

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



**- 50.0%**

**0.0%**

**+ 29.7%**

Change in  
New Listings

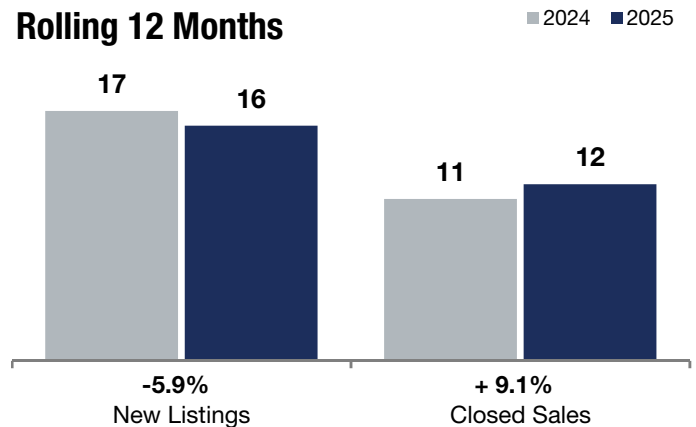
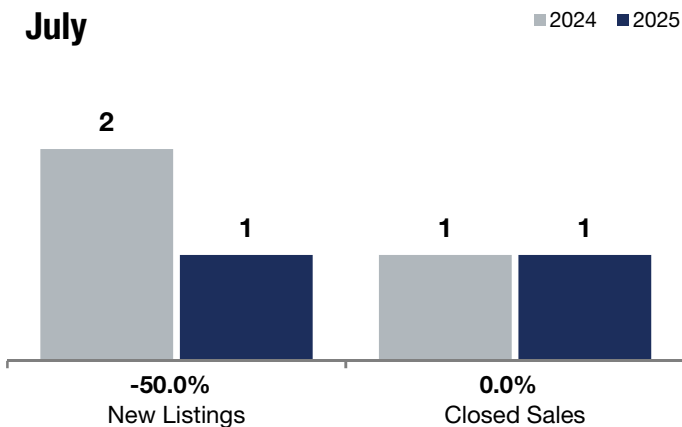
Change in  
Closed Sales

Change in  
Median Sales Price

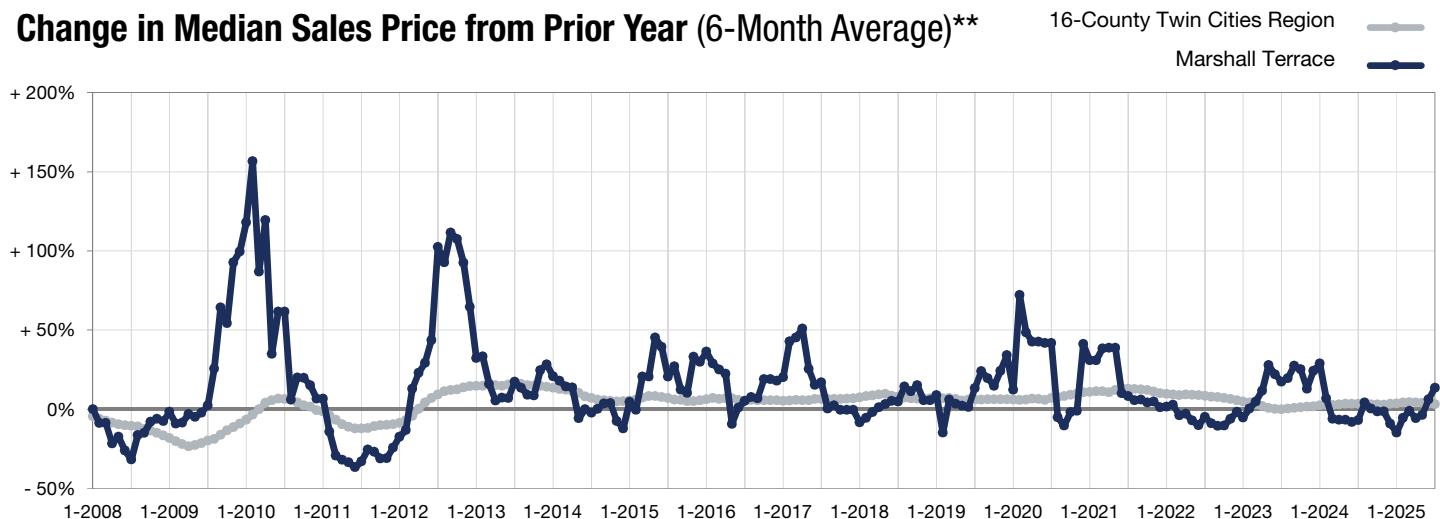
## Marshall Terrace

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	1	-50.0%	17	16	-5.9%
Closed Sales	1	1	0.0%	11	12	+ 9.1%
Median Sales Price*	\$269,900	<b>\$350,000</b>	+ 29.7%	\$335,000	<b>\$326,500</b>	-2.5%
Average Sales Price*	\$269,900	<b>\$350,000</b>	+ 29.7%	\$324,945	<b>\$338,000</b>	+ 4.0%
Price Per Square Foot*	\$268	<b>\$183</b>	-31.7%	\$197	<b>\$214</b>	+ 8.6%
Percent of Original List Price Received*	100.0%	<b>92.1%</b>	-7.9%	101.4%	<b>100.7%</b>	-0.7%
Days on Market Until Sale	13	<b>33</b>	+ 153.8%	32	<b>32</b>	0.0%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	-6.7%	--	--	--

\* 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.