



## Marshall County Housing Report



### Market Overview

#### Marshall County Home Sales Rose in February

Total home sales in Marshall County rose last month to 1 unit, compared to 0 units in February 2025. Total sales volume was \$0.1 million, essentially the same as home sales volume from a year earlier.

The median sale price in February was \$130,000. Homes that sold in February were typically on the market for 113 days and sold for 95.6% of their list prices.

#### Marshall County Active Listings Remain the Same at End of February

The total number of active listings in Marshall County at the end of February was 1 units, the same as in February 2025. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$154,900.

During February, a total of 1 contract was written up from 0 in February 2025. At the end of the month, there was 1 contract still pending.

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## Marshall County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>
Change from prior year		N/A	N/A	N/A	N/A	-100.0%	N/A
<b>Active Listings</b>		<b>1</b>	<b>1</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-75.0%	100.0%			
<b>Months' Supply</b>		<b>3.0</b>	<b>1.7</b>	<b>4.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		76.5%	-64.6%	77.8%			
<b>New Listings</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>
Change from prior year		N/A	-100.0%	0.0%	N/A	-100.0%	200.0%
<b>Contracts Written</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>
Change from prior year		N/A	N/A	-100.0%	N/A	N/A	-100.0%
<b>Pending Contracts</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		N/A	N/A	-100.0%			
<b>Sales Volume (1,000s)</b>		<b>130</b>	<b>0</b>	<b>0</b>	<b>310</b>	<b>0</b>	<b>225</b>
Change from prior year		N/A	N/A	N/A	N/A	-100.0%	N/A
Average	<b>Sale Price</b>	<b>130,000</b>	<b>N/A</b>	<b>N/A</b>	<b>155,000</b>	<b>N/A</b>	<b>225,000</b>
	Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A
	<b>List Price of Actives</b>	<b>154,900</b>	<b>134,900</b>	<b>105,100</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	14.8%	28.4%	-54.3%			
	<b>Days on Market</b>	<b>113</b>	<b>N/A</b>	<b>N/A</b>	<b>64</b>	<b>N/A</b>	<b>47</b>
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of List</b>	<b>95.6%</b>	<b>N/A</b>	<b>N/A</b>	<b>97.8%</b>	<b>N/A</b>	<b>88.2%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of Original</b>	<b>95.6%</b>	<b>N/A</b>	<b>N/A</b>	<b>97.8%</b>	<b>N/A</b>	<b>81.8%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
Median	<b>Sale Price</b>	<b>130,000</b>	<b>N/A</b>	<b>N/A</b>	<b>155,000</b>	<b>N/A</b>	<b>225,000</b>
	Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A
	<b>List Price of Actives</b>	<b>154,900</b>	<b>134,900</b>	<b>105,450</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	14.8%	27.9%	-54.1%			
	<b>Days on Market</b>	<b>113</b>	<b>N/A</b>	<b>N/A</b>	<b>64</b>	<b>N/A</b>	<b>47</b>
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of List</b>	<b>95.6%</b>	<b>N/A</b>	<b>N/A</b>	<b>97.8%</b>	<b>N/A</b>	<b>88.2%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of Original</b>	<b>95.6%</b>	<b>N/A</b>	<b>N/A</b>	<b>97.8%</b>	<b>N/A</b>	<b>81.8%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	

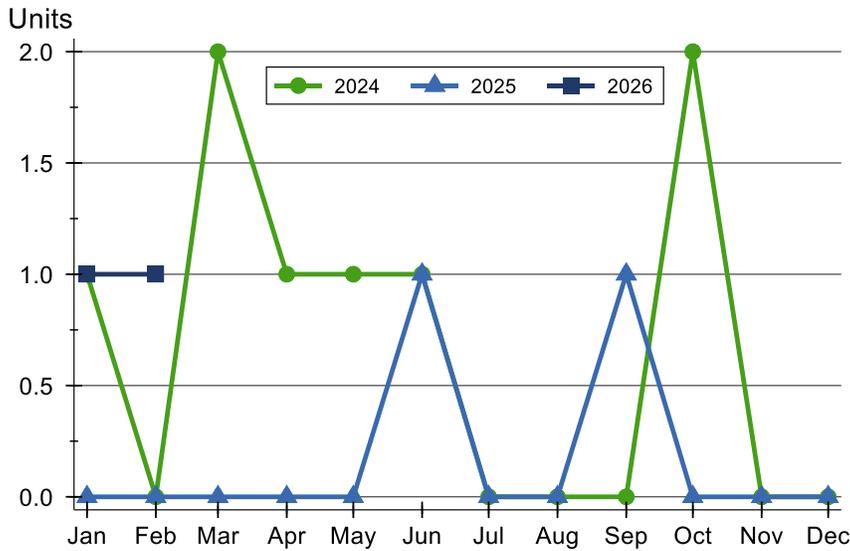
Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.





## Marshall County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	1	0	1
February	0	0	1
March	2	0	
April	1	0	
May	1	0	
June	1	1	
July	0	0	
August	0	0	
September	0	1	
October	2	0	
November	0	0	
December	0	0	

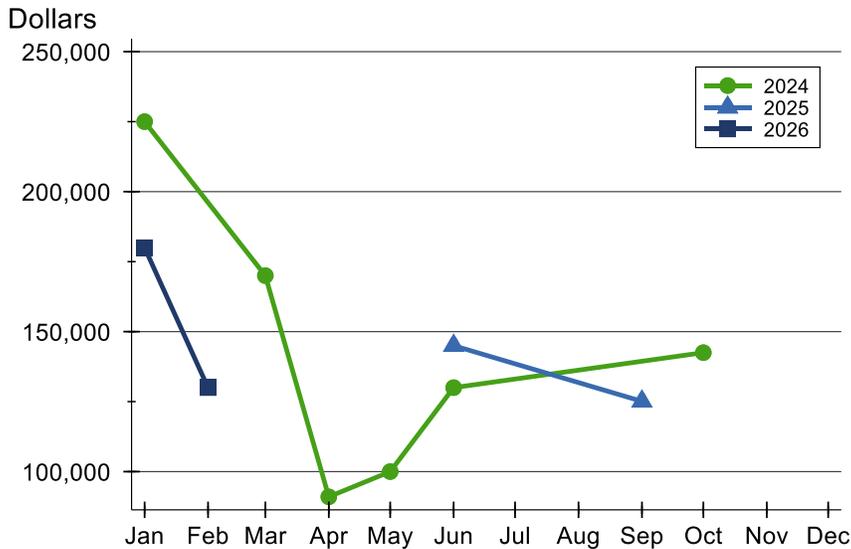
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	100.0%	0.0	130,000	130,000	113	113	95.6%	95.6%	95.6%	95.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



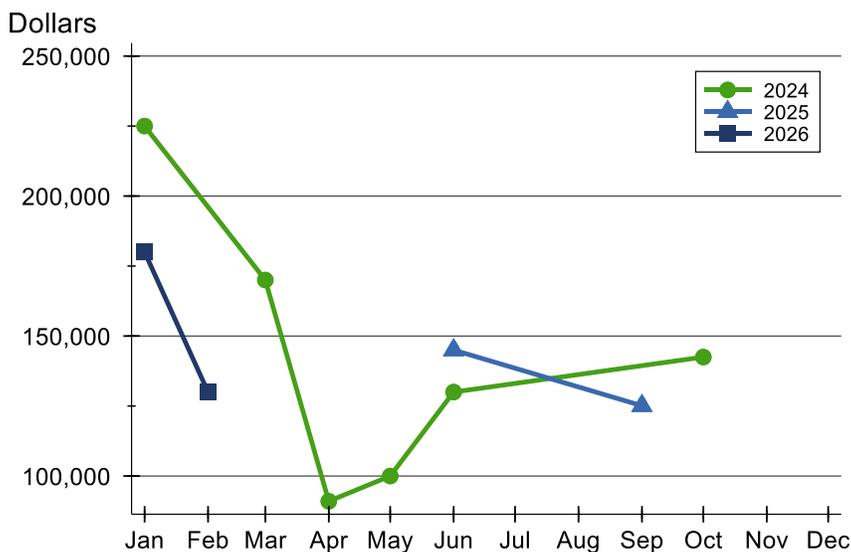
## Marshall County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	225,000	N/A	<b>180,000</b>
<b>February</b>	N/A	N/A	<b>130,000</b>
<b>March</b>	170,000	N/A	
<b>April</b>	91,000	N/A	
<b>May</b>	100,000	N/A	
<b>June</b>	130,000	145,000	
<b>July</b>	N/A	N/A	
<b>August</b>	N/A	N/A	
<b>September</b>	N/A	125,104	
<b>October</b>	142,500	N/A	
<b>November</b>	N/A	N/A	
<b>December</b>	N/A	N/A	

