

MARKET *overview*



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COLDWELL BANKER: COLLINS-MAURY

June 30, 2024

MARKET *overview*

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Executive
Summary

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Shelby
County

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City/Town

- Arlington
- Bartlett
- Collierville
- Germantown
- Memphis

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Zip Codes

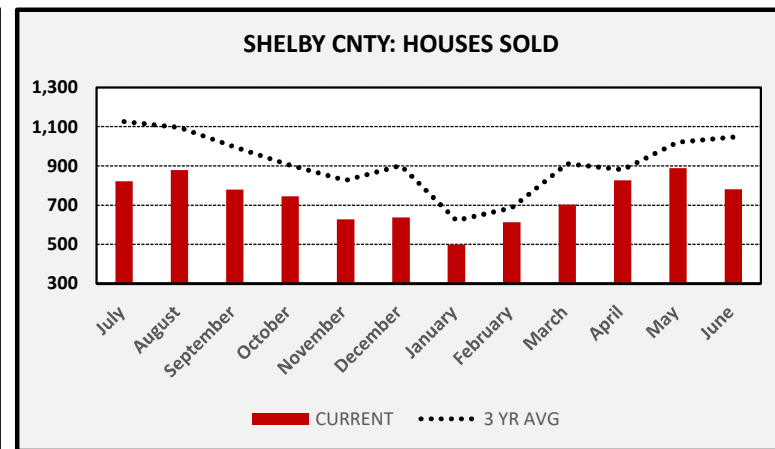
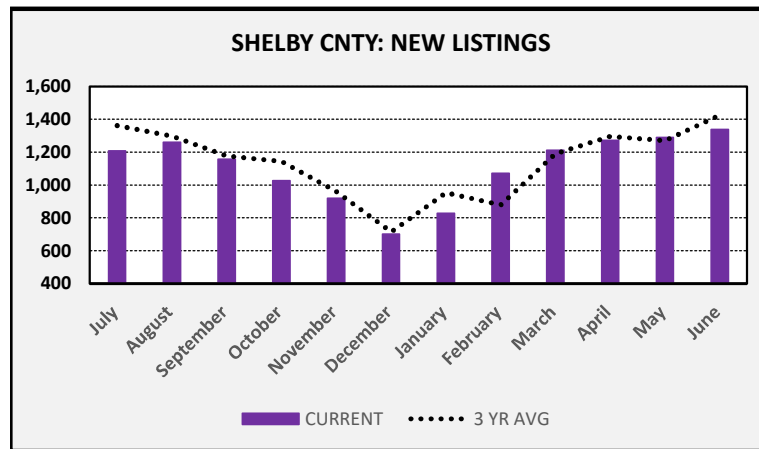

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EXECUTIVE SUMMARY

June 30, 2024

NEW LISTINGS									
NEW LISTINGS	change		AVERAGE PRICE	change		SUCCESS RATIO	change		
	MoM	YoY		MoM	YoY		MoM	YoY	
Shelby County	1,338	3.8%	3.6%	\$ 346,596	-5.2%	-0.4%	40.2%	-15.7%	-23.0%
Arlington	28	-17.6%	-34.9%	\$ 496,430	6.7%	3.9%	60.7%	-10.2%	24.3%
Bartlett	101	32.9%	29.5%	\$ 360,457	-1.0%	-2.4%	45.5%	-26.4%	-29.0%
Collierville	101	-17.2%	-12.2%	\$ 637,701	-6.6%	2.1%	49.5%	-13.7%	-1.8%
Germantown	68	-5.6%	-16.0%	\$ 603,891	2.2%	-7.7%	48.5%	-14.8%	-19.8%
Memphis	889	6.2%	7.5%	\$ 267,081	-8.2%	0.7%	37.3%	-14.1%	-25.9%
Millington	35	40.0%	6.1%	\$ 297,684	11.0%	0.2%	45.7%	-23.8%	-19.8%

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	780	-12.3%	-12.5%	\$ 353,203	3.5%	-1.6%	245	-8.2%	6.5%	\$ 157.40	1.5%	-0.2%	95.6%	49
Arlington	29	3.6%	16.0%	\$ 479,751	-5.4%	1.0%	14	27.3%	133.3%	\$ 167.90	0.9%	0.4%	98.1%	72
Bartlett	46	-36.1%	-6.1%	\$ 341,837	-1.4%	1.9%	13	8.3%	18.2%	\$ 142.99	-7.0%	-4.6%	97.5%	40
Collierville	71	-10.1%	-31.7%	\$ 608,930	6.5%	5.3%	23	15.0%	-4.2%	\$ 191.81	4.2%	4.6%	98.2%	39
Germantown	50	-13.8%	-20.6%	\$ 644,395	3.5%	-5.3%	17	13.3%	-5.6%	\$ 181.01	-2.8%	0.4%	95.3%	41
Memphis	478	-11.2%	-9.0%	\$ 259,998	-0.3%	-1.1%	155	-12.9%	10.7%	\$ 139.47	-1.4%	-2.9%	95.0%	48
Millington	26	-16.1%	52.9%	\$ 269,930	2.0%	18.3%	7	16.7%		\$ 157.95	11.2%	17.2%	97.6%	40



