



February 2026

Shelby County - Sales by Zip Code

Zip Code	February 2025				February 2026				% Change from February 2025			
	# of Sales	Average Size	Average Price	Average Price / Ft	# of Sales	Average Size	Average Price	Average Price / Ft	# of Sales	Average Size	Average Price	Average Price / Ft
38002 - Arlington	36	2,736	\$438,048	\$160	50	2,364	\$376,773	\$156	38.9%	-13.6%	-14.0%	-2.5%
38016 - Cordova-North	38	2,256	\$284,207	\$126	44	2,189	\$275,077	\$126	15.8%	-3.0%	-3.2%	0.0%
38017 - Collierville	34	3,054	\$559,596	\$184	48	2,888	\$524,674	\$183	41.2%	-5.4%	-6.2%	-0.5%
38018 - Cordova-South	36	2,332	\$356,411	\$149	46	2,154	\$307,393	\$128	27.8%	-7.6%	-13.8%	-14.1%
38028 - Eads					4	2,683	\$478,151	\$178				
38053 - Millington	27	1,615	\$235,806	\$141	19	1,483	\$239,191	\$150	-29.6%	-8.2%	1.4%	6.4%
38103 - Downtown	25	1,856	\$380,800	\$205	10	1,532	\$303,150	\$198	-60.0%	-17.5%	-20.4%	-3.4%
38104 - Midtown	6	2,885	\$425,000	\$147	23	2,019	\$266,657	\$134	283.3%	-30.0%	-37.3%	-8.8%
38105 - Greenlaw	1	1,036	\$15,000	\$14	3	1,452	\$106,667	\$73	200.0%	40.2%	611.1%	421.4%
38106 - West Person/Elvis Presley	46	1,221	\$58,348	\$48	29	1,094	\$71,421	\$65	-37.0%	-10.4%	22.4%	35.4%
38107 - North Memphis	23	1,471	\$118,735	\$81	18	1,477	\$126,586	\$86	-21.7%	0.4%	6.6%	6.2%
38108 - Jackson/Farmville	28	1,165	\$66,257	\$57	16	1,206	\$76,259	\$63	-42.9%	3.5%	15.1%	10.5%
38109 - Westwood	61	1,218	\$97,436	\$78	48	1,148	\$90,343	\$79	-21.3%	-5.7%	-7.3%	1.3%
38111 - University	56	1,515	\$178,460	\$118	47	1,557	\$206,539	\$133	-16.1%	2.8%	15.7%	12.7%
38112 - Rhodes College	30	1,358	\$120,014	\$88	9	1,455	\$179,766	\$136	-70.0%	7.1%	49.8%	54.5%
38114 - Defense Depot	25	1,281	\$80,476	\$65	28	1,172	\$75,270	\$51	12.0%	-8.5%	-6.5%	-21.5%
38115 - Hickory Hill North	16	1,628	\$157,113	\$96	23	1,660	\$134,102	\$81	43.8%	2.0%	-14.6%	-15.6%
38116 - Whitehaven	30	1,770	\$138,203	\$78	25	1,673	\$137,725	\$82	-16.7%	-5.5%	-0.3%	5.1%
38117 - East Central/Poplar Perkins	37	1,809	\$305,505	\$169	39	2,244	\$394,446	\$173	5.4%	24.0%	29.1%	2.4%
38118 - Oakhaven/Parkway Village	29	1,417	\$135,195	\$95	43	1,330	\$117,500	\$85	48.3%	-6.1%	-13.1%	-10.5%
38119 - Quince/Ridgeway	17	2,632	\$372,847	\$142	24	2,281	\$292,233	\$128	41.2%	-13.3%	-21.6%	-9.9%
38120 - River Oaks	10	2,382	\$466,415	\$196	14	3,473	\$713,421	\$205	40.0%	45.8%	53.0%	4.6%
38122 - Berclair	23	1,297	\$118,391	\$91	24	1,285	\$124,160	\$97	4.3%	-0.9%	4.9%	6.6%
38125 - Southeast Shelby County	28	1,908	\$282,832	\$142	25	2,286	\$284,965	\$120	-10.7%	19.8%	0.8%	-15.5%
38126 - South Memphis					4	1,686	\$130,000	\$66				
38127 - Frayser	57	1,200	\$105,105	\$88	63	1,193	\$86,531	\$71	10.5%	-0.6%	-17.7%	-19.3%
38128 - Raleigh	45	1,518	\$145,522	\$93	47	1,570	\$145,980	\$94	4.4%	3.4%	0.3%	1.1%
38133 - Bartlett/Brunswick	18	1,702	\$242,563	\$142	19	1,619	\$224,587	\$139	5.6%	-4.9%	-7.4%	-2.1%
38134 - Bartlett	33	1,931	\$221,420	\$115	39	1,735	\$197,169	\$114	18.2%	-10.2%	-11.0%	-0.9%
38135 - Bartlett/Ellendale	26	2,196	\$307,196	\$140	30	2,074	\$307,148	\$146	15.4%	-5.6%	0.0%	4.3%
38138 - Germantown	25	2,510	\$506,492	\$174	23	2,821	\$568,909	\$160	-8.0%	12.4%	12.3%	-8.0%
38139 - Germantown East	10	3,807	\$612,929	\$161	11	3,609	\$579,045	\$160	10.0%	-5.2%	-5.5%	-0.6%
38141 - Hickory Hill South	21	1,563	\$166,795	\$107	32	1,621	\$183,620	\$113	52.4%	3.7%	10.1%	5.6%
All	897	1,773	\$227,114	\$125	927	1,822	\$240,507	\$127	3.3%	2.8%	5.9%	1.6%
Median			\$170,000				\$187,200				10.1%	

Chandler Reports helps you stay in the know.

For professionals that want to stay one step ahead of their competition, Chandler Reports arms you with the critical information you need. Through our extensive database, you can keep tabs on your competitors, stay abreast of absorption rates, and make better decisions on where to take your business.

Over 35 years in the business gives us the insight to know what you need. That's why we offer reports that help you assess trends, analyze subdivisions, value properties, and spot money-making opportunities.