### Median Price

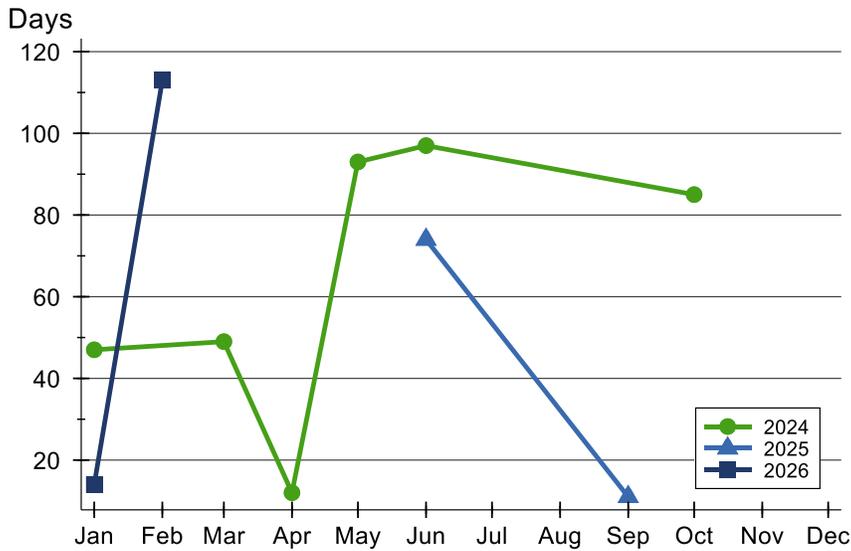


Month	2024	2025	2026
<b>January</b>	225,000	N/A	<b>180,000</b>
<b>February</b>	N/A	N/A	<b>130,000</b>
<b>March</b>	170,000	N/A	
<b>April</b>	91,000	N/A	
<b>May</b>	100,000	N/A	
<b>June</b>	130,000	145,000	
<b>July</b>	N/A	N/A	
<b>August</b>	N/A	N/A	
<b>September</b>	N/A	125,104	
<b>October</b>	142,500	N/A	
<b>November</b>	N/A	N/A	
<b>December</b>	N/A	N/A	



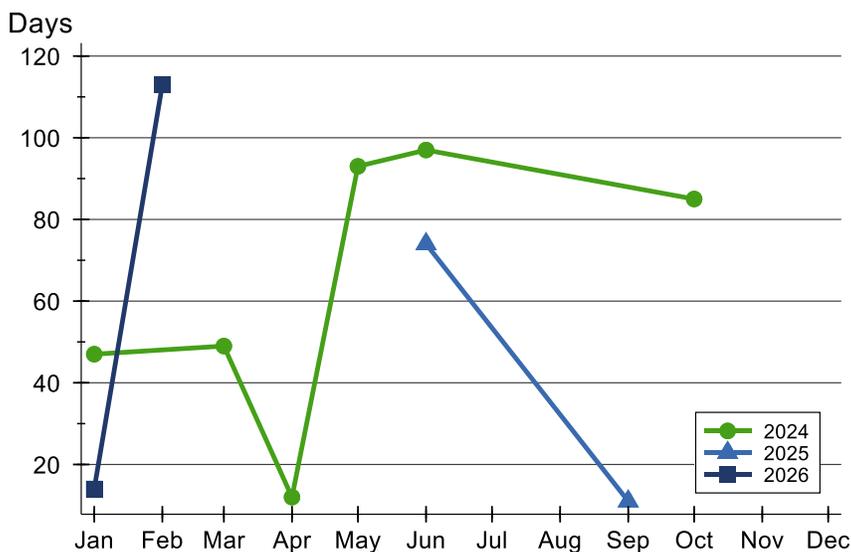
# Marshall County Closed Listings Analysis

## Average DOM



Month	2024	2025	2026
January	47	N/A	14
February	N/A	N/A	113
March	49	N/A	
April	12	N/A	
May	93	N/A	
June	97	74	
July	N/A	N/A	
August	N/A	N/A	
September	N/A	11	
October	85	N/A	
November	N/A	N/A	
December	N/A	N/A	

## Median DOM



Month	2024	2025	2026
January	47	N/A	14
February	N/A	N/A	113
March	49	N/A	
April	12	N/A	
May	93	N/A	
June	97	74	
July	N/A	N/A	
August	N/A	N/A	
September	N/A	11	
October	85	N/A	
November	N/A	N/A	
December	N/A	N/A	



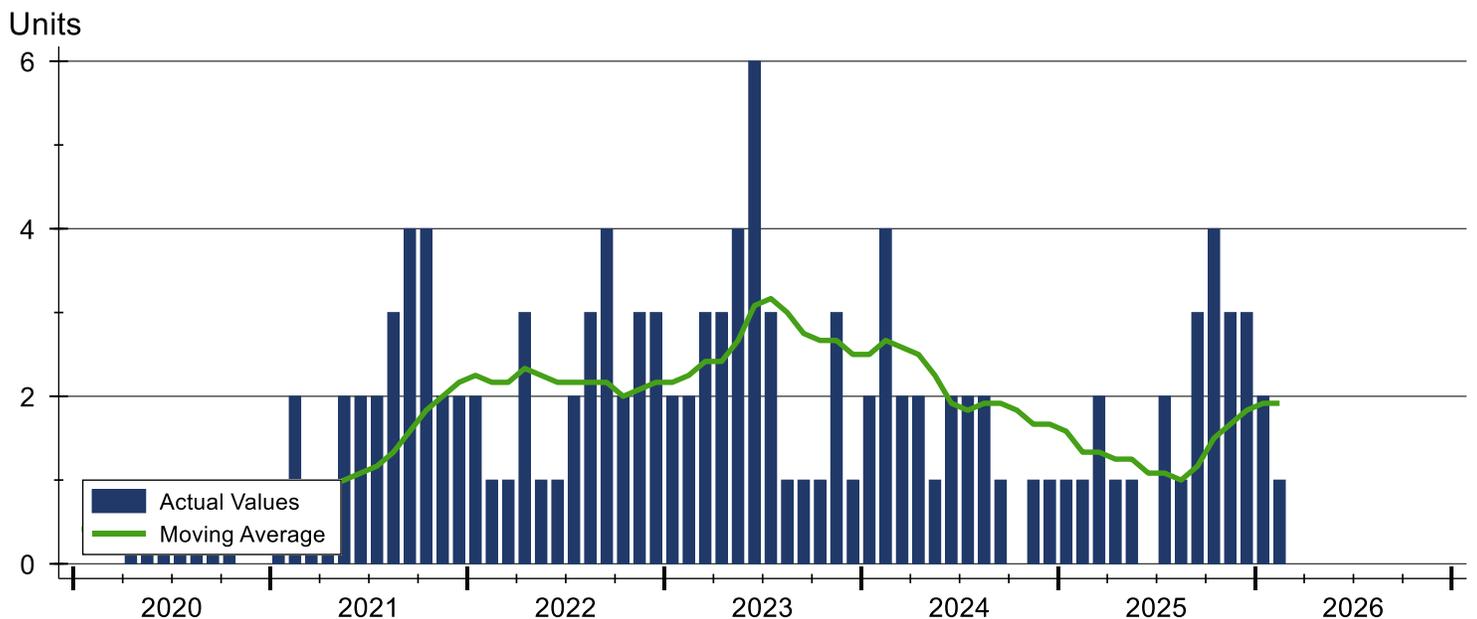
## Marshall County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>1</b>	1	0.0%
Volume (1,000s)		<b>155</b>	135	14.8%
Months' Supply		<b>3.0</b>	1.7	76.5%
Average	List Price	<b>154,900</b>	134,900	14.8%
	Days on Market	<b>39</b>	100	-61.0%
	Percent of Original	<b>100.0%</b>	84.4%	18.5%
Median	List Price	<b>154,900</b>	134,900	14.8%
	Days on Market	<b>39</b>	100	-61.0%
	Percent of Original	<b>100.0%</b>	84.4%	18.5%

A total of 1 homes were available for sale in Marshall County at the end of February. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$154,900, up 14.8% from 2025. The typical time on market for active listings was 39 days, down from 100 days a year earlier.

