



Marshall County Housing Report



Market Overview

Marshall County Home Sales Remained Constant in November

Total home sales in Marshall County remained at 0 units last month, the same as in November 2022. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

Since there were no sales last month, the median sale price cannot be calculated.

Marshall County Active Listings Remain the Same at End of November

The total number of active listings in Marshall County at the end of November was 3 units, the same as in November 2022. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of November was \$135,000.

There were 0 contracts written in November 2023 and 2022, showing no change over the year. At the end of the month, there were 0 contracts still pending.

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Marshall County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	0 N/A	0 -100.0%	1 N/A	9 -10.0%	10 -37.5%	16 700.0%	
Active Listings Change from prior year	3 0.0%	3 50.0%	2 N/A	N/A	N/A	N/A	
Months' Supply Change from prior year	3.6 9.1%	3.3 135.7%	1.4 N/A	N/A	N/A	N/A	
New Listings Change from prior year	2 100.0%	1 N/A	0 N/A	13 18.2%	11 -45.0%	20 566.7%	
Contracts Written Change from prior year	0 N/A	0 -100.0%	2 N/A	9 -10.0%	10 -44.4%	18 500.0%	
Pending Contracts Change from prior year	0 -100.0%	1 -50.0%	2 0.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	0 N/A	0 -100.0%	181 N/A	1,620 54.1%	1,051 -49.2%	2,069 1307.5%	
Average	Sale Price Change from prior year	N/A N/A	N/A N/A	181,000 N/A	180,000 71.3%	105,070 -18.7%	129,281 75.9%
	List Price of Actives Change from prior year	161,967 -39.9%	269,633 25.7%	214,450 N/A	N/A	N/A	N/A
	Days on Market Change from prior year	N/A N/A	N/A N/A	14 N/A	41 -29.3%	58 123.1%	26 -57.4%
	Percent of List Change from prior year	N/A N/A	N/A N/A	90.5% N/A	95.0% 8.2%	87.8% -6.0%	93.4% 0.9%
	Percent of Original Change from prior year	N/A N/A	N/A N/A	90.5% N/A	94.7% 12.3%	84.3% -9.4%	93.0% 4.4%
Median	Sale Price Change from prior year	N/A N/A	N/A N/A	181,000 N/A	212,000 132.3%	91,250 -22.3%	117,500 59.9%
	List Price of Actives Change from prior year	135,000 -56.5%	310,000 44.6%	214,450 N/A	N/A	N/A	N/A
	Days on Market Change from prior year	N/A N/A	N/A N/A	14 N/A	29 -23.7%	38 192.3%	13 -78.7%
	Percent of List Change from prior year	N/A N/A	N/A N/A	90.5% N/A	93.9% 3.9%	90.4% -5.8%	96.0% 3.7%
	Percent of Original Change from prior year	N/A N/A	N/A N/A	90.5% N/A	93.9% 3.9%	90.4% -5.8%	96.0% 7.7%

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



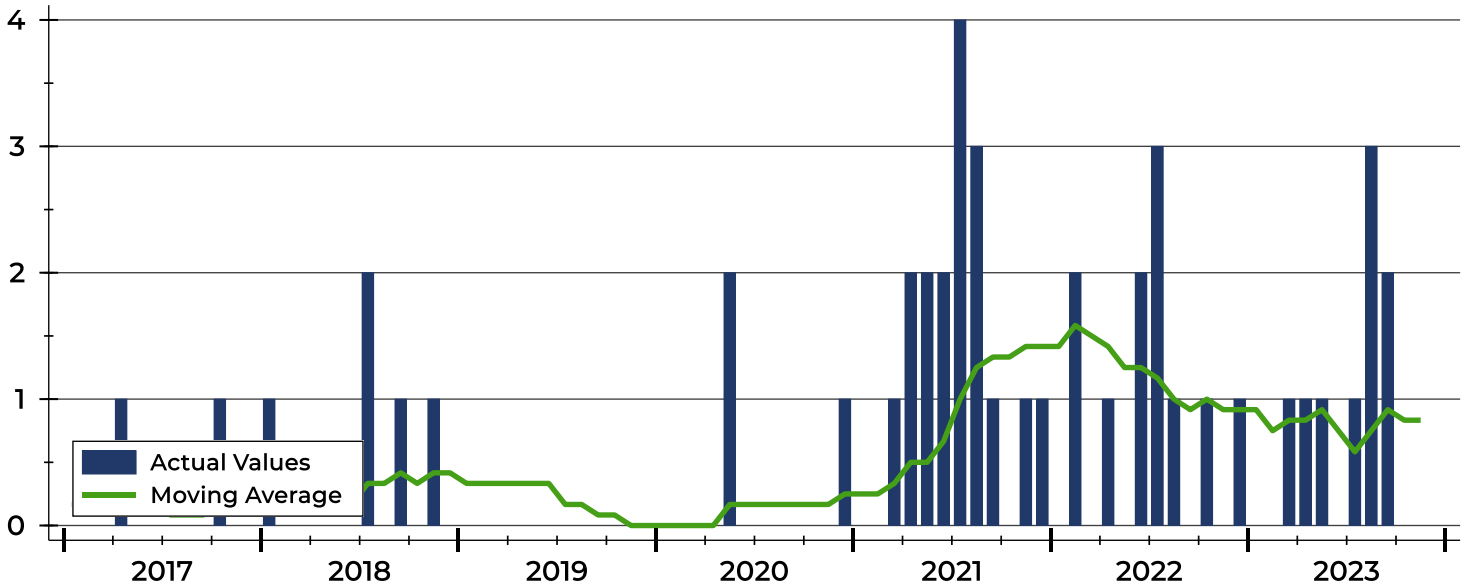
Marshall County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		0	0	N/A	9	10	-10.0%
Volume (1,000s)		0	0	N/A	1,620	1,051	54.1%
Months' Supply		3.6	3.3	9.1%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	180,000	105,070	71.3%
	Days on Market	N/A	N/A	N/A	41	58	-29.3%
	Percent of List	N/A	N/A	N/A	95.0%	87.8%	8.2%
	Percent of Original	N/A	N/A	N/A	94.7%	84.3%	12.3%
Median	Sale Price	N/A	N/A	N/A	212,000	91,250	132.3%
	Days on Market	N/A	N/A	N/A	29	38	-23.7%
	Percent of List	N/A	N/A	N/A	93.9%	90.4%	3.9%
	Percent of Original	N/A	N/A	N/A	93.9%	90.4%	3.9%

