

# Marshall Terrace

**+ 50.0%**

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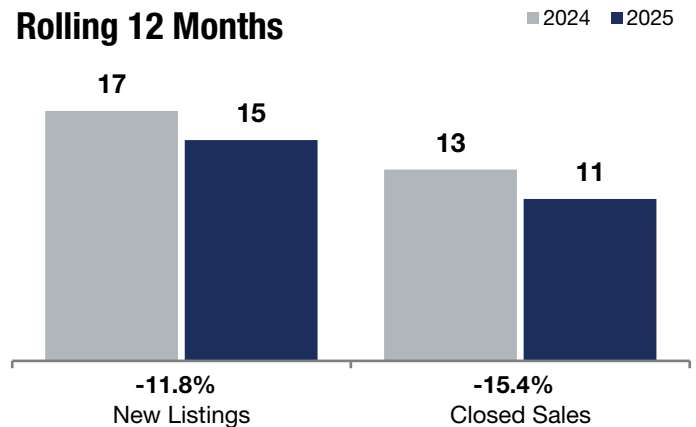
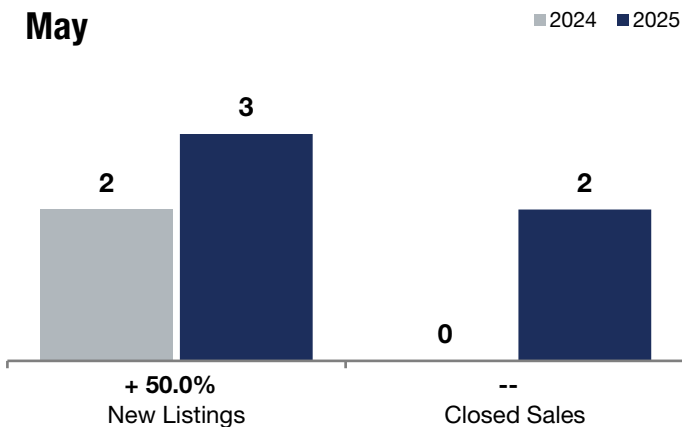
Change in  
New Listings

Change in  
Closed Sales

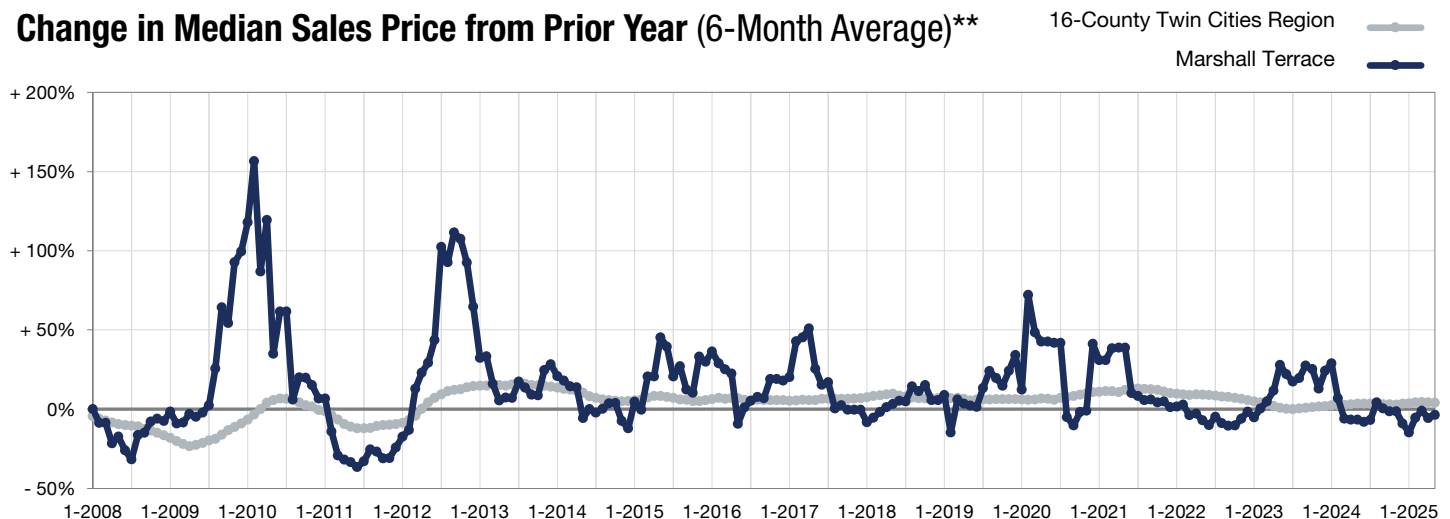
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	3	+ 50.0%	17	15	-11.8%
Closed Sales	0	2	--	13	11	-15.4%
Median Sales Price*	\$0	<b>\$389,250</b>	--	\$335,000	<b>\$313,500</b>	-6.4%
Average Sales Price*	\$0	<b>\$389,250</b>	--	\$316,654	<b>\$318,900</b>	+ 0.7%
Price Per Square Foot*	\$0	<b>\$207</b>	--	\$190	<b>\$224</b>	+ 18.2%
Percent of Original List Price Received*	0.0%	<b>102.5%</b>	--	99.9%	<b>101.5%</b>	+ 1.6%
Days on Market Until Sale	0	<b>23</b>	--	43	<b>29</b>	-32.6%
Inventory of Homes for Sale	1	<b>3</b>	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	<b>2.5</b>	+ 257.1%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.