

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



- 50.0%

- 100.0%

- 100.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

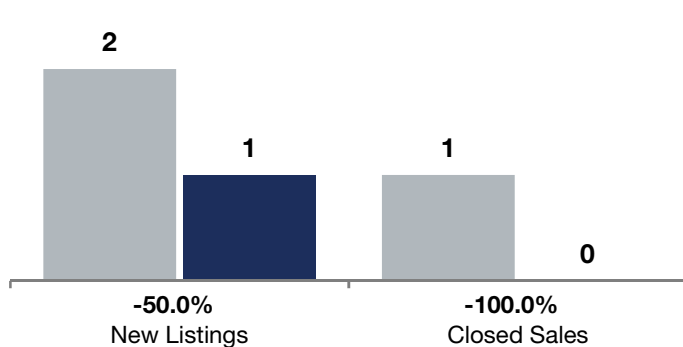
Marshall Terrace

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2	1	-50.0%	16	13	-18.8%
Closed Sales	1	0	-100.0%	12	9	-25.0%
Median Sales Price*	\$475,000	\$0	-100.0%	\$326,500	\$300,000	-8.1%
Average Sales Price*	\$475,000	\$0	-100.0%	\$341,750	\$313,222	-8.3%
Price Per Square Foot*	\$227	\$0	-100.0%	\$218	\$237	+ 8.7%
Percent of Original List Price Received*	93.2%	0.0%	-100.0%	98.9%	100.6%	+ 1.7%
Days on Market Until Sale	61	0	-100.0%	37	32	-13.5%
Inventory of Homes for Sale	4	2	-50.0%	--	--	--
Months Supply of Inventory	2.9	1.4	-51.7%	--	--	--

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

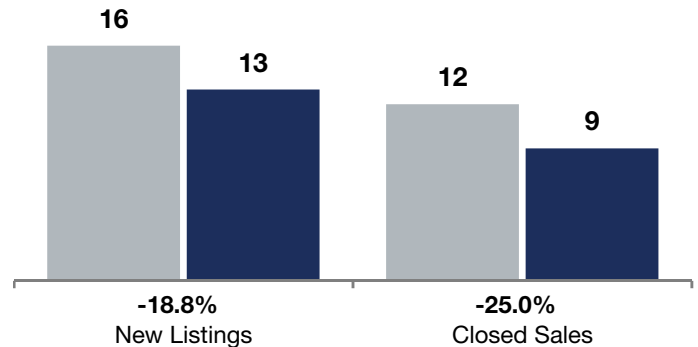
August

■ 2025 ■ 2026



Rolling 12 Months

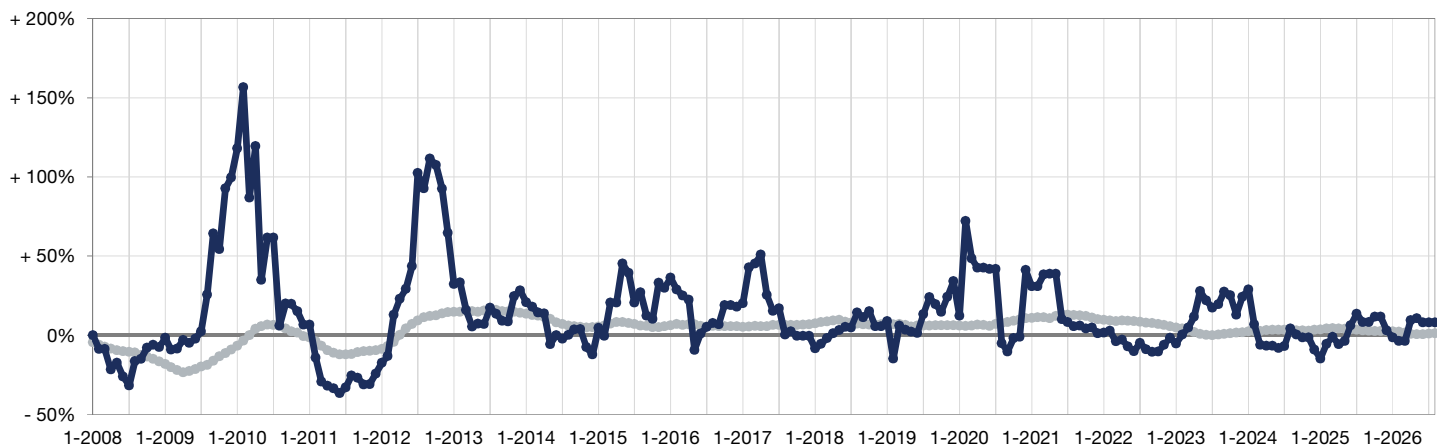
■ 2025 ■ 2026



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.