

Memphis 38117

ZIP code · TN · Tennessee > Shelby County > Memphis

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

621

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



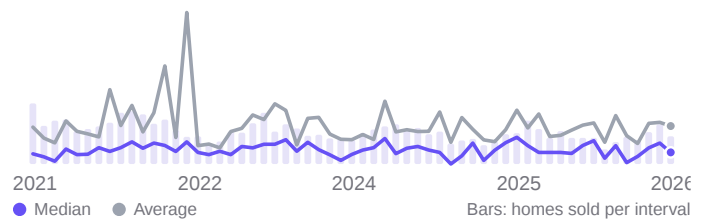
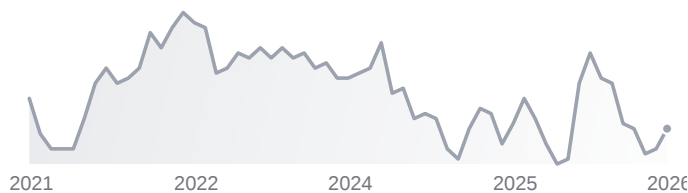
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$250K · Average \$363K

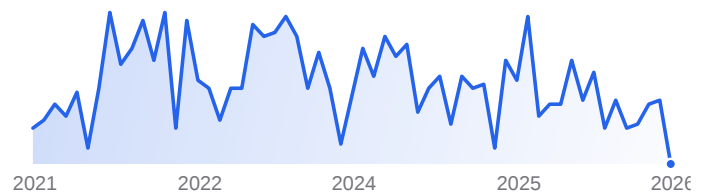
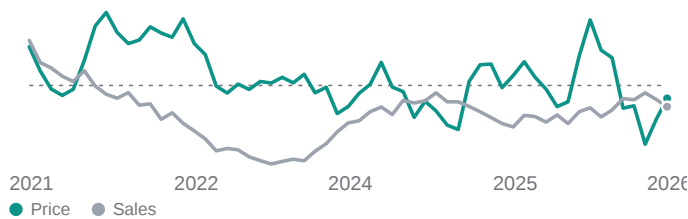


Growth (year over year)

Price -4.0% · Sales -6.6%

Price per square foot

\$143/ft²

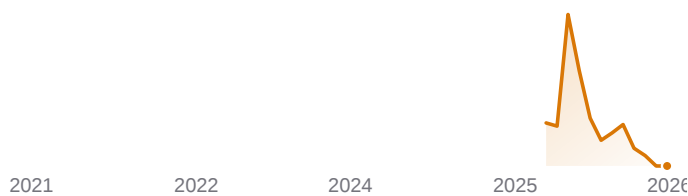


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

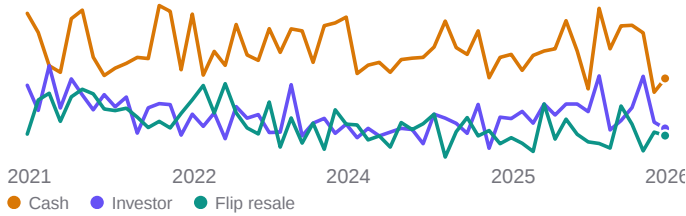
5.3%



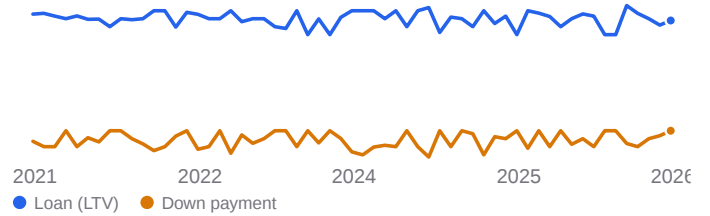
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 7.5% · Flip resale 5.7%

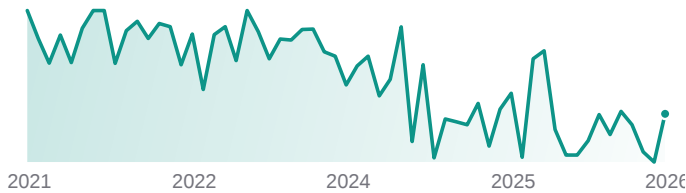


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



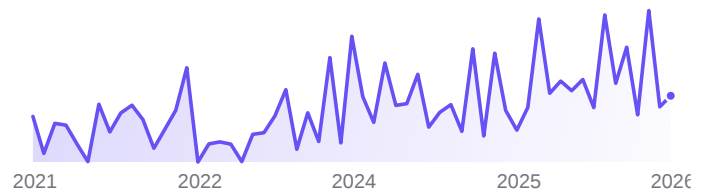
Sellers who sold at a gain

88%



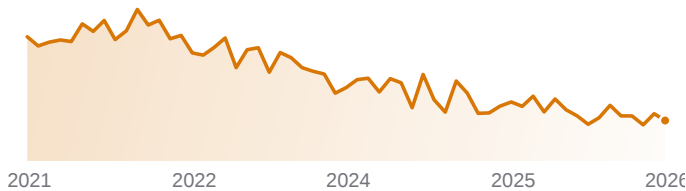
Typical hold before selling

6.0 yrs



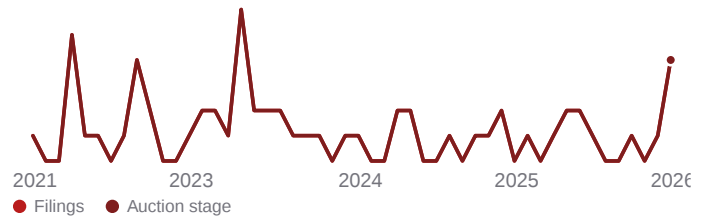
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	11,760
Median value (AVM)	\$264K
Median size	1,646 ft²
Median bedrooms	3
Median year built	1955
Single family	88%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.4%
Owner occupied	70%
Company owned	21%
Median loan-to-value	57%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	25,861
Density	2,739 / mi²
Median household income	\$99K
Average household income	\$131K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	245
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	7.9%
Unemployment	1.5%
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.