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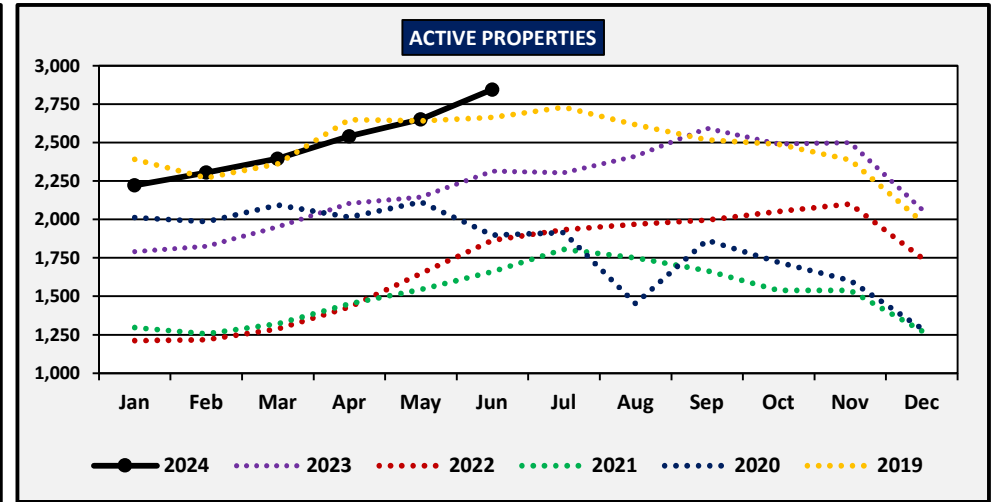
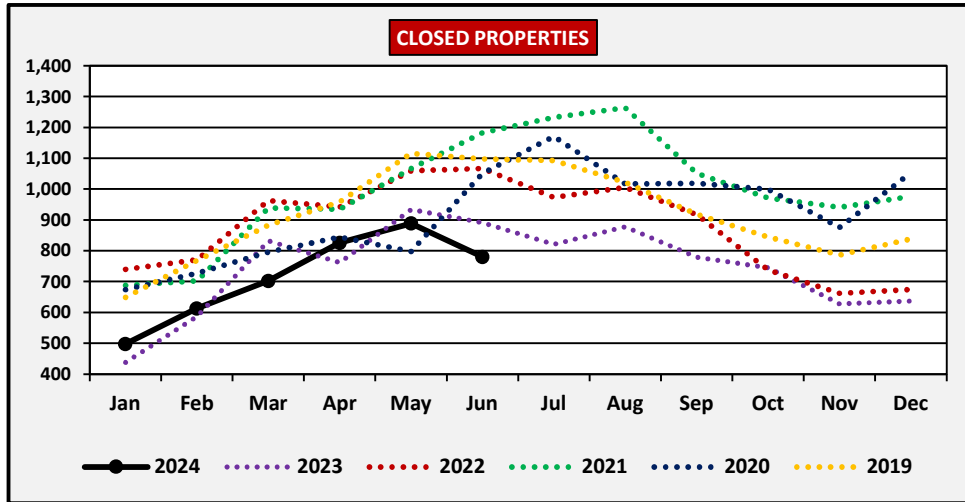
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Shelby County



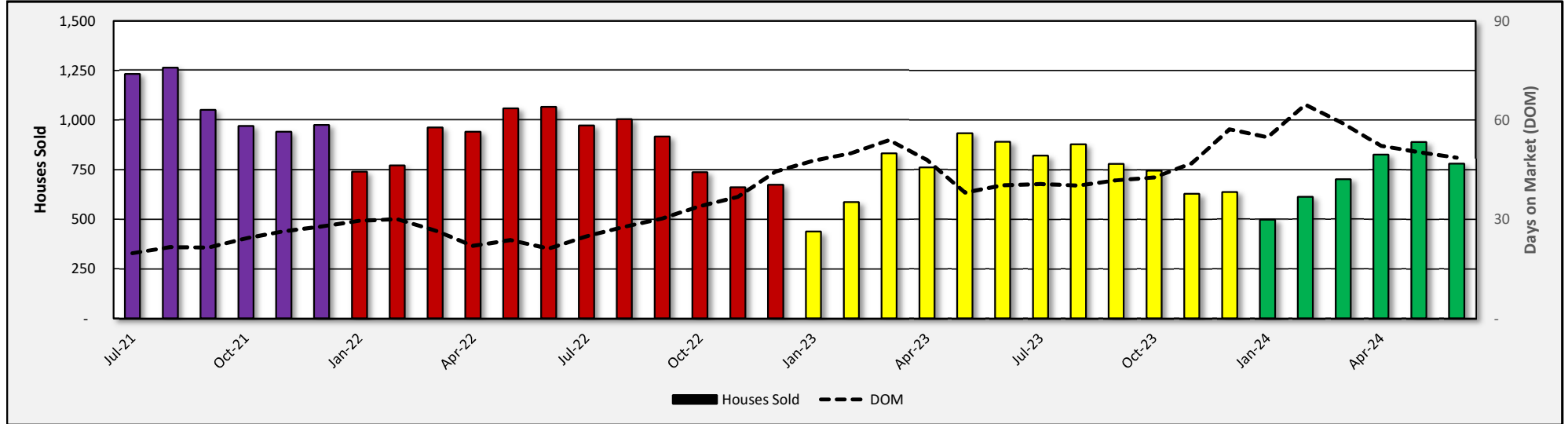
CLOSED					
	Houses	Avg DOM	Avg Price	Sales Ratio	Months Supply
Jun-24	780	49	353,203	95.6%	3.6
May-24	889	50	341,362	96.8%	3.0
Apr-24	826	52	319,653	96.8%	3.1
Mar-24	702	59	315,631	95.8%	3.4
Feb-24	613	65	304,880	94.9%	3.8
Jan-24	498	55	273,815	94.8%	4.5
6 MTH AVG	718	54	322,151	95.9%	3.5

PENDING		
Houses	Avg DOM	Avg Price
727	47	333,010
812	53	343,199
791	50	330,058
722	53	307,713
647	60	305,219
470	70	287,185
695	55	317,730

ACTIVE		
Houses	Avg DOM	Avg Price
2,845	78	393,134
2,651	78	398,862
2,541	78	395,675
2,396	81	370,190
2,305	85	359,202
2,222	89	356,672
2,493	81	378,956

	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	433	56%
31 to 90	229	29%
91 to 180	80	10%
181 to 365	37	5%
> 365	1	0%

Age of House			
Age		# Sold	% of Total
< 1	year	4	1%
1 to 5	years	15	2%
6 to 10	years	43	6%
11 to 25	years	157	22%
26 to 50	years	217	31%
> 50	years	263	38%

Size		
SQFT	# Sold	% of Total
0 to 1,000	49	6%
1,001 to 2,000	370	47%
2,001 to 3,000	201	26%
3,001 to 4,000	92	12%
4,001 to 5,000	39	5%
> 5,001	29	4%

Absorption Rate					
Price Range		Months Supply	Market Type	Odds of Success	
\$ -	\$ 50,000	3.3 mths	Seller	88.9%	
\$ 50,001	\$ 100,000	3.1 mths	Seller	71.0%	
\$ 100,001	\$ 250,000	3.1 mths	Seller	61.8%	
\$ 250,001	\$ 500,000	3.9 mths	Seller	68.0%	
\$ 500,001	\$ 1,000,000	4.5 mths	Seller	66.5%	
\$ 1,000,001		4.1 mths	Seller	57.0%	

