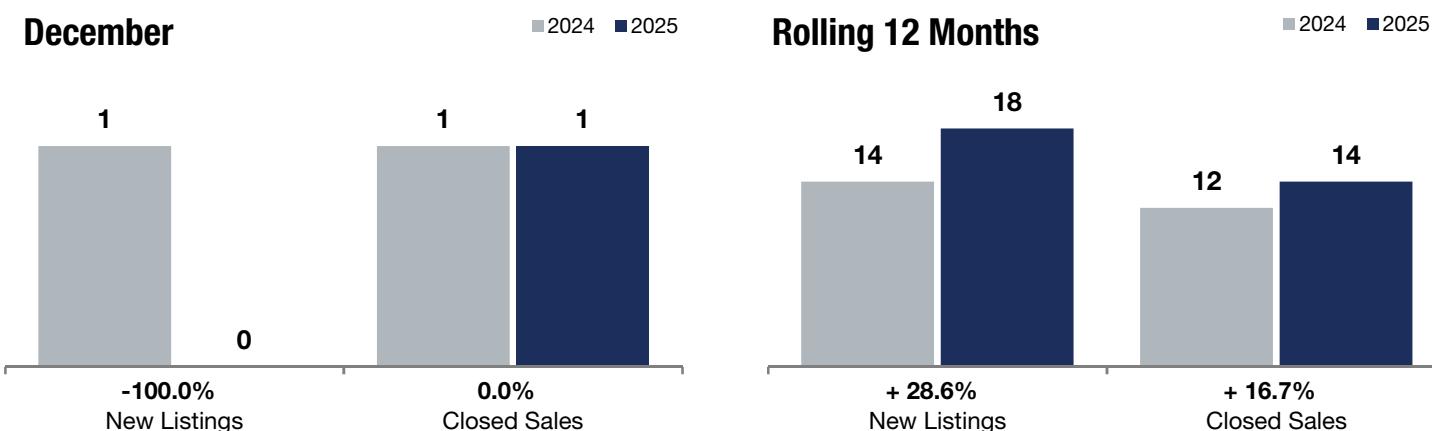


- 100.0% **0.0%** **- 26.6%**

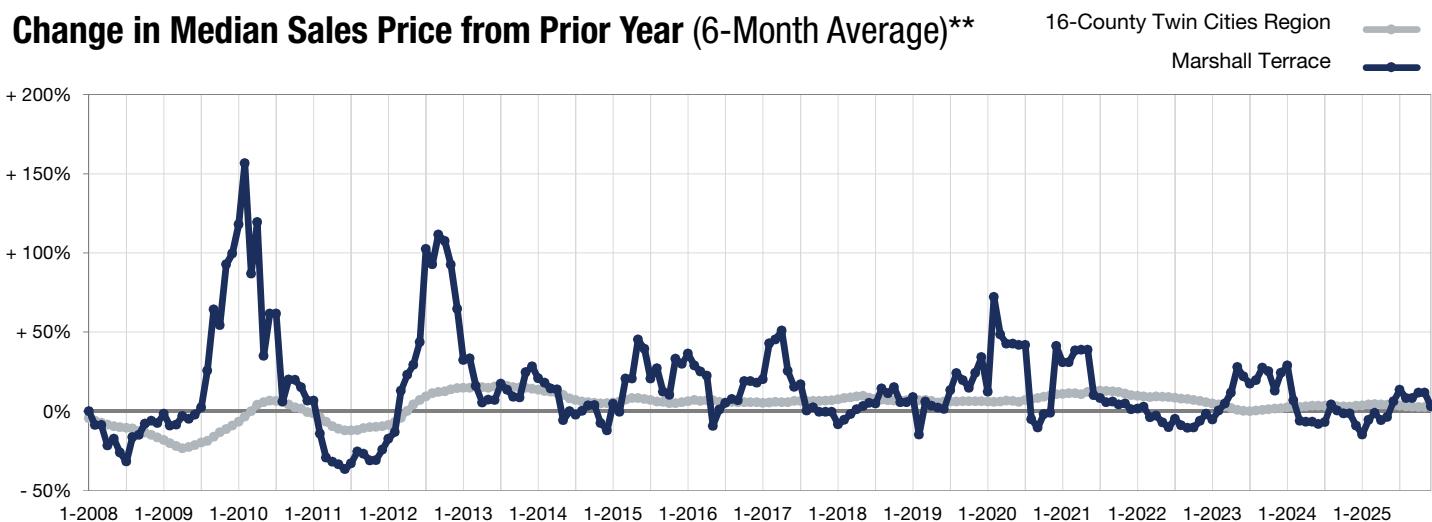
Marshall Terrace

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

* 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.