A total of 0 homes sold in Marshall County in November, showing no change from November 2022. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

History of Closed Listings

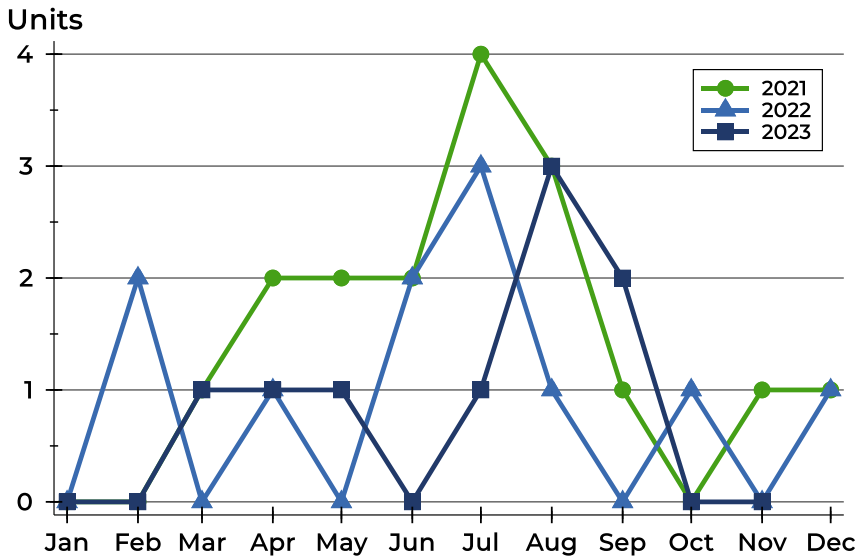
Units





Marshall County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	0	0	0
February	0	2	0
March	1	0	1
April	2	1	1
May	2	0	1
June	2	2	0
July	4	3	1
August	3	1	3
September	1	0	2
October	0	1	0
November	1	0	0
December	1	1	0

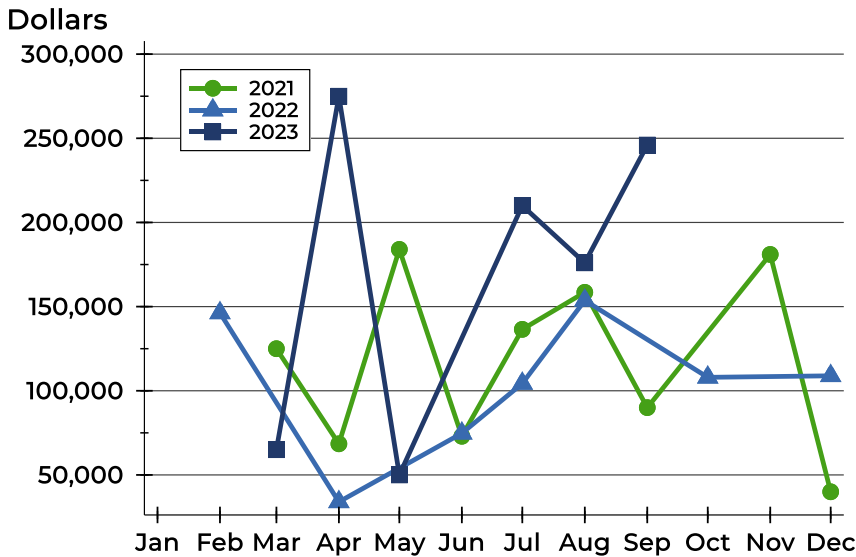
Closed Listings by Price Range

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	N/A	N/A	N/A	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	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	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	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	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	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	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	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	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	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	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	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	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	N/A	N/A	N/A