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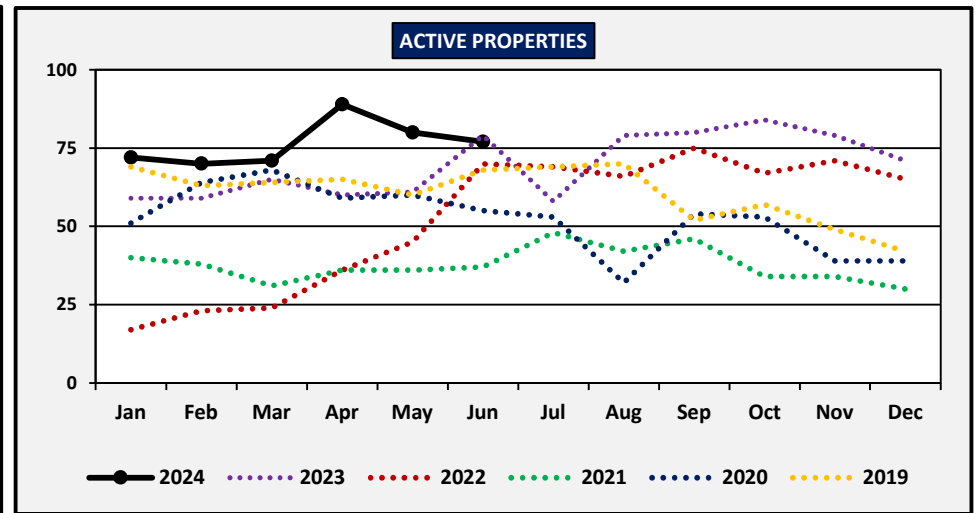
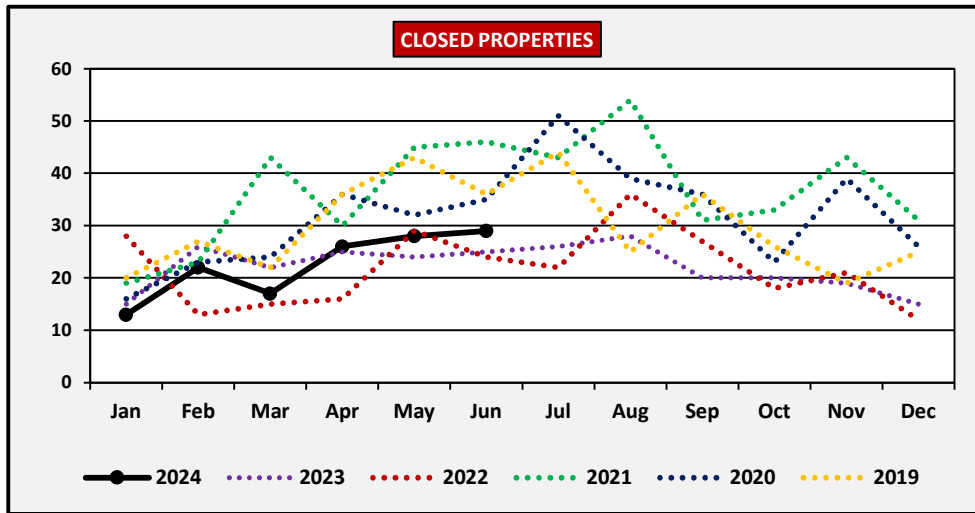
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Arlington



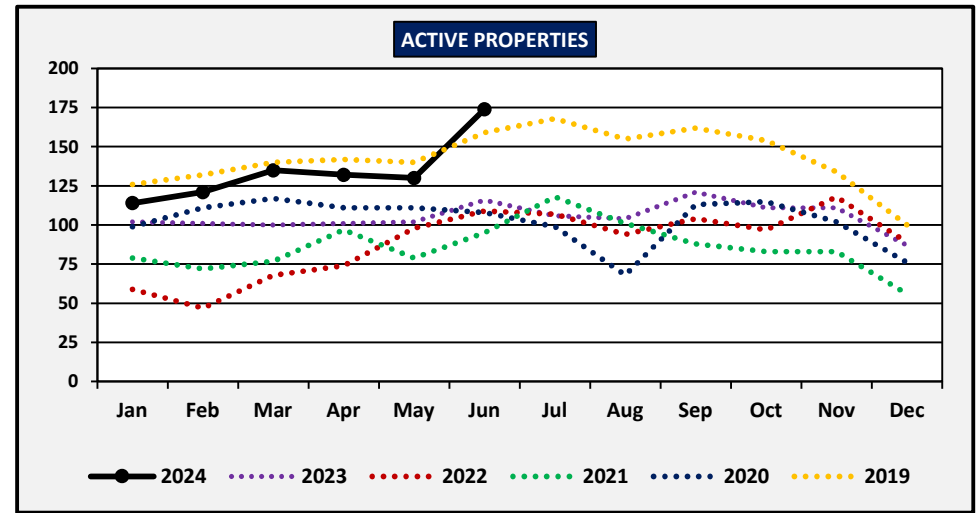
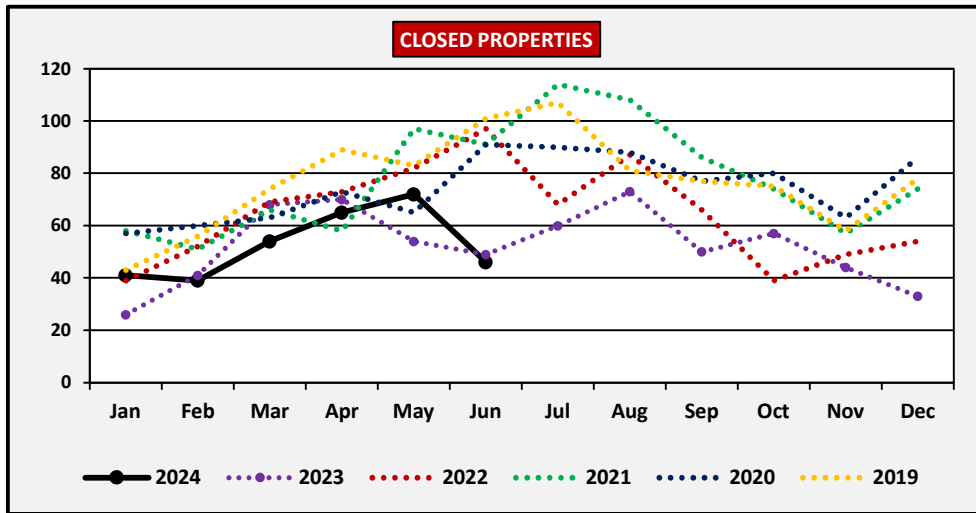
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Jun-24	29	72	479,751	98.1%	2.7
May-24	28	88	506,955	98.6%	2.9
Apr-24	26	85	501,276	97.1%	3.4
Mar-24	17	71	452,203	97.3%	4.2
Feb-24	22	59	490,633	97.5%	3.2
Jan-24	13	46	479,816	96.4%	5.5
6 MTH AVG	23	73	487,850	97.6%	3.4

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	23	66	461,057
	33	70	503,780
	23	79	482,442
	22	73	487,531
	18	58	479,456
	14	129	466,010
	22	79	480,046

