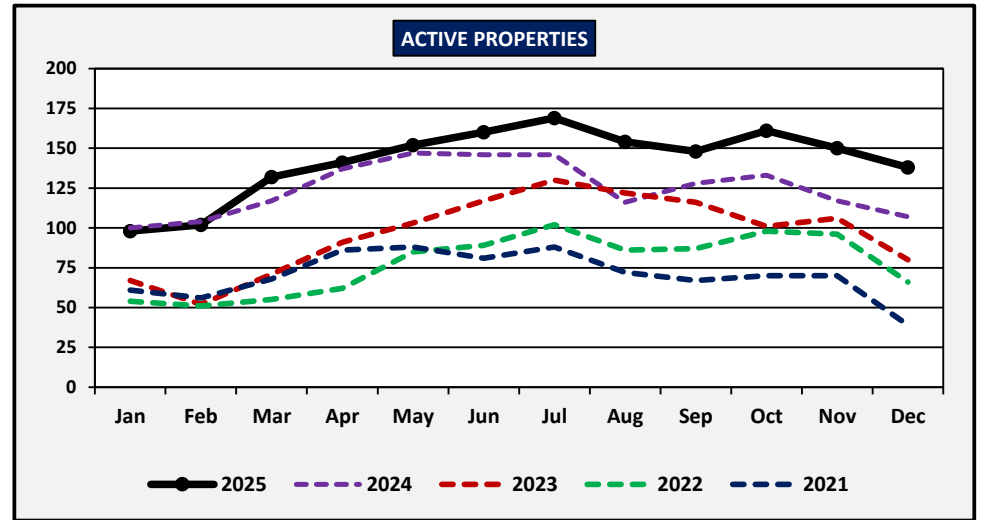
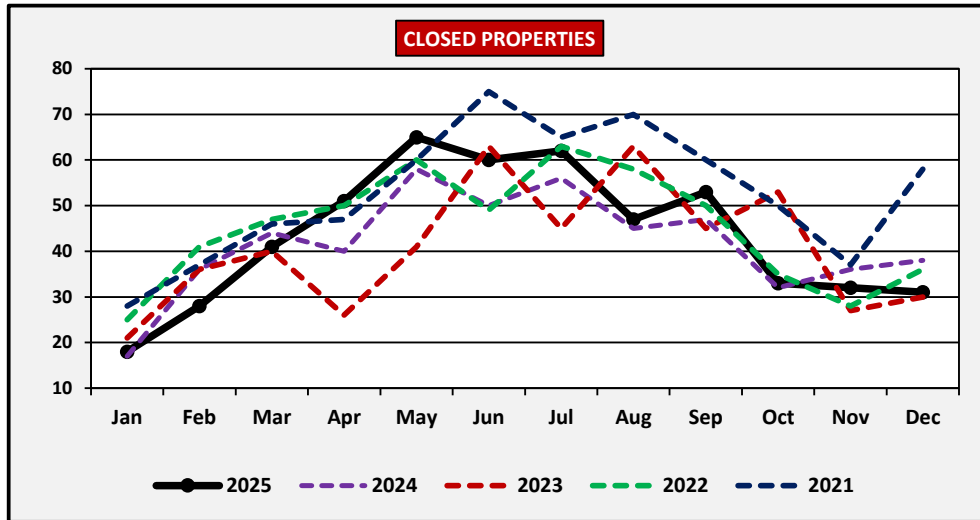
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-25	59	75	630,409	94.1%	3.3
Nov-25	42	86	575,402	95.6%	5.2
Oct-25	66	74	554,403	95.7%	3.4
Sep-25	57	65	540,417	93.9%	4.2
Aug-25	72	94	603,545	94.2%	3.7
Jul-25	58	47	572,532	96.7%	4.9
6 MTH AVG	59	74	580,275	95.0%	4.0

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	28	68	507,803
	50	83	662,641
	52	108	589,725
	67	63	568,826
	71	71	586,650
	64	78	604,538
	55	78	586,697

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	195	140	671,664
	219	124	656,155
	227	115	683,181
	240	122	685,083
	263	112	675,445
	284	98	657,830
	238	118	671,560

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	723	48	\$ 593,100	1.5%	\$ 185.83	96.9%
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%