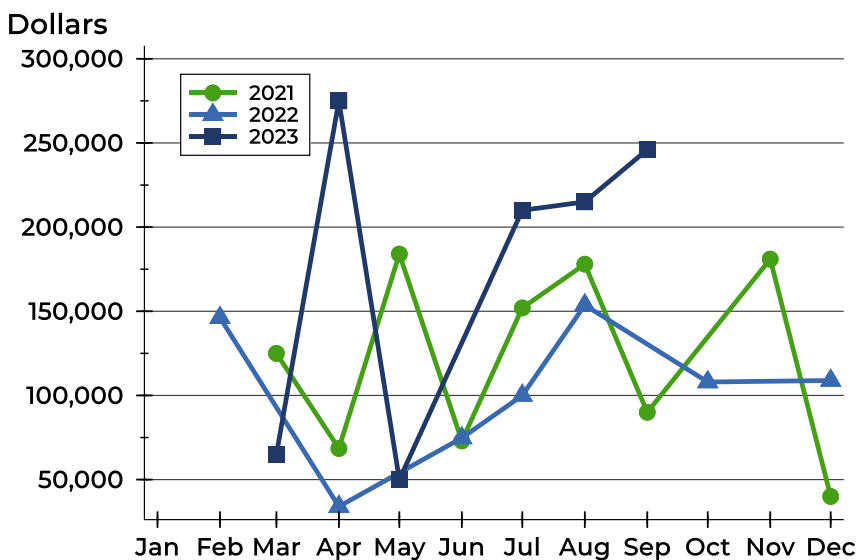
Marshall County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	N/A	N/A	N/A
February	N/A	146,250	N/A
March	125,000	N/A	65,000
April	68,500	34,000	275,000
May	184,000	N/A	50,001
June	73,000	74,750	N/A
July	136,500	104,333	210,000
August	158,500	153,700	176,000
September	90,000	N/A	246,000
October	N/A	108,000	N/A
November	181,000	N/A	N/A
December	40,000	108,900	

Median Price

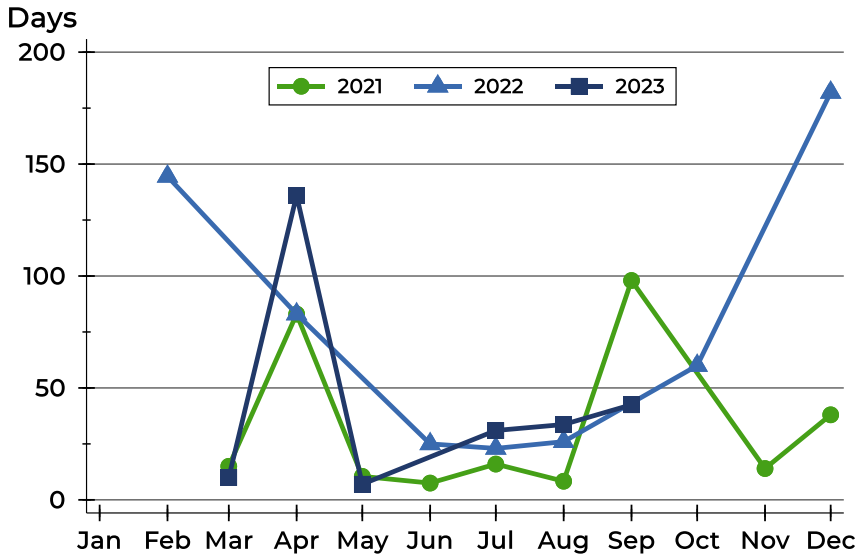


Month	2021	2022	2023
January	N/A	N/A	N/A
February	N/A	146,250	N/A
March	125,000	N/A	65,000
April	68,500	34,000	275,000
May	184,000	N/A	50,001
June	73,000	74,750	N/A
July	152,000	100,000	210,000
August	178,000	153,700	215,000
September	90,000	N/A	246,000
October	N/A	108,000	N/A
November	181,000	N/A	N/A
December	40,000	108,900	



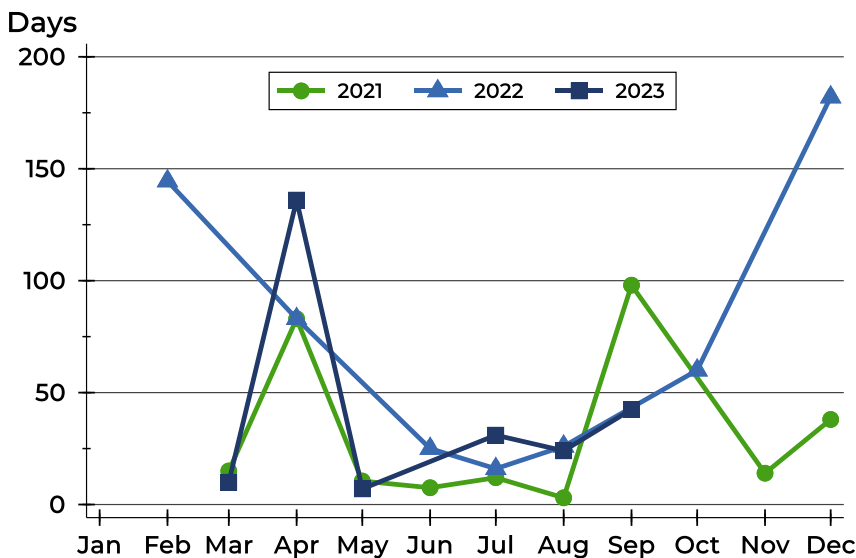
Marshall County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	N/A	145	N/A
March	15	N/A	10
April	83	83	136
May	11	N/A	7
June	8	25	N/A
July	16	23	31
August	8	26	34
September	98	N/A	43
October	N/A	60	N/A
November	14	N/A	N/A
December	38	182	