	ACTIVE	
	HOUSES	AVG DOM
	77	89
	80	87
	89	79
	71	103
	70	107
	72	105
	77	95

	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



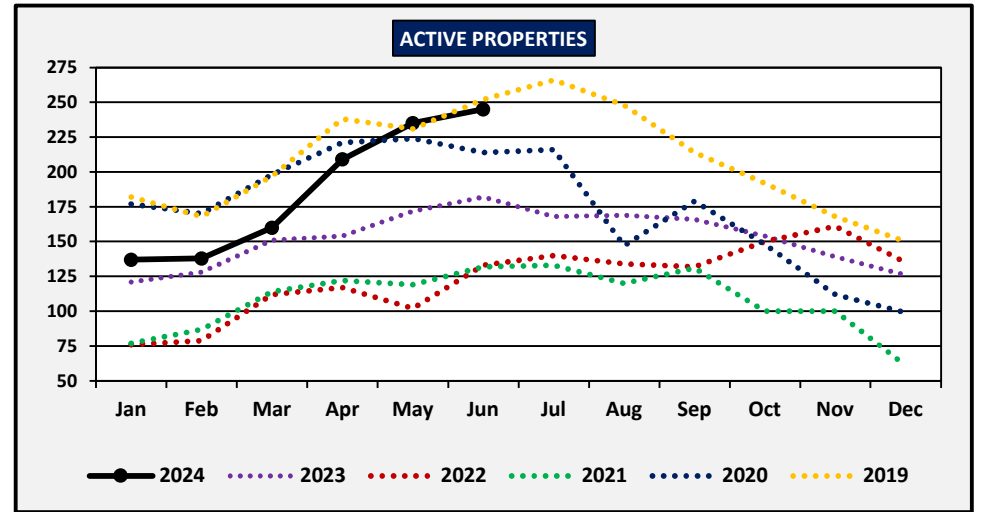
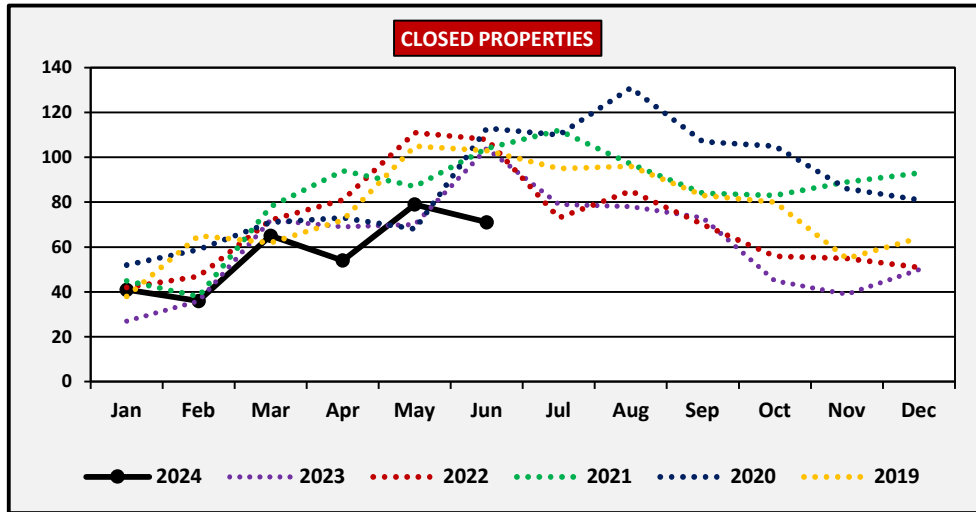
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Jun-24	46	40	341,837	97.5%	3.8
May-24	72	31	346,557	98.4%	1.8
Apr-24	65	44	376,110	97.7%	2.0
Mar-24	54	51	337,805	97.0%	2.5
Feb-24	39	54	335,184	96.7%	3.1
Jan-24	41	51	327,439	96.9%	2.8
6 MTH AVG	53	44	346,569	97.5%	2.5

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	60	31	347,792
	49	43	341,885
	56	31	346,779
	46	49	350,978
	46	59	363,090
	39	59	322,771
	49	46	345,549

	ACTIVE	
	HOUSES	AVG DOM
	174	52
	130	55
	132	54
	135	52
	121	55
	114	61
	134	55

	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



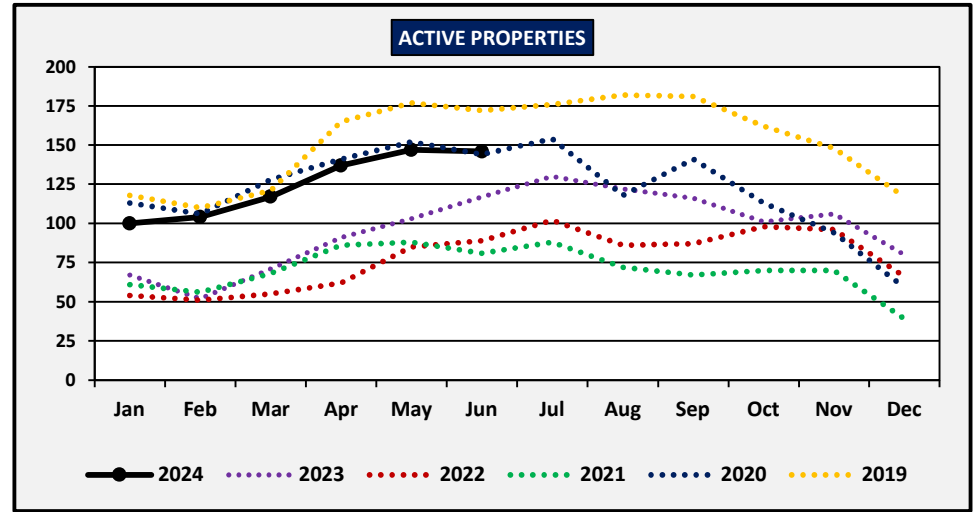
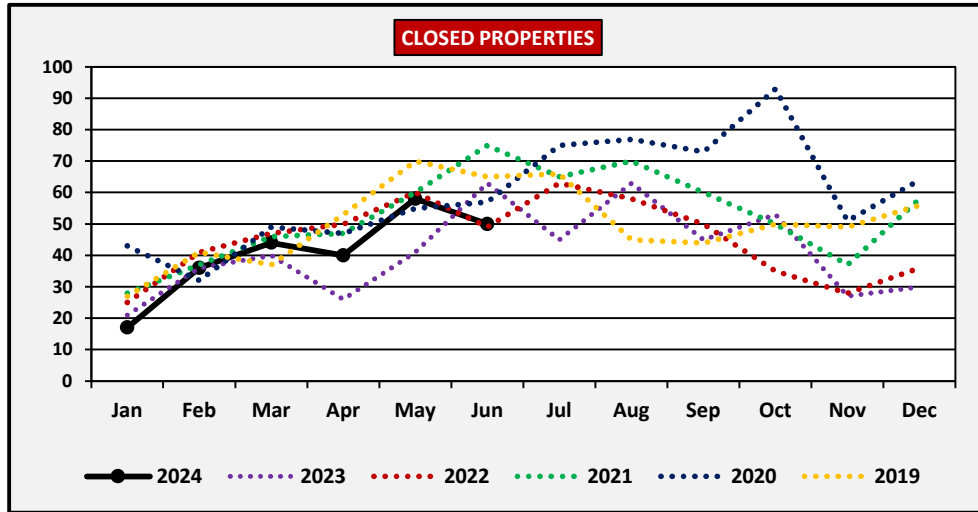
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Jun-24	71	39	608,930	98.2%	3.5
May-24	79	40	571,732	98.1%	3.0
Apr-24	54	55	579,434	96.8%	3.9
Mar-24	65	60	546,926	97.3%	2.5
Feb-24	36	55	544,317	97.8%	3.8
Jan-24	41	72	577,353	96.6%	3.3
6 MTH AVG	58	51	573,721	97.6%	3.2