Germantown



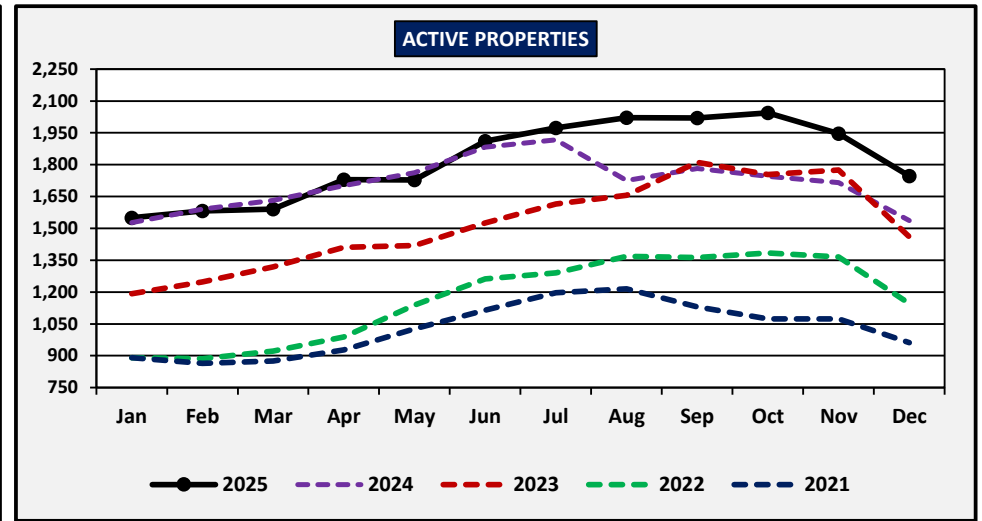
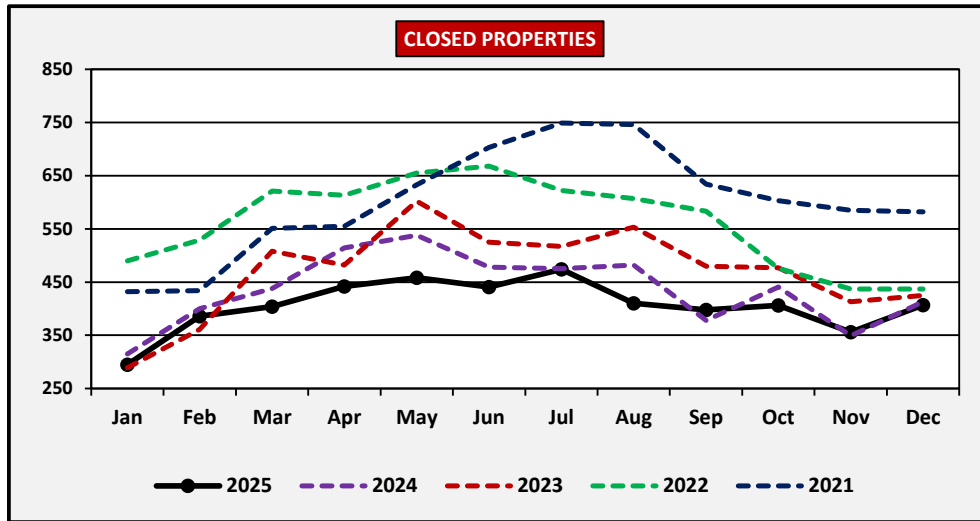
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-25	31	44	504,155	95.6%	4.5
Nov-25	32	67	566,753	95.4%	4.7
Oct-25	33	96	673,076	89.1%	4.9
Sep-25	53	65	638,512	94.8%	2.8
Aug-25	47	44	639,346	94.8%	3.3
Jul-25	62	47	584,145	95.9%	2.7
6 MTH AVG	43	59	604,976	94.4%	3.6

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	20	84	497,895
	33	48	519,342
	36	66	636,208
	40	83	647,366
	49	76	679,368
	53	43	643,269
	39	67	603,908

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	138	128	753,908
	150	118	768,000
	161	102	753,084
	148	101	732,019
	154	100	748,450
	169	90	725,672
	153	106	746,856