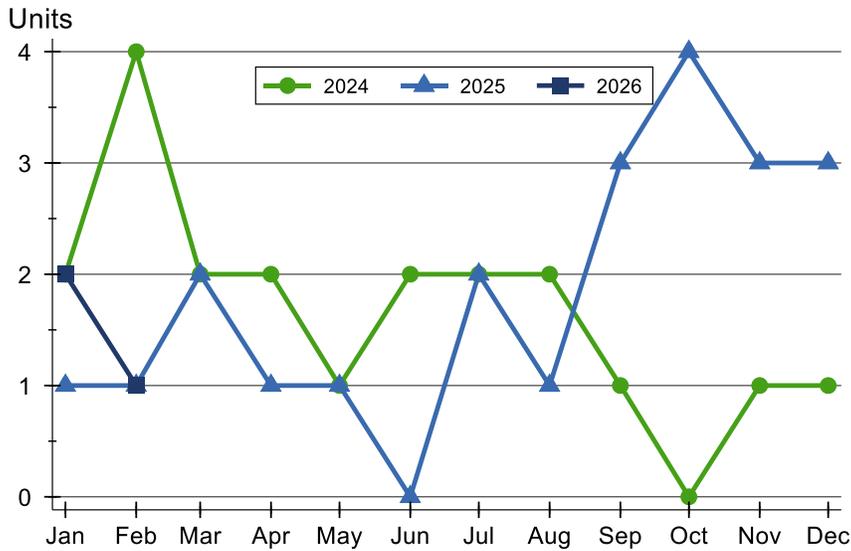
## History of Active Listings





## Marshall County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
January	2	1	<b>2</b>
February	4	1	<b>1</b>
March	2	2	
April	2	1	
May	1	1	
June	2	0	
July	2	2	
August	2	1	
September	1	3	
October	0	4	
November	1	3	
December	1	3	

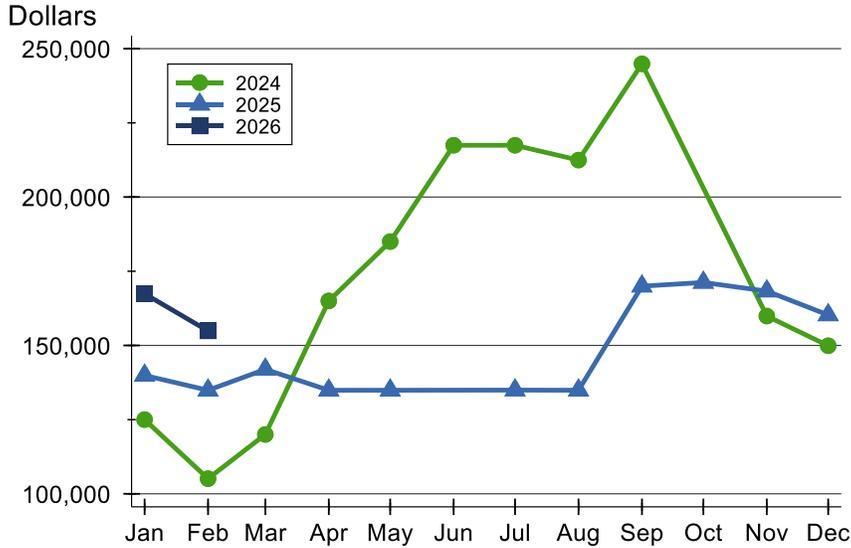
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	N/A	154,900	154,900	39	39	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



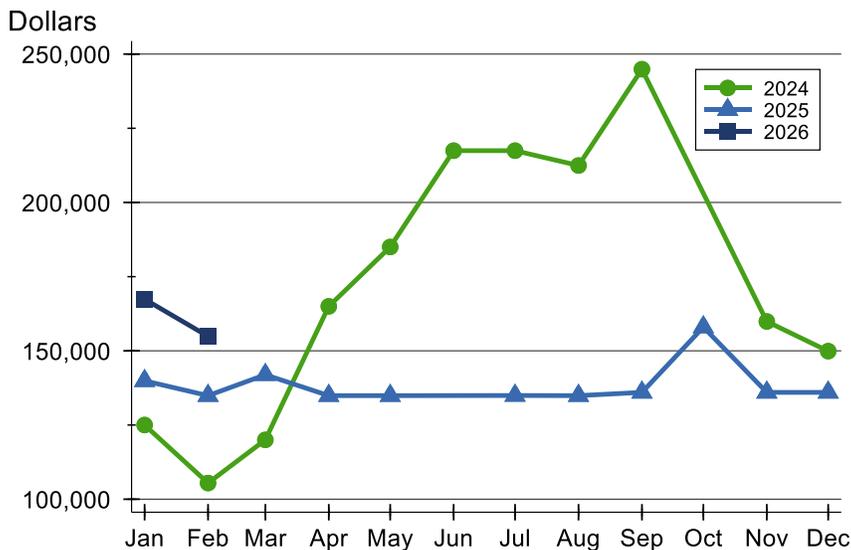
## Marshall County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	125,000	139,900	<b>167,400</b>
<b>February</b>	105,100	134,900	<b>154,900</b>
<b>March</b>	120,000	141,950	
<b>April</b>	165,000	134,900	
<b>May</b>	185,000	134,900	
<b>June</b>	217,450	N/A	
<b>July</b>	217,450	134,950	
<b>August</b>	212,450	134,900	
<b>September</b>	244,900	169,967	
<b>October</b>	N/A	171,225	
<b>November</b>	159,900	168,300	
<b>December</b>	149,900	160,267	

### Median Price

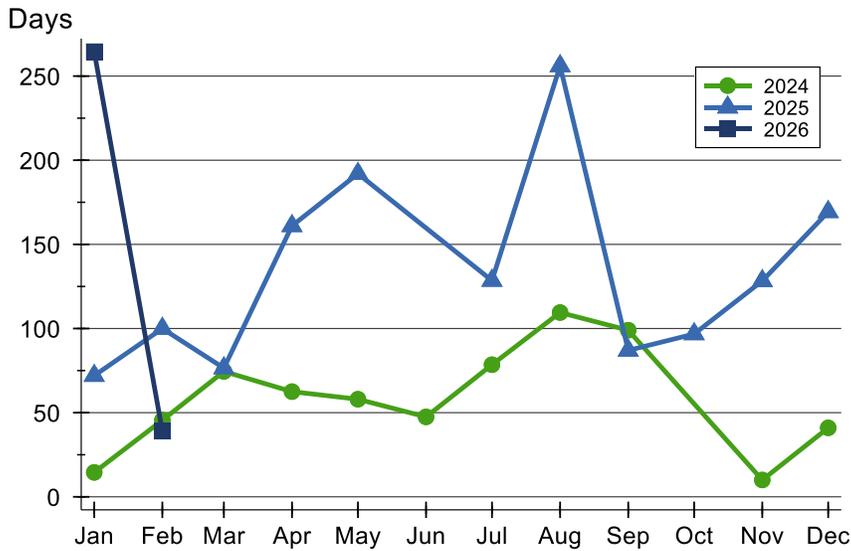


Month	2024	2025	2026
<b>January</b>	125,000	139,900	<b>167,400</b>
<b>February</b>	105,450	134,900	<b>154,900</b>
<b>March</b>	120,000	141,950	
<b>April</b>	165,000	134,900	
<b>May</b>	185,000	134,900	
<b>June</b>	217,450	N/A	
<b>July</b>	217,450	134,950	
<b>August</b>	212,450	134,900	
<b>September</b>	244,900	136,000	
<b>October</b>	N/A	158,000	
<b>November</b>	159,900	136,000	
<b>December</b>	149,900	136,000	



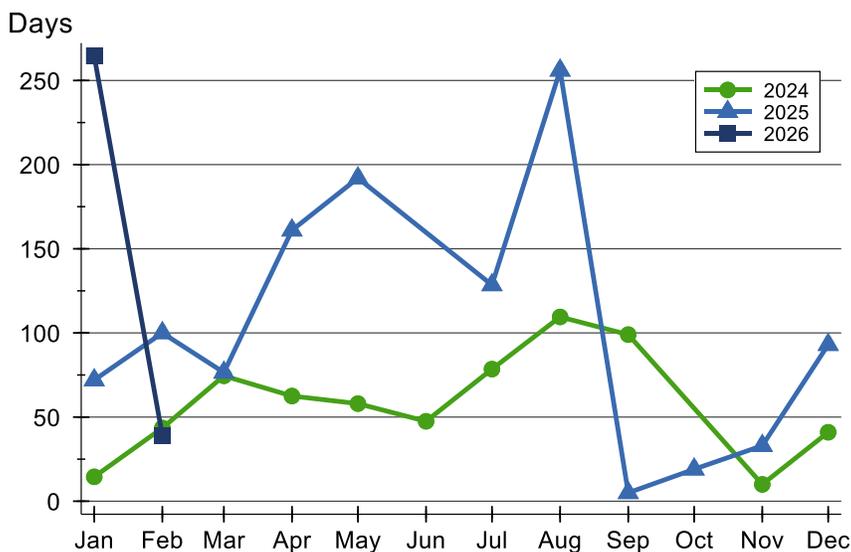
# Marshall County Active Listings Analysis