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	62	43	618,333
	70	35	611,967
	64	40	549,055
	59	53	611,608
	51	50	529,372
	31	79	547,969
	56	50	578,051

	ACTIVE	
	HOUSES	AVG DOM
	245	71
	235	63
	209	60
	160	66
	138	82
	137	85
	187	71

	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



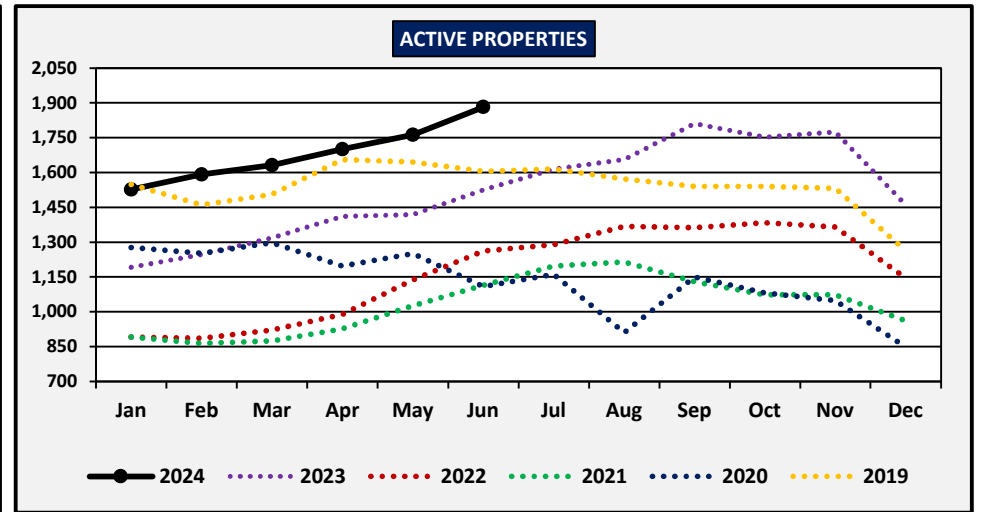
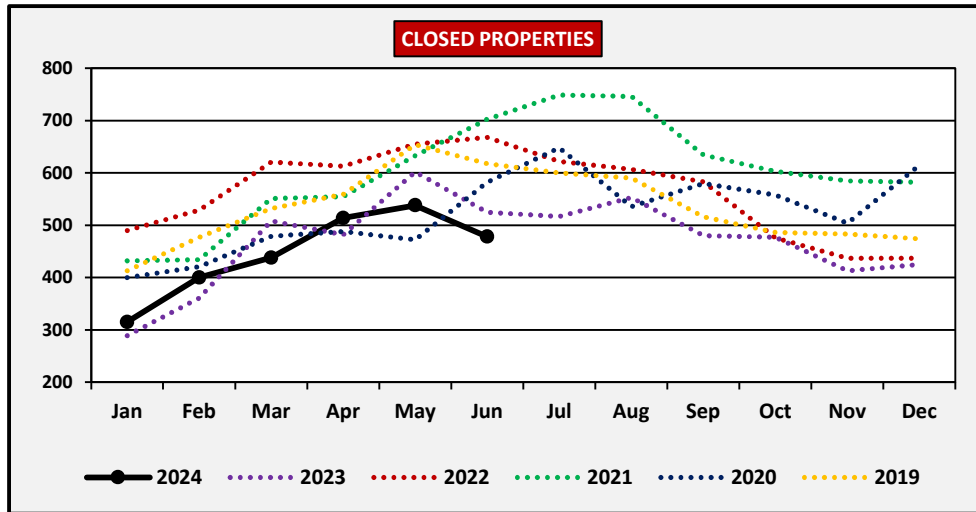
	CLOSED				
	HOUSES SOLD	AVG DOM	AVG PRICE	SALES RATIO	MONTHS SUPPLY
Jun-24	50	41	644,395	95.3%	2.9
May-24	58	41	622,500	98.3%	2.5
Apr-24	40	40	553,406	97.7%	3.4
Mar-24	44	48	625,655	95.9%	2.7
Feb-24	36	43	561,908	96.1%	2.9
Jan-24	17	40	589,480	95.8%	5.9
6 MTH AVG	41	42	605,060	96.6%	3.1

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
	45	41	632,941
	46	41	592,244
	55	38	617,553
	29	41	549,876
	34	49	568,521
	23	57	621,299
	39	45	597,072

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
	146	61	685,659
	147	60	724,806
	137	57	765,310
	117	66	733,302
	104	76	813,300
	100	72	809,385
	125	66	755,294

	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
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
Mar-24	438	59	232,557	95.3%	3.7
Feb-24	400	68	231,058	93.8%	4.0
Jan-24	315	55	188,592	92.8%	4.8
6 MTH AVG	447	56	239,394	94.9%	3.8

	PENDING		
	UNDER CONTRACT	AVG DOM	AVG PRICE
Jun-24	447	49	242,606
May-24	521	54	264,889
Apr-24	482	54	251,423
Mar-24	461	53	210,370
Feb-24	410	60	229,703
Jan-24	299	69	202,029
6 MTH AVG	437	57	233,504

	ACTIVE		
	HOUSES	AVG DOM	AVG Price
Jun-24	1,882	82	303,507
May-24	1,762	84	311,308
Apr-24	1,701	84	306,676
Mar-24	1,632	85	288,302
Feb-24	1,591	87	271,551
Jan-24	1,527	92	269,652
6 MTH AVG	1,683	86	291,833