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	499	45	\$ 601,897	-8.2%	\$ 176.72	95.7%
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%

Memphis



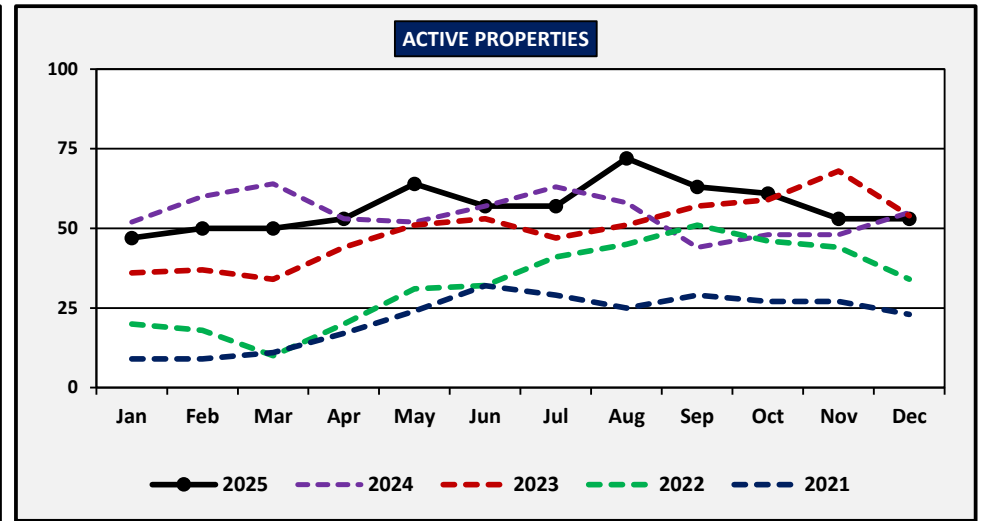
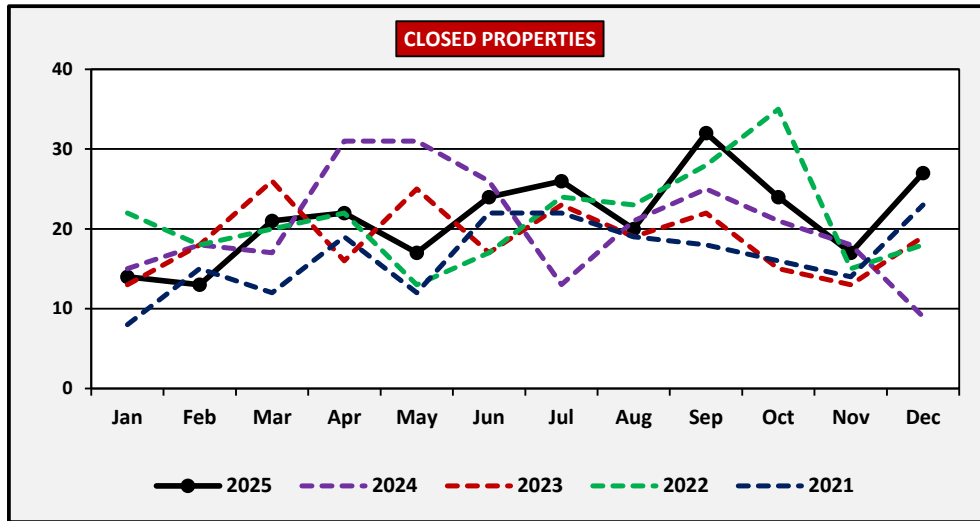
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-25	407	68	254,474	92.0%	4.3
Nov-25	356	160	251,810	92.9%	5.5
Oct-25	406	53	244,016	92.3%	5.0
Sep-25	398	58	239,581	92.9%	5.1
Aug-25	410	51	245,916	92.8%	4.9
Jul-25	474	49	253,509	93.7%	4.2
6 MTH AVG	409	71	248,318	92.8%	4.8

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	336	72	238,743
	406	68	240,717
	492	134	238,193
	411	56	265,280
	475	57	253,584
	471	56	231,073
	432	74	244,598

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	1,746	121	255,100
	1,946	116	268,513
	2,044	109	274,758
	2,020	103	279,561
	2,022	101	286,353
	1,973	97	290,254
	1,959	108	275,757