Median DOM

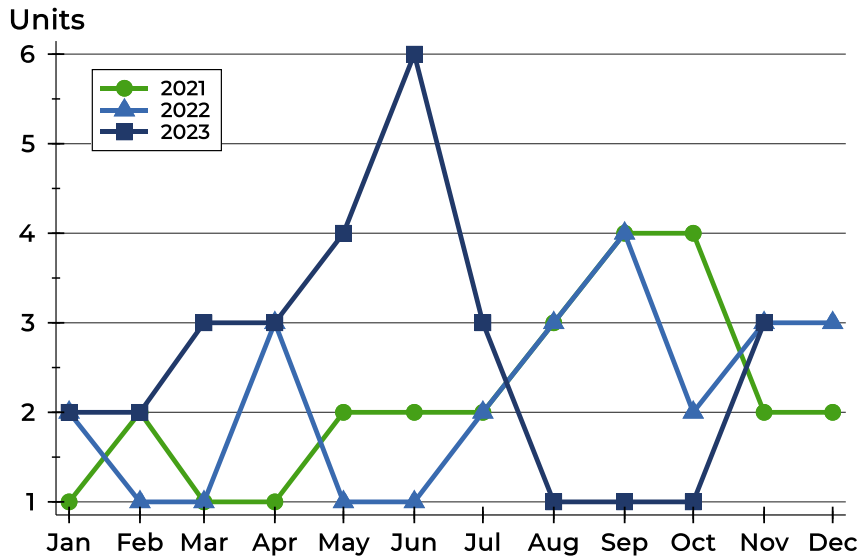


Month	2021	2022	2023
January	N/A	N/A	N/A
February	N/A	145	N/A
March	15	N/A	10
April	83	83	136
May	11	N/A	7
June	8	25	N/A
July	12	16	31
August	3	26	24
September	98	N/A	43
October	N/A	60	N/A
November	14	N/A	N/A
December	38	182	



Marshall County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	1	2	2
February	2	1	2
March	1	1	3
April	1	3	3
May	2	1	4
June	2	1	6
July	2	2	3
August	3	3	1
September	4	4	1
October	4	2	1
November	2	3	3
December	2	3	3

Active Listings by Price Range

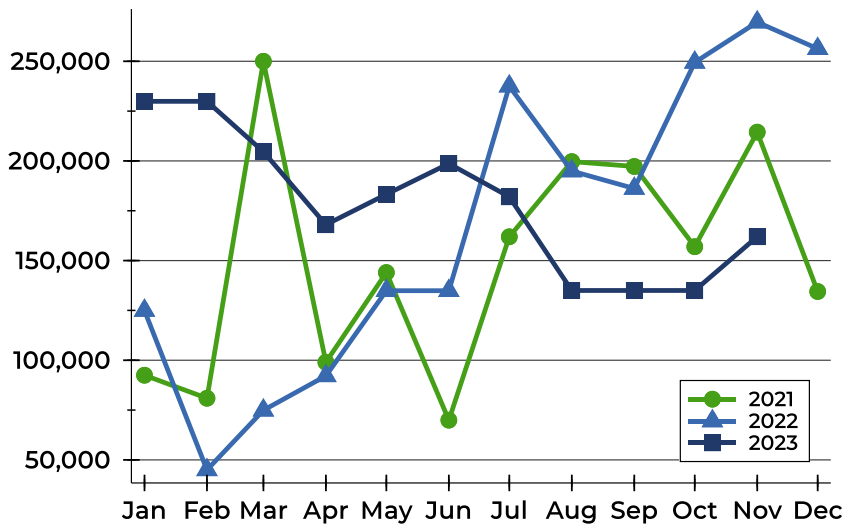
Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	N/A	95,900	95,900	2	2	100.0%	100.0%
\$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	1	33.3%	N/A	135,000	135,000	244	244	93.1%	93.1%
\$150,000-\$174,999	0	0.0%	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
\$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	1	33.3%	N/A	255,000	255,000	29	29	92.7%	92.7%
\$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

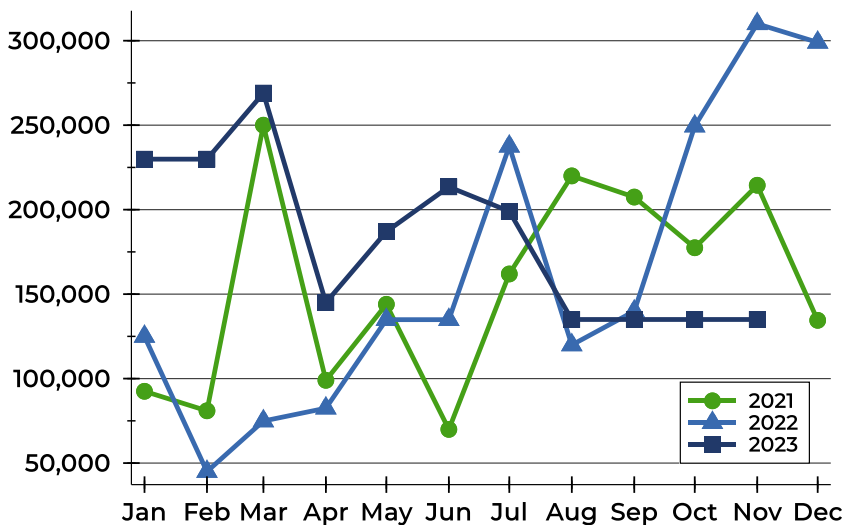
Dollars



Month	2021	2022	2023
January	92,500	124,950	229,900
February	80,950	45,000	229,900
March	250,000	74,900	204,633
April	99,000	92,167	168,000
May	144,000	134,900	183,250
June	69,950	134,900	198,667
July	161,950	237,500	182,000
August	199,667	194,933	135,000
September	197,225	186,175	135,000
October	156,975	249,450	135,000
November	214,450	269,633	161,967
December	134,500	256,300	