	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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		2024 - YTD			2023			2022			2021		
		Jun-24	May-24	Apr-24									
38002	Arlington/Bartlett												
	HOUSES SOLD	56	75	57	302	560	663	884					
	AVG DOM	51	58	69	58	54	24	22					
	AVG PRICE PER SQFT	\$ 167.77	\$ 163.35	\$ 172.75	\$ 163.35	\$ 164.40	\$ 161.78	\$ 138.81					
	AVG PRICE	\$ 497,319	\$ 479,649	\$ 487,915	\$ 469,707	\$ 467,093	\$ 458,041	\$ 381,757					
	AVG SIZE	2,964	2,936	2,824	2,876	2,841	2,831	2,750					
38016	Memphis (Cordova)												
	HOUSES SOLD	34	41	51	230	493	603	813					
	AVG DOM	52	40	47	50	37	21	18					
	AVG PRICE PER SQFT	\$ 126.18	\$ 140.27	\$ 146.86	\$ 134.14	\$ 134.60	\$ 135.49	\$ 120.33					
	AVG PRICE	\$ 320,154	\$ 311,112	\$ 356,209	\$ 318,440	\$ 305,986	\$ 315,457	\$ 274,648					
	AVG SIZE	2,537	2,218	2,425	2,374	2,273	2,328	2,282					
38017	Collierville												
	HOUSES SOLD	71	81	53	352	760	855	1,020					
	AVG DOM	39	41	50	55	49	29	29					
	AVG PRICE PER SQFT	\$ 193.43	\$ 183.87	\$ 182.56	\$ 182.44	\$ 180.26	\$ 175.90	\$ 153.74					
	AVG PRICE	\$ 609,142	\$ 577,122	\$ 572,018	\$ 576,750	\$ 585,411	\$ 567,543	\$ 507,296					
	AVG SIZE	3,149	3,139	3,133	3,161	3,248	3,227	3,300					
38018	Memphis (Cordova)												
	HOUSES SOLD	49	38	42	224	477	569	720					
	AVG DOM	26	42	39	50	46	24	18					
	AVG PRICE PER SQFT	\$ 149.02	\$ 151.68	\$ 145.14	\$ 145.07	\$ 144.32	\$ 143.88	\$ 124.49					
	AVG PRICE	\$ 356,355	\$ 333,240	\$ 359,721	\$ 338,344	\$ 329,988	\$ 335,801	\$ 287,163					
	AVG SIZE	2,391	2,197	2,479	2,332	2,287	2,334	2,307					
38028	Unincorporated (Eads)												
	HOUSES SOLD	3	3	2	18	31	44	48					
	AVG DOM	752	59	46	255	46	46	64					
	AVG PRICE PER SQFT	\$ 290.59	\$ 186.17	\$ 166.08	\$ 220.10	\$ 215.76	\$ 181.47	\$ 169.07					
	AVG PRICE	\$ 3,008,333	\$ 813,000	\$ 545,000	\$ 1,051,731	\$ 972,359	\$ 1,112,808	\$ 864,506					
	AVG SIZE	10,352	4,367	3,282	4,778	4,507	6,132	5,113					

Shelby County Zip Codes

		2024			2024 - YTD	2023		
		Jun-24	May-24	Apr-24		2023	2022	2021
38053	Millington							
	HOUSES SOLD	27	33	37	155	250	280	272
	AVG DOM	38	38	43	48	35	28	29
	AVG PRICE PER SQFT	\$ 160.56	\$ 140.12	\$ 160.81	\$ 147.83	\$ 140.65	\$ 138.96	\$ 123.23
	AVG PRICE	\$ 274,210	\$ 266,070	\$ 306,672	\$ 288,317	\$ 247,309	\$ 246,446	\$ 215,998
	AVG SIZE	1,708	1,899	1,907	1,950	1,758	1,773	1,753
38103	Memphis							
	HOUSES SOLD	9	8	6	39	97	123	141
	AVG DOM	47	44	50	52	34	28	30
	AVG PRICE PER SQFT	\$ 304.98	\$ 222.06	\$ 228.95	\$ 235.62	\$ 234.28	\$ 229.74	\$ 202.21
	AVG PRICE	\$ 598,533	\$ 485,031	\$ 503,417	\$ 488,111	\$ 485,075	\$ 480,662	\$ 446,410
	AVG SIZE	1,963	2,184	2,199	2,072	2,071	2,092	2,208
38104	Memphis							
	HOUSES SOLD	18	16	17	93	221	255	316
	AVG DOM	46	55	65	64	56	35	31
	AVG PRICE PER SQFT	\$ 177.00	\$ 184.06	\$ 143.76	\$ 164.66	\$ 170.42	\$ 178.15	\$ 156.99
	AVG PRICE	\$ 446,647	\$ 476,013	\$ 273,871	\$ 384,209	\$ 379,431	\$ 398,091	\$ 357,247
	AVG SIZE	2,523	2,586	1,905	2,333	2,226	2,235	2,276
38105	Memphis							
	HOUSES SOLD	5	1	2	11	13	28	28
	AVG DOM	98	173	65	79	56	60	52
	AVG PRICE PER SQFT	\$ 105.58	\$ 135.40	\$ 81.81	\$ 101.61	\$ 132.92	\$ 122.89	\$ 95.92
	AVG PRICE	\$ 146,780	\$ 205,000	\$ 202,000	\$ 172,256	\$ 221,000	\$ 204,197	\$ 154,960
	AVG SIZE	1,390	1,514	2,469	1,695	1,663	1,662	1,616
38106	Memphis							
	HOUSES SOLD	11	17	13	76	157	187	138
	AVG DOM	53	46	70	64	66	59	46
	AVG PRICE PER SQFT	\$ 70.26	\$ 50.20	\$ 50.44	\$ 53.35	\$ 53.17	\$ 53.27	\$ 41.42
	AVG PRICE	\$ 100,718	\$ 60,443	\$ 71,177	\$ 68,547	\$ 67,059	\$ 70,631	\$ 52,414
	AVG SIZE	1,433	1,204	1,411	1,285	1,261	1,326	1,265