## Average DOM



Month	2024	2025	2026
January	15	72	<b>265</b>
February	46	100	<b>39</b>
March	75	77	
April	63	161	
May	58	192	
June	48	N/A	
July	79	129	
August	110	256	
September	99	87	
October	N/A	97	
November	10	128	
December	41	169	

## Median DOM

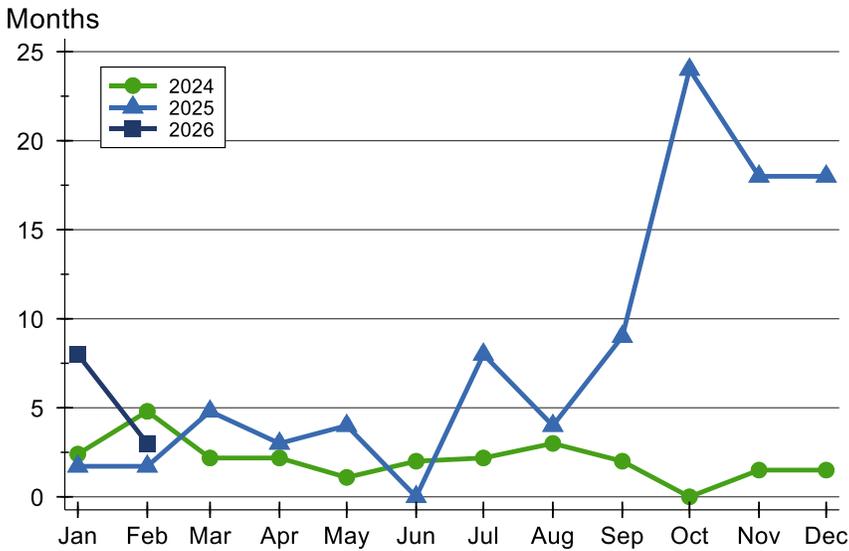


Month	2024	2025	2026
January	15	72	<b>265</b>
February	44	100	<b>39</b>
March	75	77	
April	63	161	
May	58	192	
June	48	N/A	
July	79	129	
August	110	256	
September	99	5	
October	N/A	19	
November	10	33	
December	41	93	



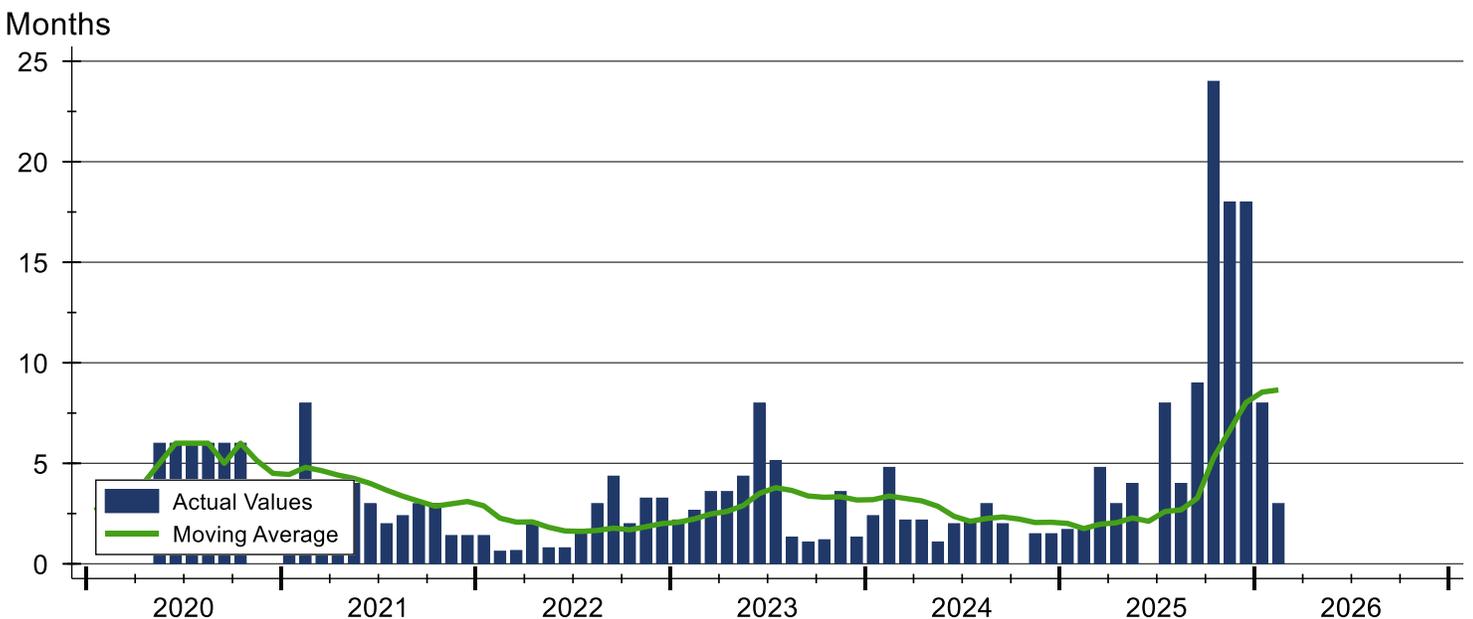
# Marshall County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	2.4	1.7	8.0
February	4.8	1.7	3.0
March	2.2	4.8	
April	2.2	3.0	
May	1.1	4.0	
June	2.0	0.0	
July	2.2	8.0	
August	3.0	4.0	
September	2.0	9.0	
October	0.0	24.0	
November	1.5	18.0	
December	1.5	18.0	

## History of Month's Supply



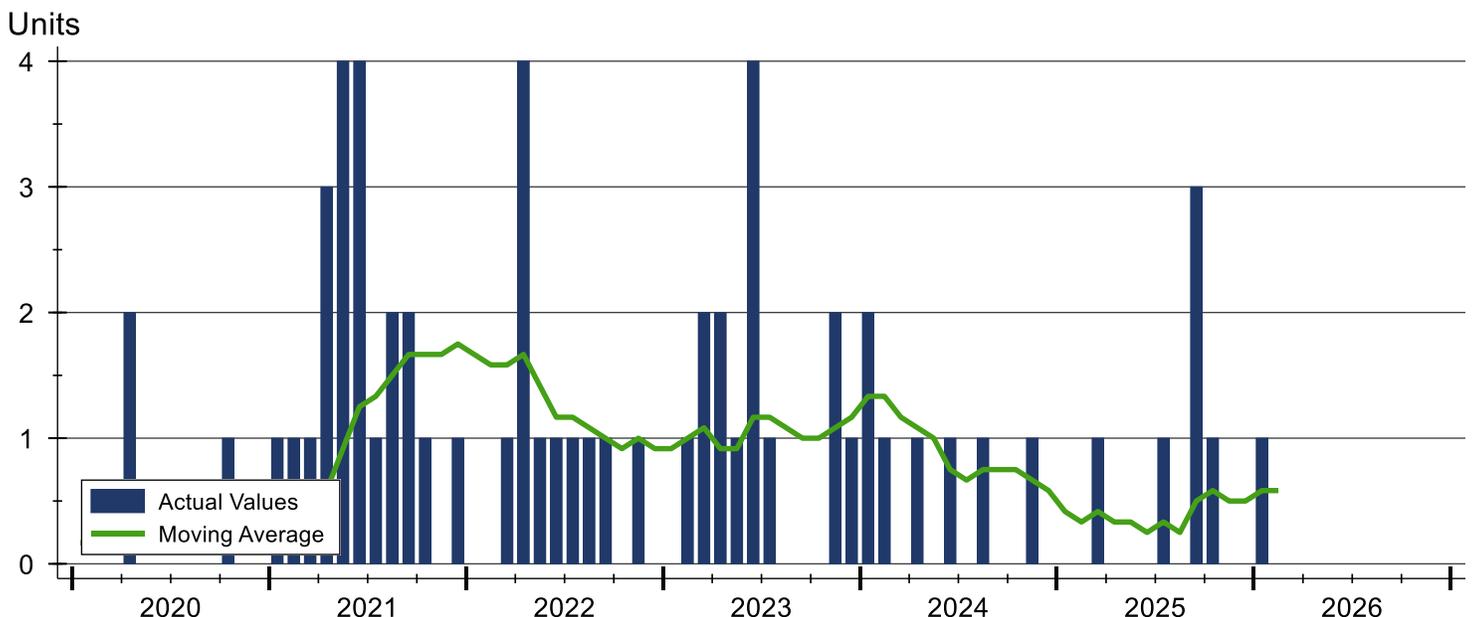


# Marshall County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	0	0	N/A
	Volume (1,000s)	0	0	N/A
	Average List Price	N/A	N/A	N/A
	Median List Price	N/A	N/A	N/A
Year-to-Date	New Listings	1	0	N/A
	Volume (1,000s)	155	N/A	N/A
	Average List Price	154,900	N/A	N/A
	Median List Price	154,900	N/A	N/A

No new listings were added in Marshall County during February. In comparison, 0 new listings were added in February 2025. Year-to-date Marshall County has seen 1 new listings.

