

# Marshall Terrace

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+ 100.0%

+ 23.1%

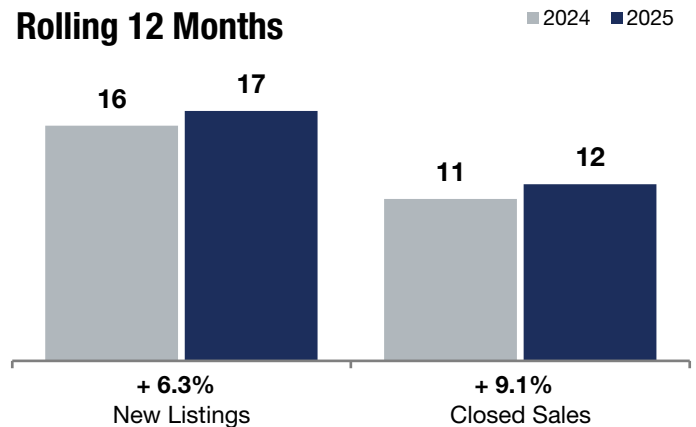
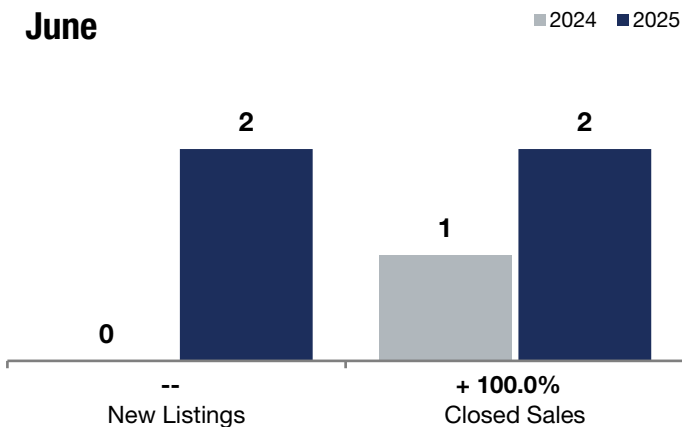
Change in  
New Listings

Change in  
Closed Sales

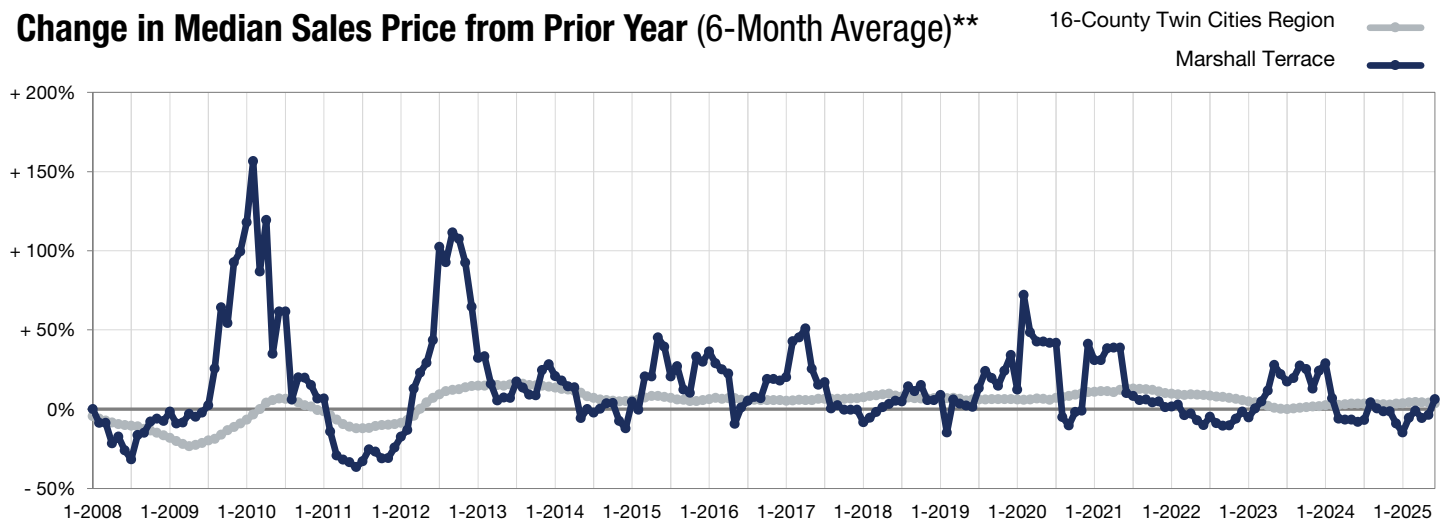
Change in  
Median Sales Price

	June			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	0	2	--	16	17	+ 6.3%
Closed Sales	1	2	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$320,000	<b>\$394,000</b>	+ 23.1%	\$335,000	<b>\$314,250</b>	-6.2%
Average Sales Price*	\$320,000	<b>\$394,000</b>	+ 23.1%	\$323,318	<b>\$331,325</b>	+ 2.5%
Price Per Square Foot*	\$238	<b>\$212</b>	-10.9%	\$188	<b>\$221</b>	+ 17.2%
Percent of Original List Price Received*	106.7%	<b>103.6%</b>	-2.9%	100.5%	<b>101.4%</b>	+ 0.9%
Days on Market Until Sale	13	<b>29</b>	+ 123.1%	50	<b>31</b>	-38.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	<b>1.4</b>	--	--	--	--

\* 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.