

- 80.0% **- 50.0%** **+ 13.3%**

Change in
New Listings

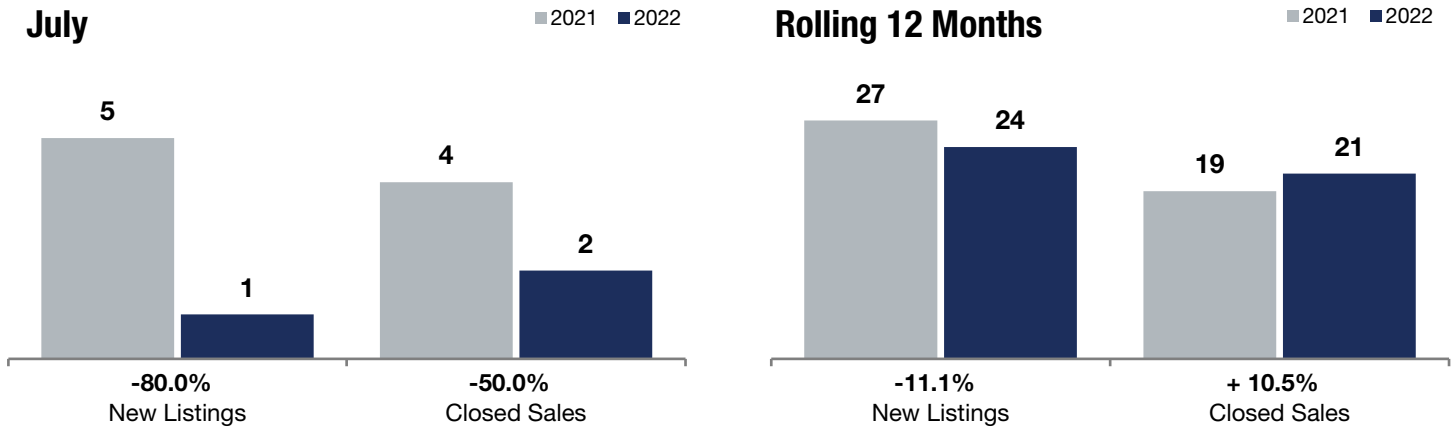
Change in
Closed Sales

Change in
Median Sales Price

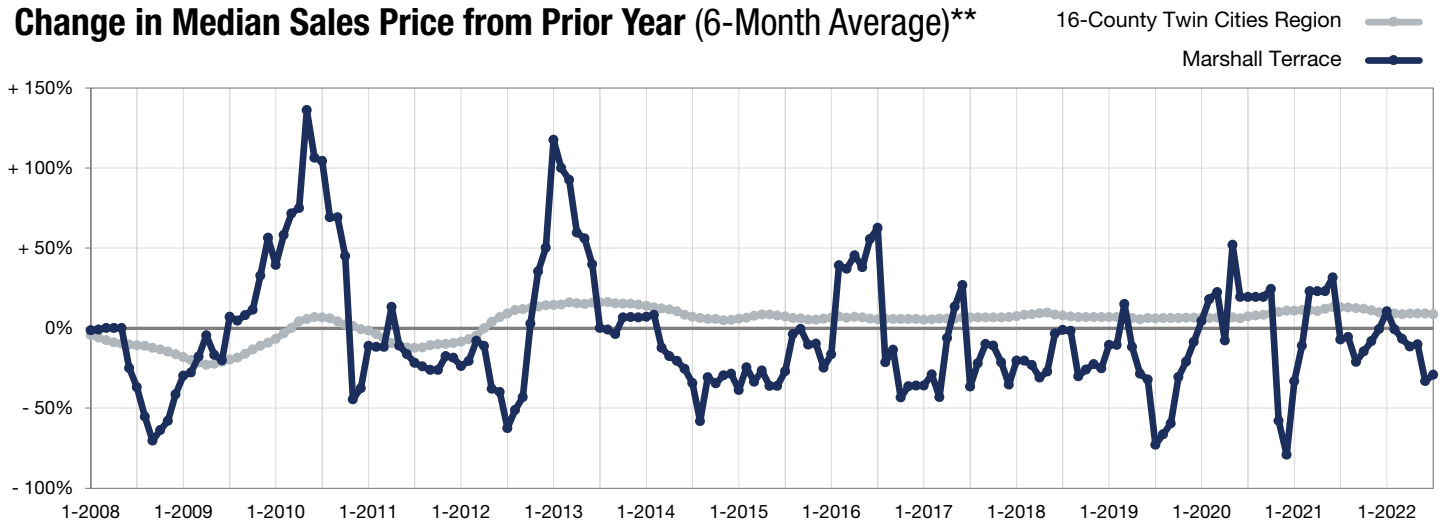
Marshall Terrace

	July			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	5	1	-80.0%	27	24	-11.1%
Closed Sales	4	2	-50.0%	19	21	+ 10.5%
Median Sales Price*	\$275,000	\$311,500	+ 13.3%	\$275,000	\$284,900	+ 3.6%
Average Sales Price*	\$271,063	\$311,500	+ 14.9%	\$270,789	\$278,429	+ 2.8%
Price Per Square Foot*	\$251	\$203	-19.3%	\$217	\$205	-5.3%
Percent of Original List Price Received*	100.3%	104.4%	+ 4.1%	103.0%	100.0%	-2.9%
Days on Market Until Sale	10	19	+ 90.0%	19	25	+ 31.6%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	2.1	-8.7%	--	--	--

* 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.