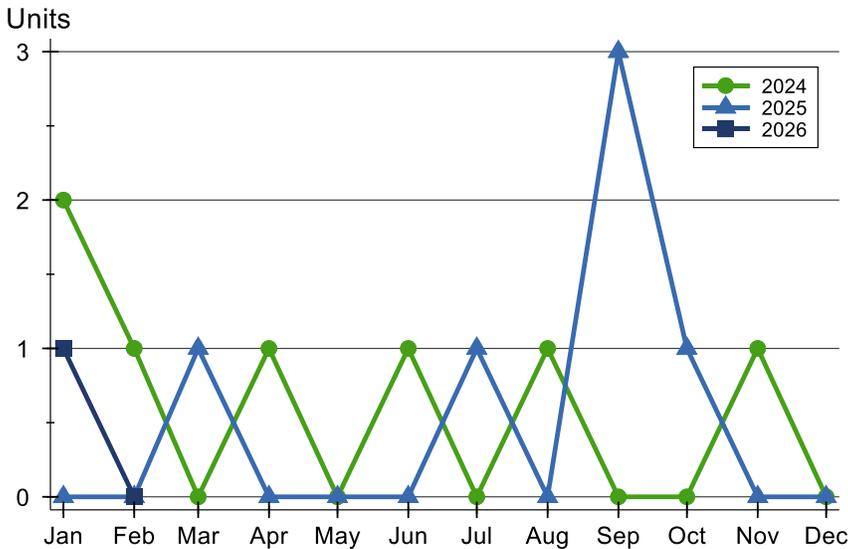
## History of New Listings





## Marshall County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	2	0	1
February	1	0	0
March	0	1	
April	1	0	
May	0	0	
June	1	0	
July	0	1	
August	1	0	
September	0	3	
October	0	1	
November	1	0	
December	0	0	

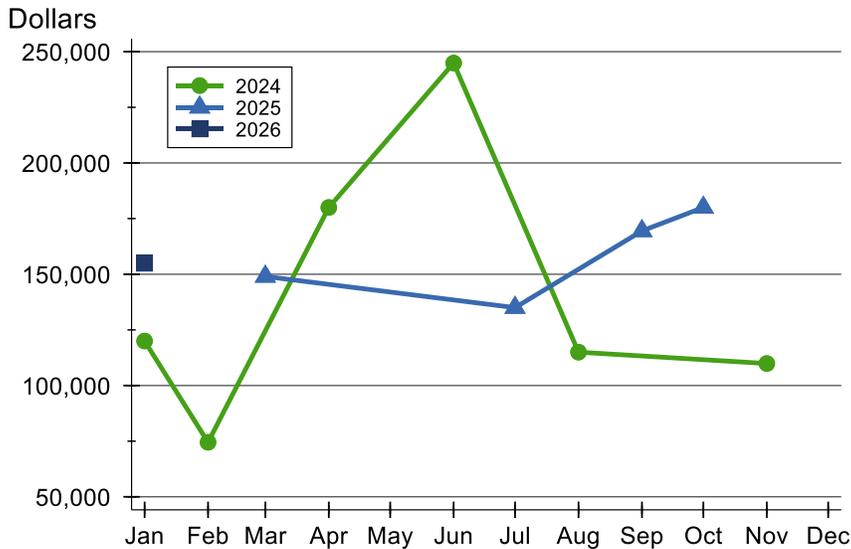
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



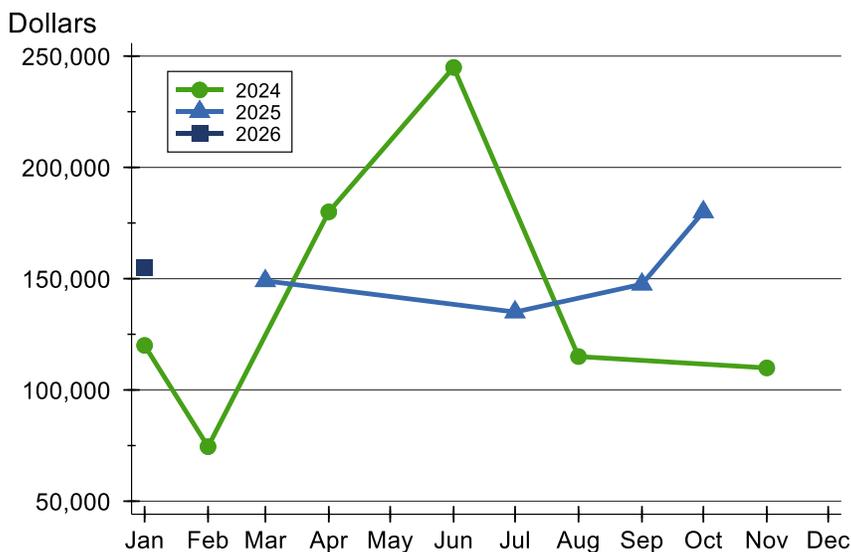
# Marshall County New Listings Analysis

## Average Price



Month	2024	2025	2026
January	120,000	N/A	154,900
February	74,500	N/A	N/A
March	N/A	149,000	
April	180,000	N/A	
May	N/A	N/A	
June	244,900	N/A	
July	N/A	135,000	
August	115,000	N/A	
September	N/A	169,467	
October	N/A	180,000	
November	109,900	N/A	
December	N/A	N/A	

## Median Price



Month	2024	2025	2026
January	120,000	N/A	154,900
February	74,500	N/A	N/A
March	N/A	149,000	
April	180,000	N/A	
May	N/A	N/A	
June	244,900	N/A	
July	N/A	135,000	
August	115,000	N/A	
September	N/A	147,500	
October	N/A	180,000	
November	109,900	N/A	
December	N/A	N/A	