Median Price

Dollars

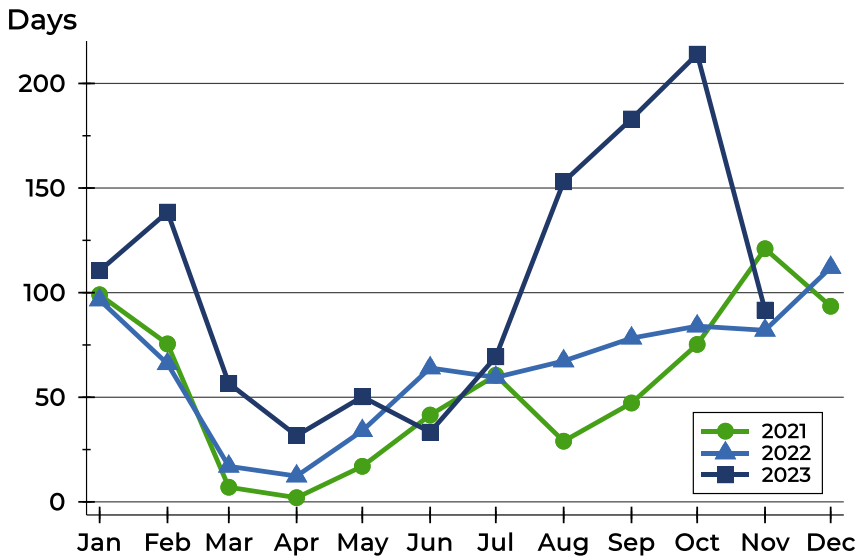


Month	2021	2022	2023
January	92,500	124,950	229,900
February	80,950	45,000	229,900
March	250,000	74,900	269,000
April	99,000	82,500	145,000
May	144,000	134,900	187,000
June	69,950	134,900	213,500
July	161,950	237,500	199,000
August	220,000	119,900	135,000
September	207,450	139,900	135,000
October	177,450	249,450	135,000
November	214,450	310,000	135,000
December	134,500	299,000	



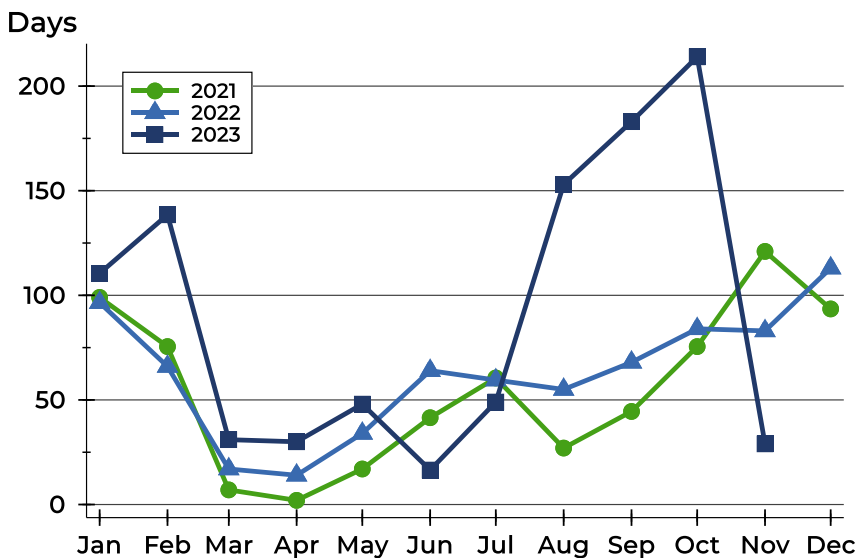
Marshall County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	99	97	111
February	76	66	139
March	7	17	57
April	2	12	32
May	17	34	50
June	42	64	33
July	61	60	69
August	29	67	153
September	47	78	183
October	75	84	214
November	121	82	92
December	94	112	-