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	5,221	54	\$ 238,750	0.1%	\$ 132.96	94.3%
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%

Millington



	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Dec-25	27	90	311,106	94.0%	2.0
Nov-25	17	66	319,689	96.0%	3.1
Oct-25	24	81	232,127	83.6%	2.5
Sep-25	32	58	285,889	99.6%	2.0
Aug-25	20	39	294,612	97.1%	3.6
Jul-25	26	32	292,461	96.9%	2.2
6 MTH AVG	24	61	288,016	94.8%	2.5

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	20	78	270,667
	13	76	280,669
	33	79	296,682
	20	87	273,557
	27	57	315,606
	18	53	273,659
	22	72	285,140

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	53	93	342,979
	53	89	340,173
	61	79	323,182
	63	86	319,448
	72	81	313,774
	57	95	339,712
	60	87	329,878

	HOUSES SOLD	AVG DOM	AVG PRICE	AVG PRICE % CHANGE	AVG \$ PER SQFT	SALES RATIO
2024	245	48	\$ 271,422	9.0%	\$ 147.78	95.3%
2023	226	35	\$ 248,978	-0.6%	\$ 143.53	96.4%
2022	255	28	\$ 250,436	18.4%	\$ 139.08	98.4%
2021	200	25	\$ 211,566	13.9%	\$ 122.50	100.3%
2020	102	47	\$ 185,699	16.8%	\$ 103.13	99.0%

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		Dec-25			Nov-25			Oct-25			2025 - YTD			2024			2023			2022		
38002	Arlington/Bartlett																					
	HOUSES SOLD	55			38			57			601			613			560			663		
	AVG DOM	103			53			57			58			61			54			24		
	AVG PRICE PER SQFT	\$ 157.21			\$ 172.71			\$ 162.65			\$ 165.61			\$ 163.66			\$ 164.40			\$ 161.78		
	AVG PRICE	\$ 445,304			\$ 481,020			\$ 516,210			\$ 472,655			\$ 460,000			\$ 467,093			\$ 458,041		
	AVG SIZE	2,832			2,785			3,174			2,854			2,811			2,841			2,831		
38016	Memphis (Cordova)																					
	HOUSES SOLD	40			42			32			463			440			493			603		
	AVG DOM	51			48			67			52			48			37			21		
	AVG PRICE PER SQFT	\$ 128.16			\$ 126.69			\$ 129.18			\$ 132.25			\$ 134.60			\$ 134.60			\$ 135.49		
	AVG PRICE	\$ 300,791			\$ 298,803			\$ 295,695			\$ 305,815			\$ 320,195			\$ 305,986			\$ 315,457		
	AVG SIZE	2,347			2,359			2,289			2,312			2,379			2,273			2,328		
38017	Collierville																					
	HOUSES SOLD	58			47			65			697			732			760			855		
	AVG DOM	76			92			72			69			50			49			29		
	AVG PRICE PER SQFT	\$ 192.96			\$ 173.74			\$ 174.32			\$ 182.36			\$ 185.47			\$ 180.26			\$ 175.90		
	AVG PRICE	\$ 612,745			\$ 602,264			\$ 551,820			\$ 591,651			\$ 594,890			\$ 585,411			\$ 567,543		
	AVG SIZE	3,175			3,466			3,166			3,244			3,207			3,248			3,227		
38018	Memphis (Cordova)																					
	HOUSES SOLD	40			34			42			449			438			477			569		
	AVG DOM	57			41			39			49			48			46			24		
	AVG PRICE PER SQFT	\$ 141.98			\$ 148.84			\$ 138.30			\$ 142.82			\$ 144.66			\$ 144.32			\$ 143.88		
	AVG PRICE	\$ 324,505			\$ 357,676			\$ 309,280			\$ 340,035			\$ 336,318			\$ 329,988			\$ 335,801		
	AVG SIZE	2,286			2,403			2,236			2,381			2,325			2,287			2,334		
38028	Unincorporated (Eads)																					
	HOUSES SOLD	-			2			4			27			46			31			44		
	AVG DOM				10			37			90			174			46			46		
	AVG PRICE PER SQFT	\$			\$ 223.53			\$ 213.21			\$ 199.26			\$ 214.77			\$ 215.76			\$ 181.47		
	AVG PRICE	\$			\$ 1,968,750			\$ 1,058,500			\$ 836,520			\$ 1,045,303			\$ 972,359			\$ 1,112,808		
	AVG SIZE				8,808			4,965			4,198			4,867			4,507			6,132		