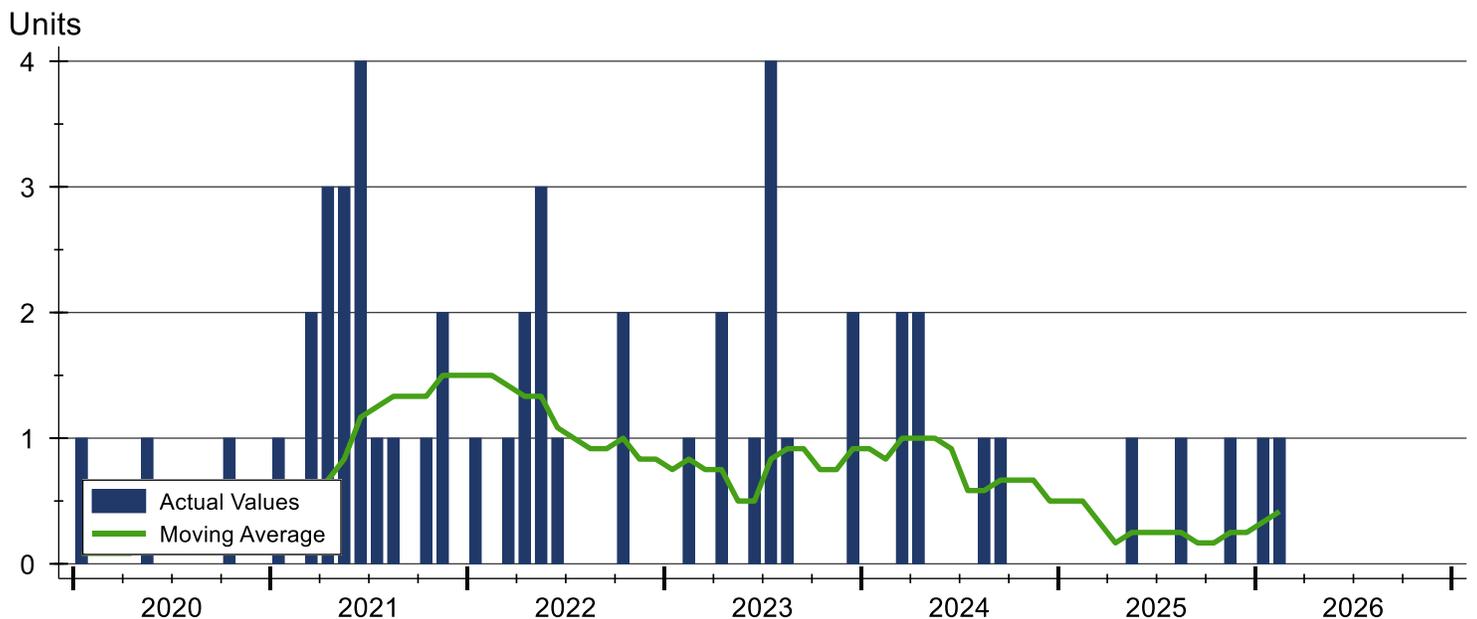
# Marshall County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		1	0	N/A	2	0	N/A
Volume (1,000s)		110	0	N/A	246	0	N/A
Average	Sale Price	109,900	N/A	N/A	122,950	N/A	N/A
	Days on Market	442	N/A	N/A	278	N/A	N/A
	Percent of Original	68.7%	N/A	N/A	82.2%	N/A	N/A
Median	Sale Price	109,900	N/A	N/A	122,950	N/A	N/A
	Days on Market	442	N/A	N/A	278	N/A	N/A
	Percent of Original	68.7%	N/A	N/A	82.2%	N/A	N/A

A total of 1 contract for sale was written in Marshall County during the month of February, up from 0 in 2025. The list price of this home was \$109,900.

Half of the homes that went under contract in February were on the market less than 442 days.

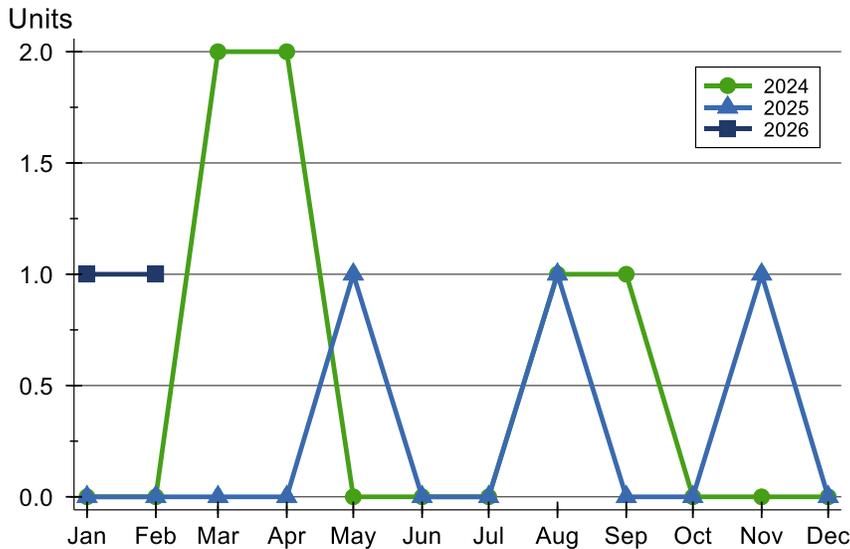
## History of Contracts Written





## Marshall County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	N/A	N/A	<b>1</b>
<b>February</b>	N/A	N/A	<b>1</b>
<b>March</b>	2	N/A	
<b>April</b>	2	N/A	
<b>May</b>	N/A	1	
<b>June</b>	N/A	N/A	
<b>July</b>	N/A	N/A	
<b>August</b>	1	1	
<b>September</b>	1	N/A	
<b>October</b>	N/A	N/A	
<b>November</b>	N/A	1	
<b>December</b>	N/A	N/A	

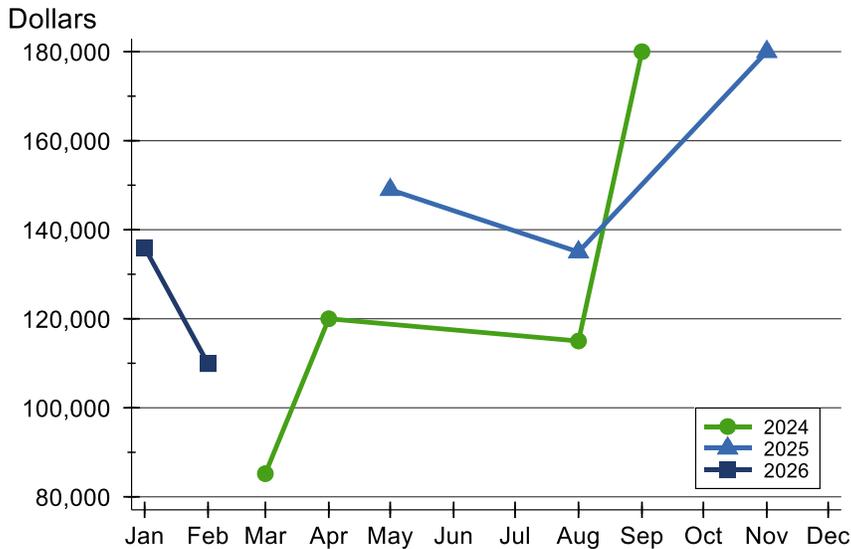
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	109,900	109,900	442	442	68.7%	68.7%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



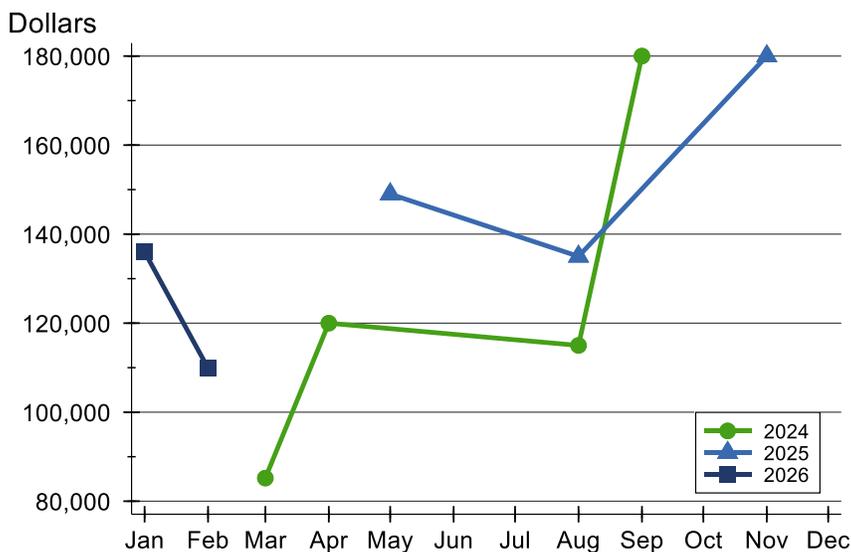
## Marshall County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	N/A	N/A	<b>136,000</b>
<b>February</b>	N/A	N/A	<b>109,900</b>
<b>March</b>	85,200	N/A	
<b>April</b>	120,000	N/A	
<b>May</b>	N/A	149,000	
<b>June</b>	N/A	N/A	
<b>July</b>	N/A	N/A	
<b>August</b>	115,000	135,000	
<b>September</b>	180,000	N/A	
<b>October</b>	N/A	N/A	
<b>November</b>	N/A	180,000	
<b>December</b>	N/A	N/A	