Median DOM

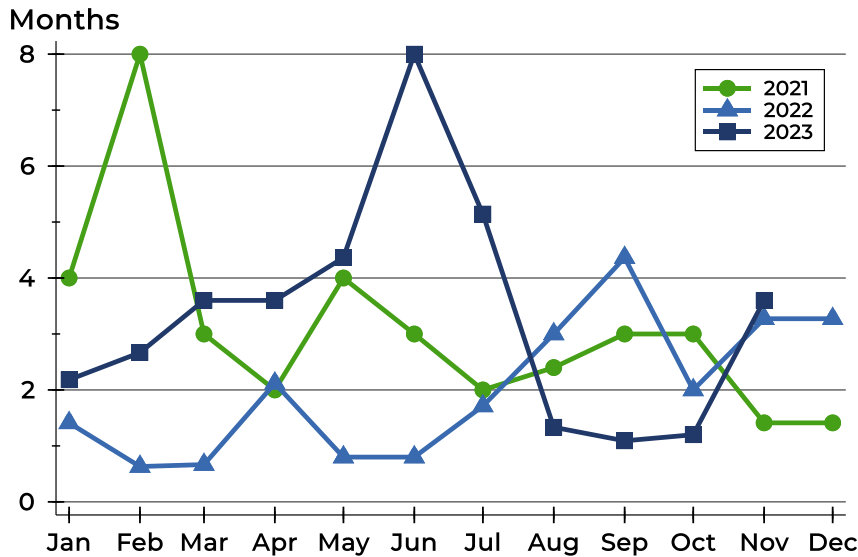


Month	2021	2022	2023
January	99	97	111
February	76	66	139
March	7	17	31
April	2	14	30
May	17	34	48
June	42	64	17
July	61	60	49
August	27	55	153
September	45	68	183
October	76	84	214
November	121	83	29
December	94	113	-



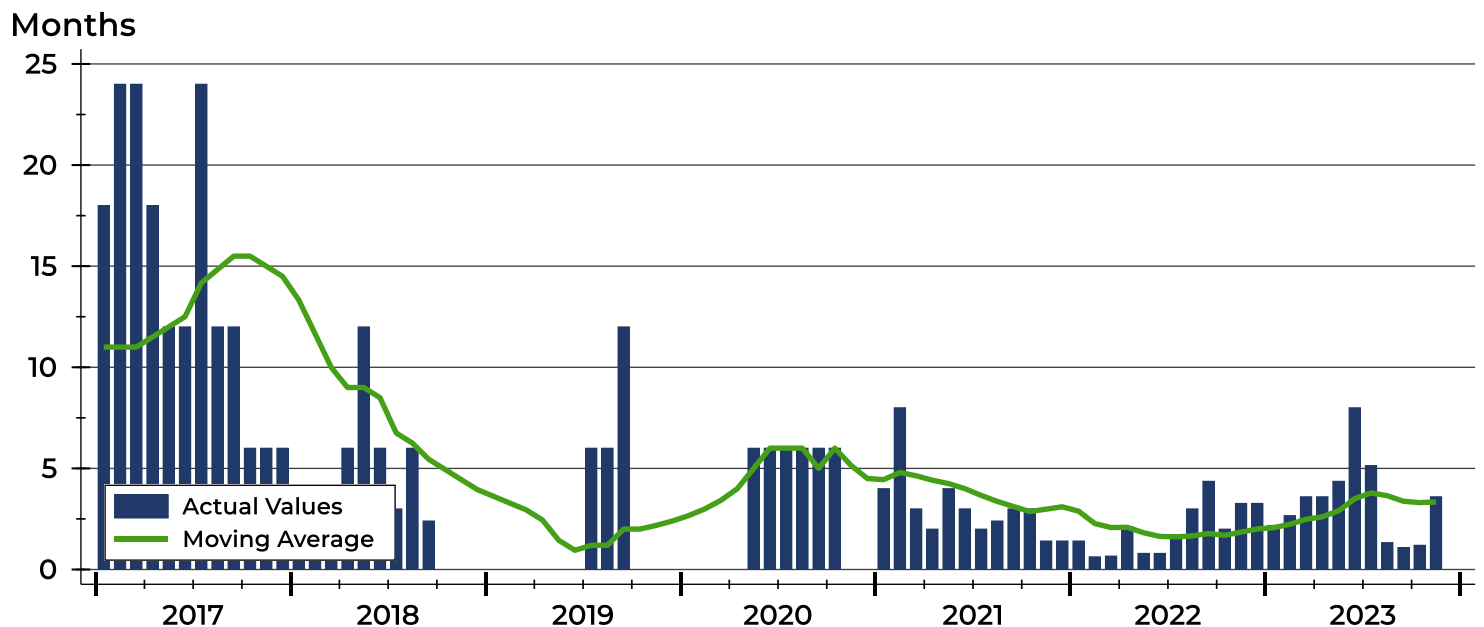
Marshall County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	4.0	1.4	2.2
February	8.0	0.6	2.7
March	3.0	0.7	3.6
April	2.0	2.1	3.6
May	4.0	0.8	4.4
June	3.0	0.8	8.0
July	2.0	1.7	5.1
August	2.4	3.0	1.3
September	3.0	4.4	1.1
October	3.0	2.0	1.2
November	1.4	3.3	3.6
December	1.4	3.3	

