

Memphis 38104

ZIP code · TN · Tennessee > Shelby County > Memphis

SELLER'S MARKET

\$320K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

350

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

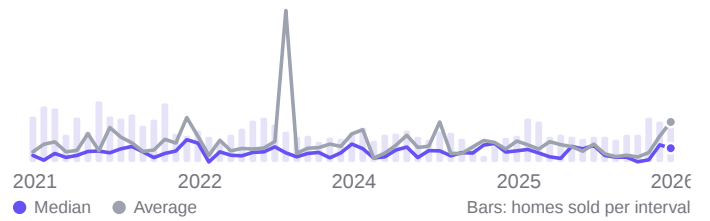
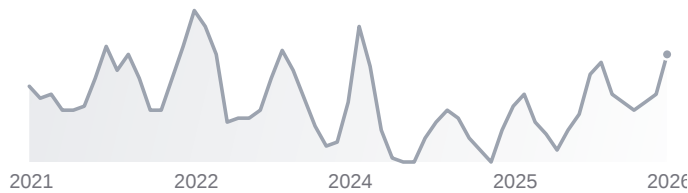
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$348K · Average \$613K

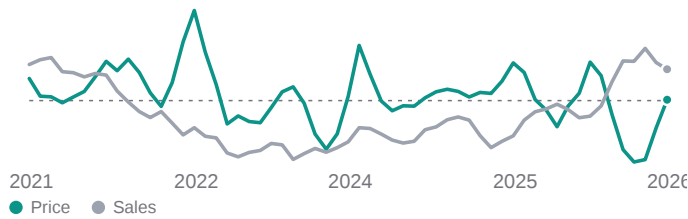


Growth (year over year)

Price +0.5% · Sales +17.1%

Price per square foot

\$169/ft²



Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

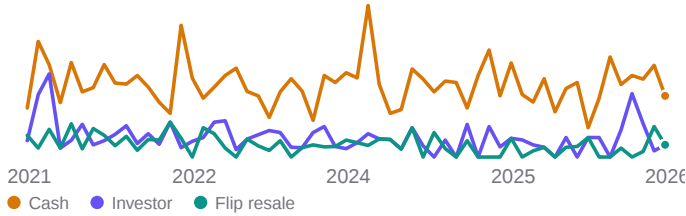
5.3%



BUYERS & OUTCOMES

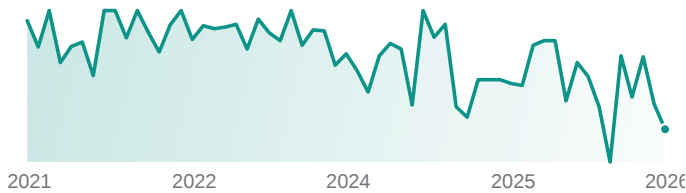
Buyer mix

Cash 25% · Investor 5.0% · Flip resale 5.0%



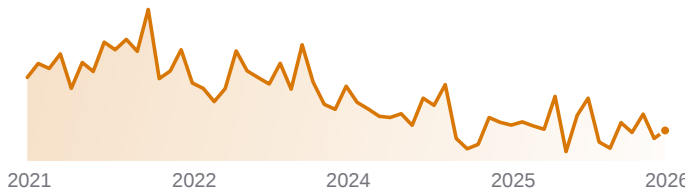
Sellers who sold at a gain

66%

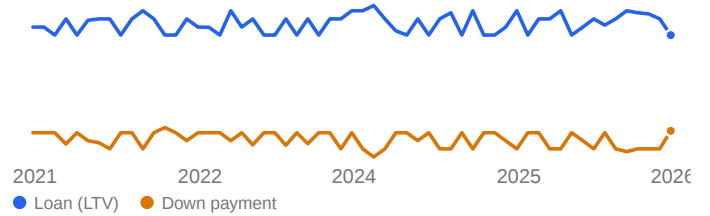


Median annualized return at resale

+2.3%

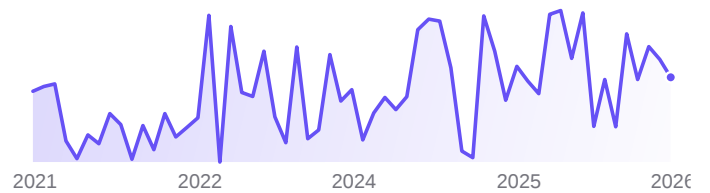


Financing (share of purchase price) Loan (LTV) 80% · Down payment 21%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,615
Median value (AVM)	\$263K
Median size	1,914 ft²
Median bedrooms	3
Median year built	1922
Single family	68%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.0%
Owner occupied	58%
Company owned	24%
Median loan-to-value	60%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	22,230
Density	4,273 / mi²
Median household income	\$64K
Average household income	\$91K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	286
Homes occupied	89%
Bachelor's or higher	30%
Poverty rate	13.5%
Unemployment	1.4%
Average temp	61°F
Annual precip	54 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.