Shelby County Zip Codes

38053	Millington	Dec-25	Nov-25	Oct-25	2025 - YTD	2024	2023	2022
	HOUSES SOLD	30	18	26	268	266	250	280
	AVG DOM	88	62	80	63	53	35	28
	AVG PRICE PER SQFT	\$ 154.01	\$ 170.78	\$ 134.06	\$ 158.39	\$ 146.85	\$ 140.65	\$ 138.96
	AVG PRICE	\$ 306,828	\$ 316,373	\$ 256,540	\$ 287,590	\$ 272,074	\$ 247,309	\$ 246,446
	AVG SIZE	1,992	1,853	1,914	1,816	1,853	1,758	1,773
38103	Memphis							
	HOUSES SOLD	6	3	3	98	70	97	123
	AVG DOM	112	66	77	106	64	34	28
	AVG PRICE PER SQFT	\$ 215.72	\$ 199.48	\$ 221.93	\$ 210.38	\$ 223.84	\$ 234.28	\$ 229.74
	AVG PRICE	\$ 403,333	\$ 424,500	\$ 362,933	\$ 438,050	\$ 460,598	\$ 485,075	\$ 480,662
	AVG SIZE	1,870	2,128	1,635	2,082	2,058	2,071	2,092
38104	Memphis							
	HOUSES SOLD	21	18	21	205	180	221	255
	AVG DOM	132	70	78	93	76	56	35
	AVG PRICE PER SQFT	\$ 156.86	\$ 160.26	\$ 157.54	\$ 165.21	\$ 164.79	\$ 170.42	\$ 178.15
	AVG PRICE	\$ 389,910	\$ 371,472	\$ 378,848	\$ 403,034	\$ 373,927	\$ 379,431	\$ 398,091
	AVG SIZE	2,486	2,318	2,405	2,440	2,269	2,226	2,235
38105	Memphis							
	HOUSES SOLD	-	-	1	11	18	13	28
	AVG DOM			83	43	61	56	60
	AVG PRICE PER SQFT			\$ 107.01	\$ 84.80	\$ 110.02	\$ 132.92	\$ 122.89
	AVG PRICE			\$ 162,440	\$ 118,093	\$ 188,878	\$ 221,000	\$ 204,197
	AVG SIZE			1,518	1,393	1,717	1,663	1,662
38106	Memphis							
	HOUSES SOLD	11	14	15	132	145	157	187
	AVG DOM	69	2,716	65	292	59	66	59
	AVG PRICE PER SQFT	\$ 58.84	\$ 60.91	\$ 48.12	\$ 53.66	\$ 54.09	\$ 53.17	\$ 53.27
	AVG PRICE	\$ 69,082	\$ 89,564	\$ 60,682	\$ 69,868	\$ 71,282	\$ 67,059	\$ 70,631
	AVG SIZE	1,174	1,471	1,261	1,302	1,318	1,261	1,326