### Median Price

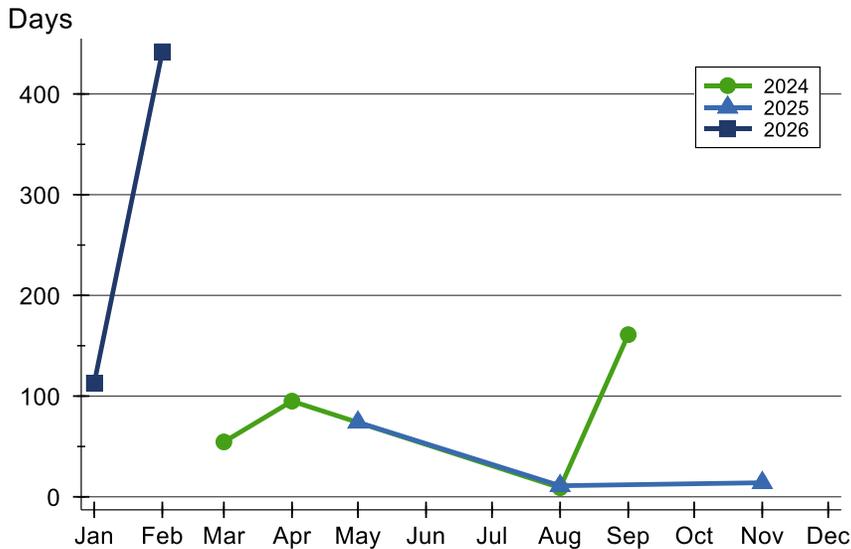


Month	2024	2025	2026
<b>January</b>	N/A	N/A	<b>136,000</b>
<b>February</b>	N/A	N/A	<b>109,900</b>
<b>March</b>	85,200	N/A	
<b>April</b>	120,000	N/A	
<b>May</b>	N/A	149,000	
<b>June</b>	N/A	N/A	
<b>July</b>	N/A	N/A	
<b>August</b>	115,000	135,000	
<b>September</b>	180,000	N/A	
<b>October</b>	N/A	N/A	
<b>November</b>	N/A	180,000	
<b>December</b>	N/A	N/A	



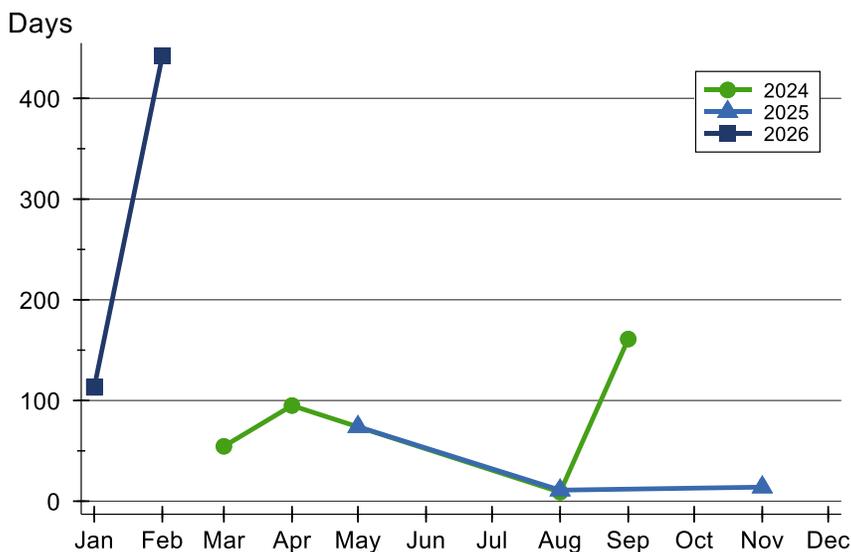
## Marshall County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	N/A	N/A	<b>113</b>
February	N/A	N/A	<b>442</b>
March	55	N/A	
April	95	N/A	
May	N/A	74	
June	N/A	N/A	
July	N/A	N/A	
August	9	11	
September	161	N/A	
October	N/A	N/A	
November	N/A	14	
December	N/A	N/A	

### Median DOM



Month	2024	2025	2026
January	N/A	N/A	<b>113</b>
February	N/A	N/A	<b>442</b>
March	55	N/A	
April	95	N/A	
May	N/A	74	
June	N/A	N/A	
July	N/A	N/A	
August	9	11	
September	161	N/A	
October	N/A	N/A	
November	N/A	14	
December	N/A	N/A	



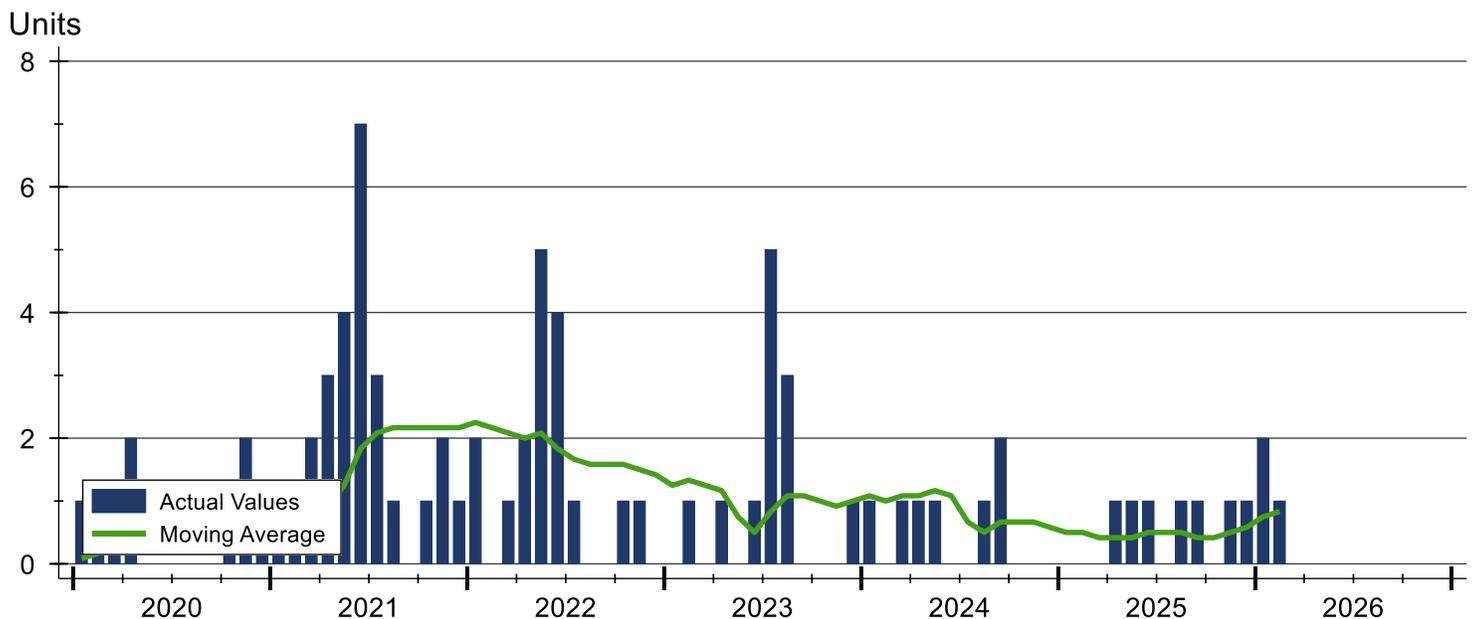
# Marshall County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		1	0	N/A
Volume (1,000s)		110	0	N/A
Average	List Price	109,900	N/A	N/A
	Days on Market	442	N/A	N/A
	Percent of Original	68.7%	N/A	N/A
Median	List Price	109,900	N/A	N/A
	Days on Market	442	N/A	N/A
	Percent of Original	68.7%	N/A	N/A

A total of 1 listing in Marshall County had a contract pending at the end of February, up from 0 contracts pending at the end of February 2025.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

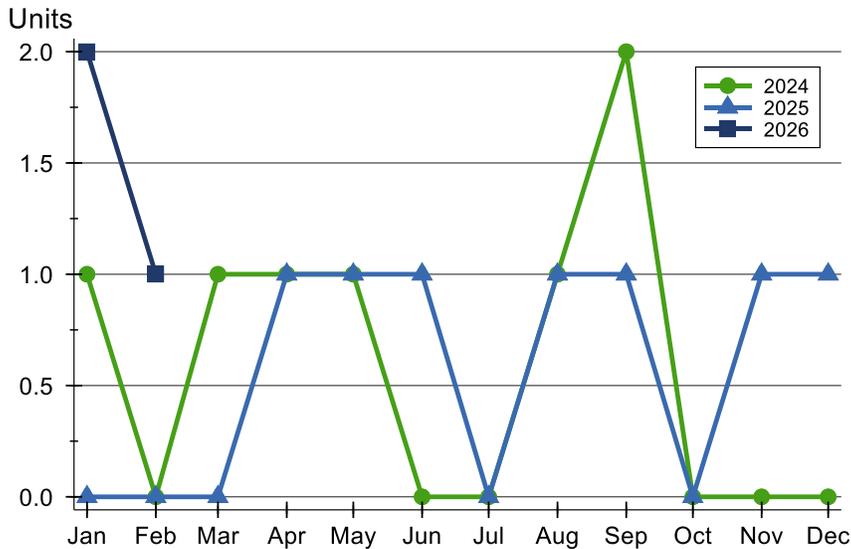
## History of Pending Contracts





## Marshall County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	1	0	2
February	0	0	1
March	1	0	
April	1	1	
May	1	1	
June	0	1	
July	0	0	
August	1	1	
September	2	1	
October	0	0	
November	0	1	
December	0	1	