History of Month's Supply





Marshall County New Listings Analysis

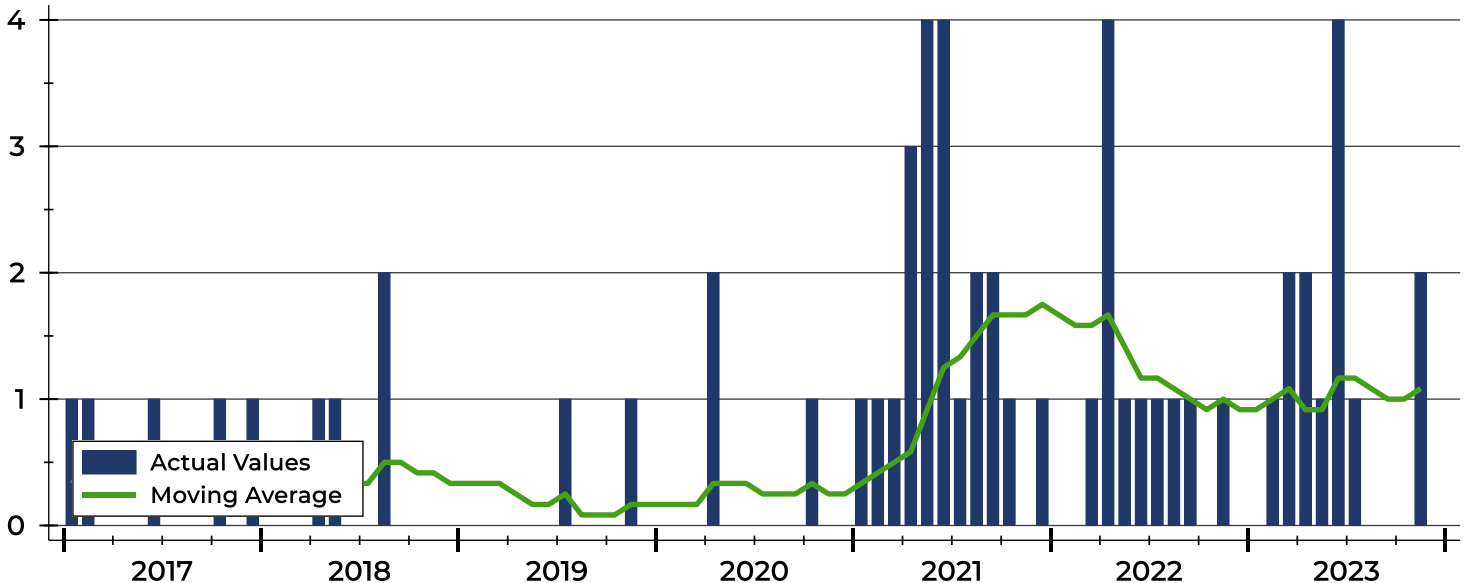
Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	2	1	100.0%
	Volume (1,000s)	351	300	17.0%
	Average List Price	175,450	299,900	-41.5%
	Median List Price	175,450	299,900	-41.5%
Year-to-Date	New Listings	13	11	18.2%
	Volume (1,000s)	2,353	1,648	42.8%
	Average List Price	180,992	149,827	20.8%
	Median List Price	212,000	119,900	76.8%

A total of 2 new listings were added in Marshall County during November, up 100.0% from the same month in 2022. Year-to-date Marshall County has seen 13 new listings.

The median list price of these homes was \$175,450 down from \$299,900 in 2022.

History of New Listings

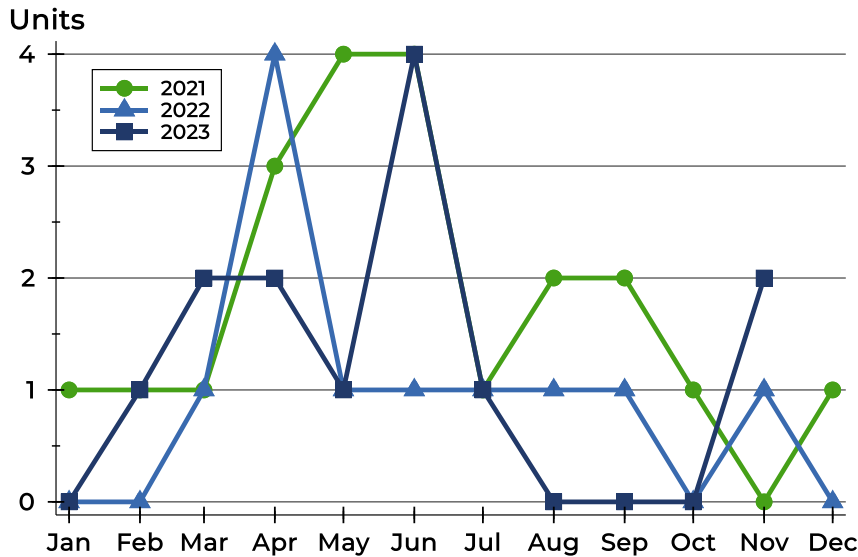
Units





Marshall County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	1	0	0
February	1	0	1
March	1	1	2
April	3	4	2
May	4	1	1
June	4	1	4
July	1	1	1
August	2	1	0
September	2	1	0
October	1	0	0
November	0	1	2
December	1	0	0