Shelby County Zip Codes

		2024			2024 - YTD	2023		
		Jun-24	May-24	Apr-24		2023	2022	2021
38107	Memphis							
	HOUSES SOLD	14	18	10	69	154	194	196
	AVG DOM	85	83	20	71	61	34	28
	AVG PRICE PER SQFT	\$ 102.10	\$ 110.36	\$ 128.04	\$ 102.26	\$ 116.08	\$ 113.36	\$ 114.71
	AVG PRICE	\$ 137,757	\$ 199,106	\$ 210,425	\$ 162,109	\$ 174,283	\$ 168,128	\$ 185,086
	AVG SIZE	1,349	1,804	1,643	1,585	1,501	1,483	1,614
38108	Memphis							
	HOUSES SOLD	15	16	21	85	121	178	158
	AVG DOM	48	38	56	52	54	55	40
	AVG PRICE PER SQFT	\$ 74.30	\$ 95.16	\$ 91.90	\$ 81.84	\$ 72.33	\$ 81.01	\$ 62.21
	AVG PRICE	\$ 83,667	\$ 114,088	\$ 102,395	\$ 95,901	\$ 82,171	\$ 97,743	\$ 69,766
	AVG SIZE	1,126	1,199	1,114	1,172	1,136	1,207	1,121
38109	Memphis							
	HOUSES SOLD	23	38	25	169	307	371	383
	AVG DOM	63	73	59	69	45	30	34
	AVG PRICE PER SQFT	\$ 81.67	\$ 76.77	\$ 80.19	\$ 79.54	\$ 82.95	\$ 80.52	\$ 65.20
	AVG PRICE	\$ 112,723	\$ 94,846	\$ 100,676	\$ 104,319	\$ 111,336	\$ 109,918	\$ 85,140
	AVG SIZE	1,380	1,235	1,255	1,312	1,342	1,365	1,306
38111	Memphis							
	HOUSES SOLD	42	37	32	197	487	626	671
	AVG DOM	60	53	55	55	47	27	29
	AVG PRICE PER SQFT	\$ 146.95	\$ 166.90	\$ 154.96	\$ 149.66	\$ 155.17	\$ 159.32	\$ 144.75
	AVG PRICE	\$ 223,466	\$ 259,281	\$ 267,832	\$ 241,949	\$ 259,114	\$ 260,363	\$ 236,243
	AVG SIZE	1,521	1,553	1,728	1,617	1,670	1,634	1,632
38112	Memphis							
	HOUSES SOLD	17	9	19	79	165	209	200
	AVG DOM	69	130	40	73	50	43	28
	AVG PRICE PER SQFT	\$ 144.09	\$ 163.92	\$ 138.37	\$ 146.54	\$ 145.28	\$ 147.84	\$ 145.08
	AVG PRICE	\$ 259,635	\$ 387,211	\$ 226,379	\$ 256,081	\$ 246,192	\$ 248,624	\$ 256,005
	AVG SIZE	1,802	2,362	1,636	1,748	1,695	1,682	1,765

Shelby County Zip Codes

		2024 - YTD			2023			2022			2021		
		Jun-24	May-24	Apr-24									
38114	Memphis												
	HOUSES SOLD	17	18	12	98		182	179	199				
	AVG DOM	63	81	91	64		65	51	47				
	AVG PRICE PER SQFT	\$ 83.73	\$ 98.54	\$ 101.15	\$ 86.05	\$ 86.46	\$ 92.21	\$ 83.54					
	AVG PRICE	\$ 114,194	\$ 127,592	\$ 133,642	\$ 113,327	\$ 109,699	\$ 125,442	\$ 109,094					
	AVG SIZE	1,364	1,295	1,321	1,317	1,269	1,360	1,306					
38115	Memphis												
	HOUSES SOLD	10	18	22	85	156	174	187					
	AVG DOM	40	34	62	51	40	27	32					
	AVG PRICE PER SQFT	\$ 97.11	\$ 96.84	\$ 115.60	\$ 101.11	\$ 98.82	\$ 99.74	\$ 83.99					
	AVG PRICE	\$ 177,500	\$ 162,433	\$ 193,264	\$ 167,759	\$ 163,572	\$ 163,779	\$ 140,595					
	AVG SIZE	1,828	1,677	1,672	1,659	1,655	1,642	1,674					
38116	Memphis												
	HOUSES SOLD	13	12	14	75	172	208	233					
	AVG DOM	45	46	40	49	43	37	38					
	AVG PRICE PER SQFT	\$ 93.09	\$ 107.52	\$ 100.97	\$ 95.64	\$ 87.69	\$ 88.79	\$ 80.09					
	AVG PRICE	\$ 157,575	\$ 177,417	\$ 165,316	\$ 159,545	\$ 154,636	\$ 148,338	\$ 135,452					
	AVG SIZE	1,693	1,650	1,637	1,668	1,764	1,671	1,691					
38117	Memphis												
	HOUSES SOLD	39	67	46	255	554	572	705					
	AVG DOM	42	54	66	60	46	26	24					
	AVG PRICE PER SQFT	\$ 187.64	\$ 196.40	\$ 167.38	\$ 180.61	\$ 188.74	\$ 184.04	\$ 170.15					
	AVG PRICE	\$ 365,729	\$ 454,903	\$ 307,791	\$ 354,836	\$ 389,957	\$ 365,605	\$ 346,873					
	AVG SIZE	1,949	2,316	1,839	1,965	2,066	1,987	2,039					
38118	Memphis												
	HOUSES SOLD	19	18	18	115	290	302	272					
	AVG DOM	46	28	47	50	41	29	27					
	AVG PRICE PER SQFT	\$ 99.85	\$ 93.91	\$ 94.07	\$ 92.93	\$ 86.39	\$ 86.80	\$ 73.35					
	AVG PRICE	\$ 140,963	\$ 135,106	\$ 125,153	\$ 130,863	\$ 126,510	\$ 124,788	\$ 104,882					
	AVG SIZE	1,412	1,439	1,330	1,408	1,464	1,438	1,430					