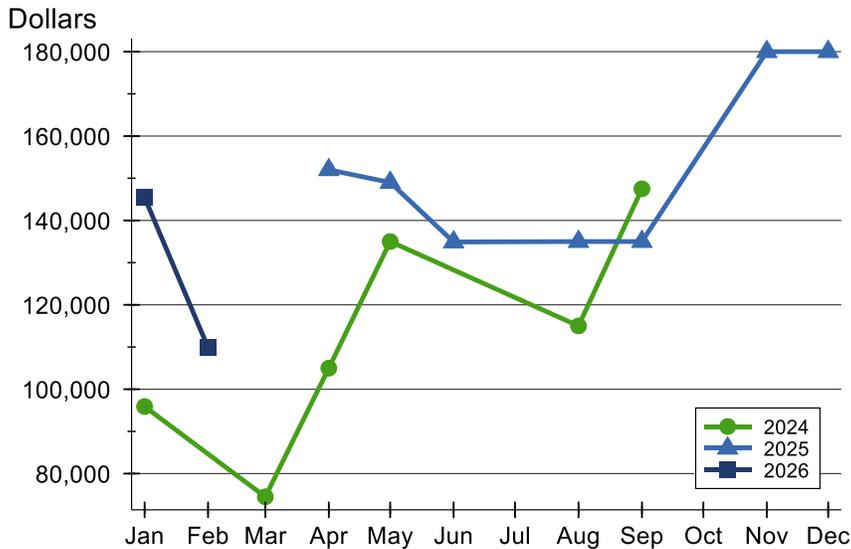
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	109,900	109,900	442	442	68.7%	68.7%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



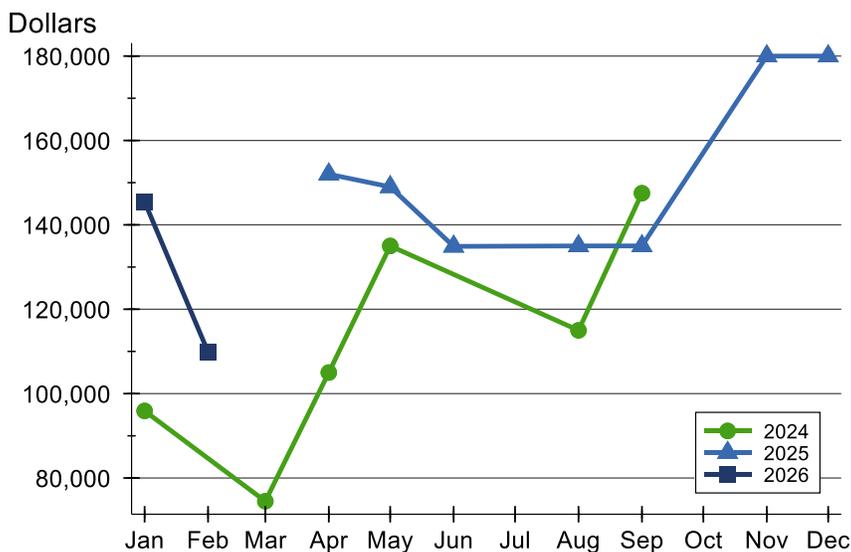
## Marshall County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	95,900	N/A	<b>145,450</b>
<b>February</b>	N/A	N/A	<b>109,900</b>
<b>March</b>	74,500	N/A	
<b>April</b>	105,000	152,000	
<b>May</b>	135,000	149,000	
<b>June</b>	N/A	134,900	
<b>July</b>	N/A	N/A	
<b>August</b>	115,000	135,000	
<b>September</b>	147,500	135,000	
<b>October</b>	N/A	N/A	
<b>November</b>	N/A	180,000	
<b>December</b>	N/A	180,000	

### Median Price

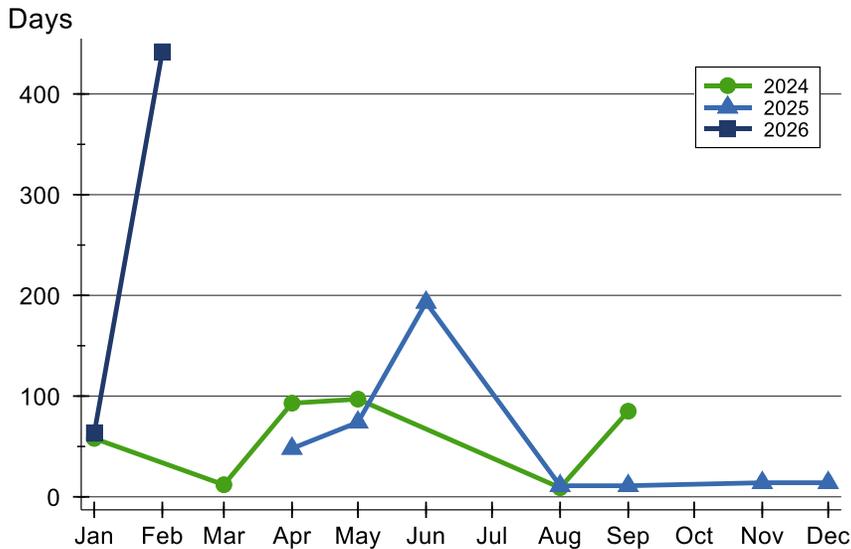


Month	2024	2025	2026
<b>January</b>	95,900	N/A	<b>145,450</b>
<b>February</b>	N/A	N/A	<b>109,900</b>
<b>March</b>	74,500	N/A	
<b>April</b>	105,000	152,000	
<b>May</b>	135,000	149,000	
<b>June</b>	N/A	134,900	
<b>July</b>	N/A	N/A	
<b>August</b>	115,000	135,000	
<b>September</b>	147,500	135,000	
<b>October</b>	N/A	N/A	
<b>November</b>	N/A	180,000	
<b>December</b>	N/A	180,000	



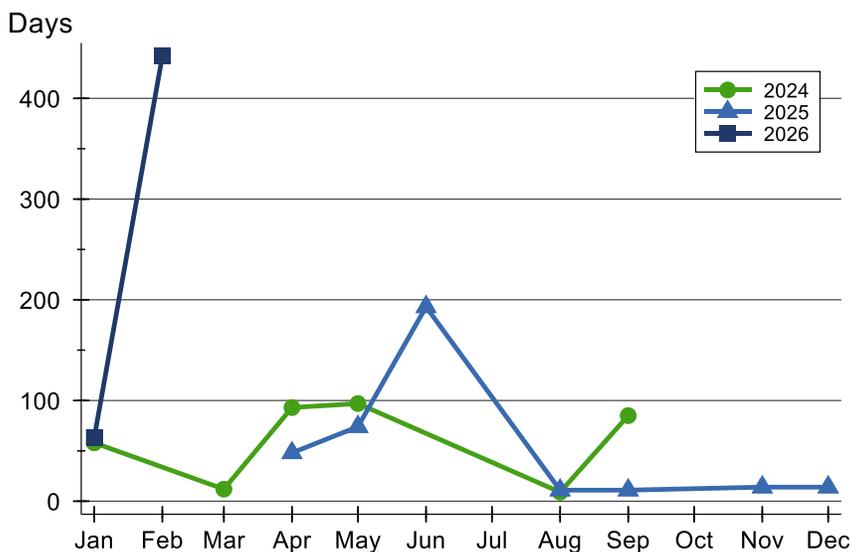
## Marshall County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	58	N/A	<b>63</b>
February	N/A	N/A	<b>442</b>
March	12	N/A	
April	93	48	
May	97	74	
June	N/A	193	
July	N/A	N/A	
August	9	11	
September	85	11	
October	N/A	N/A	
November	N/A	14	
December	N/A	14	

### Median DOM



Month	2024	2025	2026
January	58	N/A	<b>63</b>
February	N/A	N/A	<b>442</b>
March	12	N/A	
April	93	48	
May	97	74	
June	N/A	193	
July	N/A	N/A	
August	9	11	
September	85	11	
October	N/A	N/A	
November	N/A	14	
December	N/A	14	