

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



- 100.0%

0.0%

- 26.6%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Marshall Terrace

	December			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	0	-100.0%	14	18	+ 28.6%
Closed Sales	1	1	0.0%	12	14	+ 16.7%
Median Sales Price*	\$313,500	\$230,000	-26.6%	\$306,750	\$344,000	+ 12.1%
Average Sales Price*	\$313,500	\$230,000	-26.6%	\$317,908	\$338,321	+ 6.4%
Price Per Square Foot*	\$208	\$140	-32.7%	\$204	\$221	+ 7.9%
Percent of Original List Price Received*	101.2%	80.7%	-20.3%	102.4%	97.6%	-4.7%
Days on Market Until Sale	28	84	+ 200.0%	20	43	+ 115.0%
Inventory of Homes for Sale	1	0	-100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	-100.0%	--	--	--

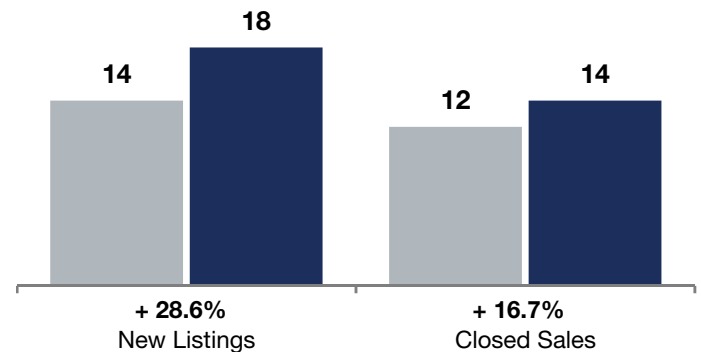
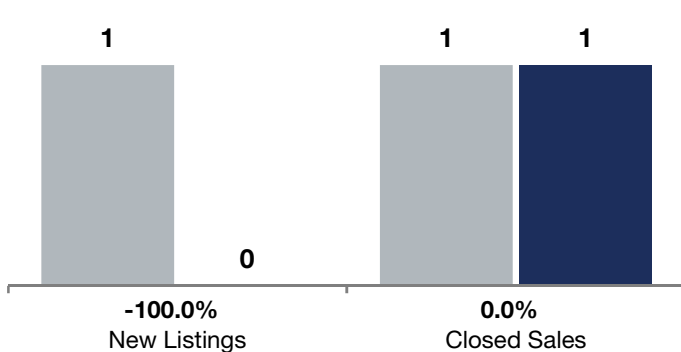
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

■ 2024 ■ 2025

### Rolling 12 Months

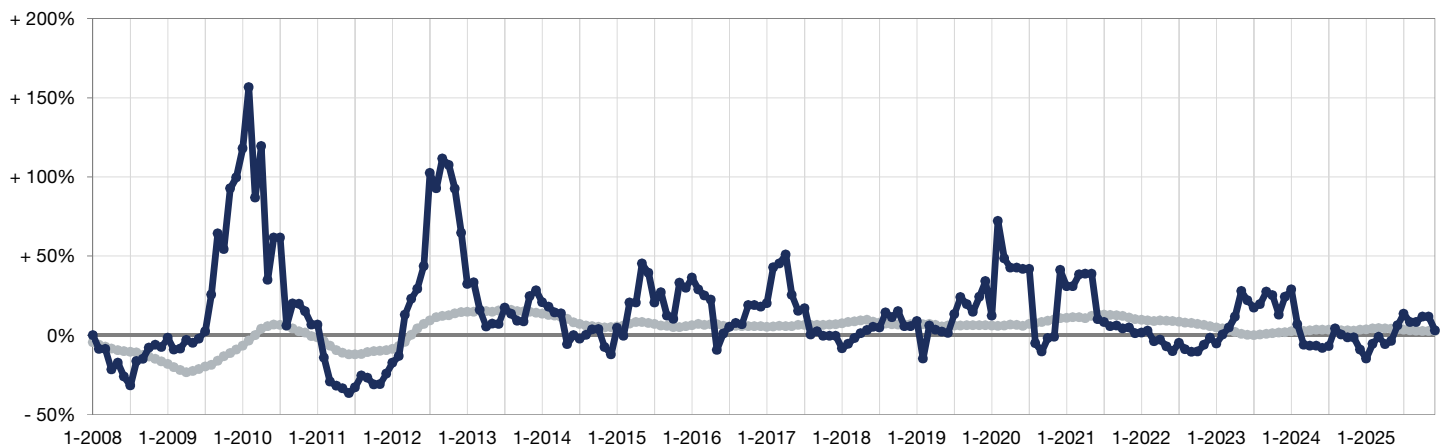
■ 2024 ■ 2025



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

16-County Twin Cities Region

Marshall Terrace



\*\* 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.