Shelby County Zip Codes

		2025 - YTD			2024			2023			2022		
		Dec-25	Nov-25	Oct-25	Dec-24	Nov-24	Oct-24	Dec-23	Nov-23	Oct-23	Dec-22	Nov-22	Oct-22
38107	Memphis												
	HOUSES SOLD	15	8	15	115			127	154	194			
	AVG DOM	150	60	63	95			81	61	34			
	AVG PRICE PER SQFT	\$ 123.33	\$ 77.90	\$ 116.17	\$ 112.02			\$ 113.60	\$ 116.08	\$ 113.36			
	AVG PRICE	\$ 192,327	\$ 109,113	\$ 168,800	\$ 166,961			\$ 182,422	\$ 174,283	\$ 168,128			
38108	Memphis												
	HOUSES SOLD	6	5	6	102			142	121	178			
	AVG DOM	39	6	50	48			46	54	55			
	AVG PRICE PER SQFT	\$ 91.95	\$ 95.67	\$ 77.44	\$ 73.91			\$ 85.58	\$ 72.33	\$ 81.01			
	AVG PRICE	\$ 130,667	\$ 135,300	\$ 82,083	\$ 86,755			\$ 96,944	\$ 82,171	\$ 97,743			
38109	Memphis												
	HOUSES SOLD	25	21	25	274			312	307	371			
	AVG DOM	58	36	55	57			59	45	30			
	AVG PRICE PER SQFT	\$ 74.68	\$ 88.38	\$ 71.90	\$ 84.05			\$ 77.88	\$ 82.95	\$ 80.52			
	AVG PRICE	\$ 129,956	\$ 112,582	\$ 101,179	\$ 116,346			\$ 106,306	\$ 111,336	\$ 109,918			
38111	Memphis												
	HOUSES SOLD	40	21	38	474			450	487	626			
	AVG DOM	83	37	53	60			53	47	27			
	AVG PRICE PER SQFT	\$ 148.24	\$ 144.64	\$ 154.37	\$ 155.64			\$ 158.45	\$ 155.17	\$ 159.32			
	AVG PRICE	\$ 271,303	\$ 209,140	\$ 295,589	\$ 272,621			\$ 268,233	\$ 259,114	\$ 260,363			
38112	Memphis												
	HOUSES SOLD	17	9	14	139			147	165	209			
	AVG DOM	88	97	75	90			72	50	43			
	AVG PRICE PER SQFT	\$ 146.42	\$ 121.16	\$ 129.16	\$ 137.67			\$ 143.66	\$ 145.28	\$ 147.84			
	AVG PRICE	\$ 300,848	\$ 207,889	\$ 259,964	\$ 243,049			\$ 250,483	\$ 246,192	\$ 248,624			
	AVG SIZE	2,055	1,716	2,013	1,765			1,744	1,695	1,682			

Shelby County Zip Codes

		2025 - YTD			2024			2023			2022		
		Dec-25	Nov-25	Oct-25	Dec-24	Nov-24	Oct-24	Dec-23	Nov-23	Oct-23	Dec-22	Nov-22	Oct-22
38114	Memphis												
	HOUSES SOLD	7	5	9	128			180	182	179			
	AVG DOM	95	38	39	70			58	65	51			
	AVG PRICE PER SQFT	\$ 88.62	\$ 97.41	\$ 91.17	\$ 82.46			\$ 80.41	\$ 86.46	\$ 92.21			
	AVG PRICE	\$ 105,429	\$ 111,880	\$ 121,067	\$ 106,224			\$ 106,798	\$ 109,699	\$ 125,442			
38115	Memphis												
	HOUSES SOLD	11	8	12	114			139	156	174			
	AVG DOM	29	38	56	40			48	40	27			
	AVG PRICE PER SQFT	\$ 98.97	\$ 87.78	\$ 112.28	\$ 103.13			\$ 99.23	\$ 98.82	\$ 99.74			
	AVG PRICE	\$ 157,055	\$ 120,563	\$ 188,342	\$ 168,173			\$ 161,943	\$ 163,572	\$ 163,779			
38116	Memphis												
	HOUSES SOLD	21	10	12	170			168	172	208			
	AVG DOM	42	27	40	39			43	43	37			
	AVG PRICE PER SQFT	\$ 88.19	\$ 95.24	\$ 98.71	\$ 93.39			\$ 95.75	\$ 87.69	\$ 88.79			
	AVG PRICE	\$ 149,079	\$ 187,830	\$ 176,283	\$ 169,054			\$ 166,916	\$ 154,636	\$ 148,338			
38117	Memphis												
	HOUSES SOLD	44	35	36	475			500	554	572			
	AVG DOM	62	66	53	61			61	46	26			
	AVG PRICE PER SQFT	\$ 172.56	\$ 175.36	\$ 183.97	\$ 180.44			\$ 182.69	\$ 188.74	\$ 184.04			
	AVG PRICE	\$ 394,680	\$ 385,946	\$ 412,443	\$ 385,000			\$ 361,487	\$ 389,957	\$ 365,605			
38118	Memphis												
	HOUSES SOLD	18	18	15	171			234	290	302			
	AVG DOM	32	26	47	33			40	41	29			
	AVG PRICE PER SQFT	\$ 102.34	\$ 97.35	\$ 97.86	\$ 95.31			\$ 94.11	\$ 86.39	\$ 86.80			
	AVG PRICE	\$ 156,811	\$ 142,594	\$ 150,553	\$ 136,518			\$ 134,019	\$ 126,510	\$ 124,788			
	AVG SIZE	1,532	1,465	1,538	1,432			1,424	1,464	1,438			