Shelby County Zip Codes

		2024 - YTD			2023			2022			2021		
		Jun-24	May-24	Apr-24									
38119	Memphis												
	HOUSES SOLD	21	21	19	109	247	258	348					
	AVG DOM	74	92	79	77	37	24	21					
	AVG PRICE PER SQFT	\$ 125.34	\$ 153.34	\$ 148.46	\$ 140.96	\$ 141.08	\$ 144.76	\$ 124.44					
	AVG PRICE	\$ 295,648	\$ 447,751	\$ 442,266	\$ 377,291	\$ 358,021	\$ 362,724	\$ 322,124					
	AVG SIZE	2,359	2,920	2,979	2,677	2,538	2,506	2,589					
38120	Memphis												
	HOUSES SOLD	30	24	34	120	168	217	244					
	AVG DOM	37	52	53	56	48	31	32					
	AVG PRICE PER SQFT	\$ 207.10	\$ 172.43	\$ 185.13	\$ 178.91	\$ 185.18	\$ 180.68	\$ 162.99					
	AVG PRICE	\$ 683,416	\$ 514,517	\$ 618,943	\$ 561,866	\$ 569,430	\$ 585,441	\$ 528,684					
	AVG SIZE	3,300	2,984	3,343	3,140	3,075	3,240	3,244					
38122	Memphis												
	HOUSES SOLD	26	25	25	126	255	338	362					
	AVG DOM	16	42	45	40	38	27	20					
	AVG PRICE PER SQFT	\$ 119.25	\$ 139.81	\$ 137.53	\$ 129.43	\$ 134.21	\$ 136.46	\$ 109.83					
	AVG PRICE	\$ 152,312	\$ 192,816	\$ 201,940	\$ 175,414	\$ 176,949	\$ 171,340	\$ 146,000					
	AVG SIZE	1,277	1,379	1,468	1,355	1,318	1,256	1,329					
38125	Memphis												
	HOUSES SOLD	26	25	26	132	290	313	413					
	AVG DOM	43	34	54	44	55	35	41					
	AVG PRICE PER SQFT	\$ 140.66	\$ 136.65	\$ 144.70	\$ 139.55	\$ 139.75	\$ 137.72	\$ 120.61					
	AVG PRICE	\$ 358,006	\$ 317,018	\$ 318,062	\$ 326,138	\$ 309,082	\$ 326,013	\$ 284,324					
	AVG SIZE	2,545	2,320	2,198	2,337	2,212	2,367	2,357					
38126	Memphis												
	HOUSES SOLD	3	3	2	9	14	21	20					
	AVG DOM	89	46	31	54	44	48	31					
	AVG PRICE PER SQFT	\$ 108.76	\$ 119.95	\$ 49.28	\$ 69.22	\$ 115.22	\$ 127.21	\$ 66.73					
	AVG PRICE	\$ 128,333	\$ 189,000	\$ 85,950	\$ 103,946	\$ 207,094	\$ 241,630	\$ 117,931					
	AVG SIZE	1,180	1,576	1,744	1,502	1,797	1,900	1,767					

Shelby County Zip Codes

		2024 - YTD			2023			2022			2021		
		Jun-24	May-24	Apr-24	2024 - YTD	2023	2022	2023	2022	2021	2023	2022	2021
38127	Memphis												
	HOUSES SOLD	28	23	39	170	397	440	424					
	AVG DOM	44	60	69	59	46	33	38					
	AVG PRICE PER SQFT	\$ 77.35	\$ 72.92	\$ 77.52	\$ 73.10	\$ 77.66	\$ 71.58	\$ 58.87					
	AVG PRICE	\$ 105,345	\$ 103,485	\$ 101,529	\$ 95,279	\$ 100,630	\$ 94,078	\$ 74,917					
	AVG SIZE	1,362	1,419	1,310	1,303	1,296	1,314	1,273					
38128	Memphis												
	HOUSES SOLD	18	39	38	160	331	390	390					
	AVG DOM	36	38	37	42	39	25	28					
	AVG PRICE PER SQFT	\$ 102.99	\$ 95.92	\$ 99.48	\$ 96.83	\$ 92.03	\$ 94.45	\$ 78.87					
	AVG PRICE	\$ 159,114	\$ 145,413	\$ 144,475	\$ 150,196	\$ 150,990	\$ 148,624	\$ 118,726					
	AVG SIZE	1,545	1,516	1,452	1,551	1,641	1,574	1,505					
38133	Bartlett/Memphis												
	HOUSES SOLD	19	19	31	112	189	276	318					
	AVG DOM	40	27	46	47	32	18	24					
	AVG PRICE PER SQFT	\$ 138.82	\$ 164.56	\$ 156.21	\$ 152.91	\$ 150.79	\$ 149.84	\$ 129.70					
	AVG PRICE	\$ 340,679	\$ 273,079	\$ 337,981	\$ 309,559	\$ 315,747	\$ 300,397	\$ 266,901					
	AVG SIZE	2,454	1,659	2,164	2,024	2,094	2,005	2,058					
38134	Bartlett/Memphis												
	HOUSES SOLD	21	35	19	135	322	341	377					
	AVG DOM	23	37	28	45	38	26	17					
	AVG PRICE PER SQFT	\$ 135.51	\$ 137.55	\$ 141.85	\$ 136.55	\$ 131.73	\$ 126.83	\$ 117.73					
	AVG PRICE	\$ 226,333	\$ 246,763	\$ 237,174	\$ 238,306	\$ 234,236	\$ 227,887	\$ 206,205					
	AVG SIZE	1,670	1,794	1,672	1,745	1,778	1,797	1,752					
38135	Unincorporated												
	HOUSES SOLD	23	32	25	148	332	438	493					
	AVG DOM	51	42	42	47	36	23	14					
	AVG PRICE PER SQFT	\$ 147.86	\$ 148.03	\$ 150.41	\$ 148.27	\$ 143.36	\$ 148.93	\$ 124.22					
	AVG PRICE	\$ 299,895	\$ 336,106	\$ 346,128	\$ 308,148	\$ 302,552	\$ 319,525	\$ 277,310					
	AVG SIZE	2,028	2,271	2,301	2,078	2,110	2,145	2,232					

Shelby County Zip Codes

Zip Code	City	2024			2024 - YTD	Historical		
		Jun-24	May-24	Apr-24		2023	2022	2021
38138	Germantown							
	HOUSES SOLD	26	41	25	144	274	347	382
	AVG DOM	41	42	36	44	44	29	27
	AVG PRICE PER SQFT	\$ 172.27	\$ 177.06	\$ 174.79	\$ 167.47	\$ 177.58	\$ 167.07	\$ 145.47
	AVG PRICE	\$ 541,404	\$ 561,444	\$ 519,244	\$ 511,409	\$ 590,856	\$ 551,419	\$ 478,604
	AVG SIZE	3,143	3,171	2,971	3,054	3,327	3,300	3,290
38139	Germantown							
	HOUSES SOLD	25	17	18	107	224	210	266
	AVG DOM	42	40	56	42	36	23	26
	AVG PRICE PER SQFT	\$ 188.93	\$ 204.90	\$ 182.43	\$ 188.73	\$ 183.42	\$ 172.71	\$ 154.33
	AVG PRICE	\$ 755,130	\$ 769,753	\$ 669,647	\$ 722,981	\$ 731,981	\$ 659,066	\$ 609,927
	AVG SIZE	3,997	3,757	3,671	3,831	3,991	3,816	3,952
38141	Memphis							
	HOUSES SOLD	15	14	17	71	172	215	233
	AVG DOM	48	81	48	51	37	23	18
	AVG PRICE PER SQFT	\$ 113.91	\$ 124.21	\$ 136.18	\$ 118.67	\$ 123.51	\$ 121.21	\$ 106.09
	AVG PRICE	\$ 201,010	\$ 184,132	\$ 187,547	\$ 182,419	\$ 187,940	\$ 187,987	\$ 165,247
	AVG SIZE	1,765	1,482	1,377	1,537	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