Shelby County Zip Codes

38119	Memphis	Dec-25	Nov-25	Oct-25	2025 - YTD	2024	2023	2022
	HOUSES SOLD	17	15	19	238	203	247	258
	AVG DOM	72	119	31	75	68	37	24
	AVG PRICE PER SQFT	\$ 138.84	\$ 141.48	\$ 142.00	\$ 139.87	\$ 139.08	\$ 141.08	\$ 144.76
	AVG PRICE	\$ 374,247	\$ 361,066	\$ 405,200	\$ 357,794	\$ 365,243	\$ 358,021	\$ 362,724
	AVG SIZE	2,696	2,552	2,854	2,558	2,626	2,538	2,506
38120	Memphis							
	HOUSES SOLD	13	15	17	186	230	168	217
	AVG DOM	71	61	113	68	61	48	31
	AVG PRICE PER SQFT	\$ 149.12	\$ 200.00	\$ 166.30	\$ 174.73	\$ 180.98	\$ 185.18	\$ 180.68
	AVG PRICE	\$ 471,423	\$ 812,267	\$ 524,212	\$ 554,389	\$ 550,997	\$ 569,430	\$ 585,441
	AVG SIZE	3,161	4,061	3,152	3,173	3,044	3,075	3,240
38122	Memphis							
	HOUSES SOLD	13	15	17	195	250	255	338
	AVG DOM	36	35	34	50	38	38	27
	AVG PRICE PER SQFT	\$ 132.36	\$ 126.13	\$ 136.13	\$ 137.63	\$ 131.08	\$ 134.21	\$ 136.46
	AVG PRICE	\$ 175,769	\$ 182,954	\$ 191,340	\$ 180,037	\$ 172,029	\$ 176,949	\$ 171,340
	AVG SIZE	1,328	1,451	1,406	1,308	1,312	1,318	1,256
38125	Memphis							
	HOUSES SOLD	16	20	18	249	261	290	313
	AVG DOM	63	70	41	59	47	55	35
	AVG PRICE PER SQFT	\$ 129.02	\$ 133.39	\$ 137.34	\$ 134.09	\$ 138.33	\$ 139.75	\$ 137.72
	AVG PRICE	\$ 321,044	\$ 280,985	\$ 324,317	\$ 312,404	\$ 323,999	\$ 309,082	\$ 326,013
	AVG SIZE	2,488	2,107	2,362	2,330	2,342	2,212	2,367
38126	Memphis							
	HOUSES SOLD	-	1	2	15	13	14	21
	AVG DOM		20	76	28	71	44	48
	AVG PRICE PER SQFT		\$ 76.42	\$ 64.22	\$ 54.42	\$ 72.01	\$ 115.22	\$ 127.21
	AVG PRICE		\$ 139,000	\$ 97,450	\$ 78,211	\$ 111,076	\$ 207,094	\$ 241,630
	AVG SIZE		1,819	1,518	1,437	1,543	1,797	1,900

Shelby County Zip Codes

		2025 - YTD			2024			2023			2022		
		Dec-25	Nov-25	Oct-25	Dec-24	Nov-24	Oct-24	Dec-23	Nov-23	Oct-23	Dec-22	Nov-22	Oct-22
38127	Memphis												
	HOUSES SOLD	25	21	27	317			374	397	440			
	AVG DOM	68	66	66	50			57	46	33			
	AVG PRICE PER SQFT	\$ 80.30	\$ 78.65	\$ 75.73	\$ 78.25			\$ 70.89	\$ 77.66	\$ 71.58			
	AVG PRICE	\$ 113,951	\$ 119,767	\$ 98,543	\$ 106,219			\$ 95,451	\$ 100,630	\$ 94,078			
38128	Memphis												
	HOUSES SOLD	13	20	23	265			299	331	390			
	AVG DOM	23	72	25	42			48	39	25			
	AVG PRICE PER SQFT	\$ 96.77	\$ 100.71	\$ 101.63	\$ 100.99			\$ 97.08	\$ 92.03	\$ 94.45			
	AVG PRICE	\$ 164,600	\$ 156,398	\$ 152,169	\$ 155,263			\$ 151,728	\$ 150,990	\$ 148,624			
38133	Bartlett/Memphis												
	HOUSES SOLD	14	17	15	200			222	189	276			
	AVG DOM	63	51	24	39			40	32	18			
	AVG PRICE PER SQFT	\$ 161.24	\$ 149.34	\$ 147.77	\$ 155.72			\$ 152.70	\$ 150.79	\$ 149.84			
	AVG PRICE	\$ 335,349	\$ 308,318	\$ 243,393	\$ 313,273			\$ 309,580	\$ 315,747	\$ 300,397			
38134	Bartlett/Memphis												
	HOUSES SOLD	21	22	23	296			280	322	341			
	AVG DOM	50	38	34	38			44	38	26			
	AVG PRICE PER SQFT	\$ 118.46	\$ 129.68	\$ 127.88	\$ 131.83			\$ 133.53	\$ 131.73	\$ 126.83			
	AVG PRICE	\$ 221,638	\$ 220,618	\$ 229,061	\$ 233,354			\$ 240,015	\$ 234,236	\$ 227,887			
38135	Unincorporated												
	HOUSES SOLD	27	19	29	327			303	332	438			
	AVG DOM	71	59	58	50			45	36	23			
	AVG PRICE PER SQFT	\$ 146.15	\$ 145.10	\$ 154.79	\$ 148.60			\$ 146.76	\$ 143.36	\$ 148.93			
	AVG PRICE	\$ 321,595	\$ 295,547	\$ 322,146	\$ 320,370			\$ 303,571	\$ 302,552	\$ 319,525			
		2,201	2,037	2,081	2,156			2,069	2,110	2,145			

Shelby County Zip Codes

38138	Germantown	2025 - YTD			2025 - YTD	2024			2023	2022
		Dec-25	Nov-25	Oct-25						
	HOUSES SOLD	18	21	23	341	300	274	347		
	AVG DOM	47	79	99	57	46	44	29		
	AVG PRICE PER SQFT	\$ 157.03	\$ 162.13	\$ 188.36	\$ 176.01	\$ 166.75	\$ 177.58	\$ 167.07		
	AVG PRICE	\$ 444,994	\$ 562,183	\$ 645,957	\$ 563,439	\$ 525,224	\$ 590,856	\$ 551,419		
	AVG SIZE	2,834	3,468	3,429	3,201	3,150	3,327	3,300		
38139	Germantown									
	HOUSES SOLD	15	12	13	195	214	224	210		
	AVG DOM	38	41	87	48	49	36	23		
	AVG PRICE PER SQFT	\$ 179.13	\$ 163.97	\$ 182.69	\$ 178.11	\$ 188.58	\$ 183.42	\$ 172.71		
	AVG PRICE	\$ 676,587	\$ 581,271	\$ 704,188	\$ 652,889	\$ 721,393	\$ 731,981	\$ 659,066		
	AVG SIZE	3,777	3,545	3,854	3,666	3,825	3,991	3,816		
38141	Memphis									
	HOUSES SOLD	9	14	15	147	133	172	215		
	AVG DOM	37	29	40	29	43	37	23		
	AVG PRICE PER SQFT	\$ 127.16	\$ 111.13	\$ 122.78	\$ 119.72	\$ 118.62	\$ 123.51	\$ 121.21		
	AVG PRICE	\$ 215,500	\$ 173,593	\$ 194,593	\$ 191,156	\$ 181,482	\$ 187,940	\$ 187,987		
	AVG SIZE	1,695	1,562	1,585	1,597	1,530	1,522	1,551		
38671	Memphis									
	HOUSES SOLD	-	-	-	-	-	-	-		
	AVG DOM									
	AVG PRICE PER SQFT									
	AVG PRICE									
	AVG SIZE									