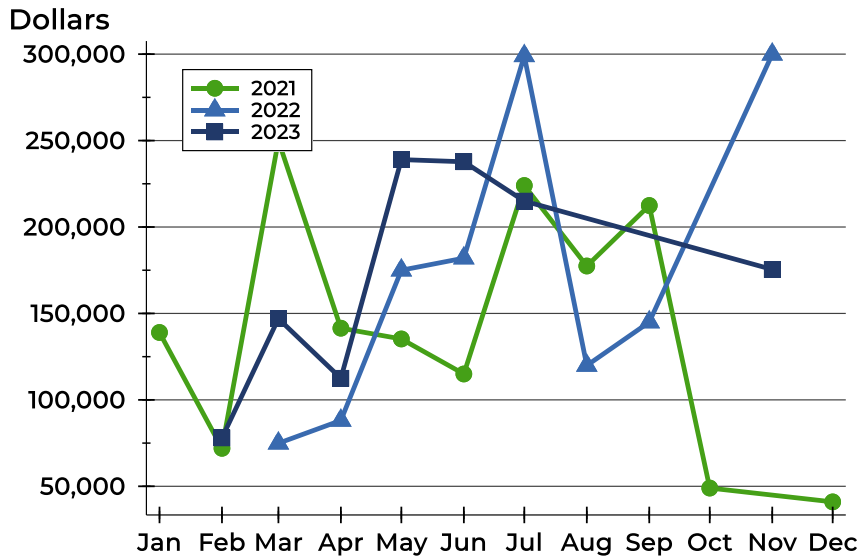
New Listings by Price Range

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	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	1	50.0%	95,900	95,900	9	9	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$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	1	50.0%	255,000	255,000	36	36	92.7%	92.7%
\$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



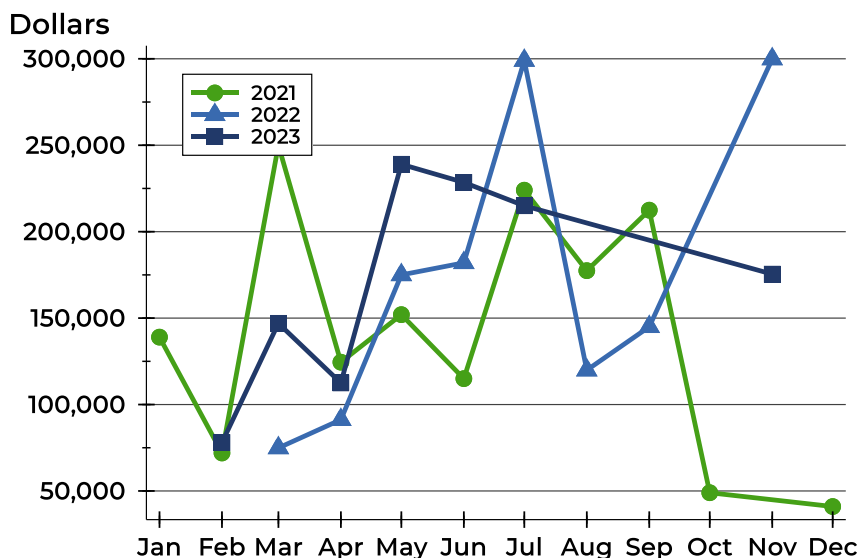
Marshall County New Listings Analysis

Average Price



Month	2021	2022	2023
January	139,000	N/A	N/A
February	72,000	N/A	78,000
March	250,000	74,900	147,000
April	141,467	88,100	112,500
May	135,250	175,000	239,000
June	115,000	182,000	237,750
July	224,000	299,000	215,000
August	177,450	119,900	N/A
September	212,450	145,000	N/A
October	49,000	N/A	N/A
November	N/A	299,900	175,450
December	41,000	N/A	

Median Price

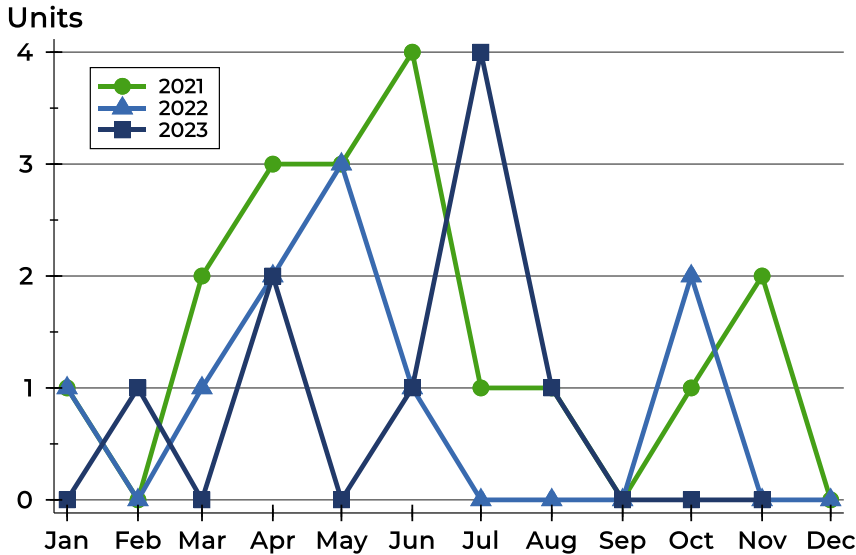


Month	2021	2022	2023
January	139,000	N/A	N/A
February	72,000	N/A	78,000
March	250,000	74,900	147,000
April	124,500	91,250	112,500
May	152,000	175,000	239,000
June	115,000	182,000	228,500
July	224,000	299,000	215,000
August	177,450	119,900	N/A
September	212,450	145,000	N/A
October	49,000	N/A	N/A
November	N/A	299,900	175,450
December	41,000	N/A	



Marshall County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	1	1	N/A
February	N/A	N/A	1
March	2	1	N/A
April	3	2	2
May	3	3	N/A
June	4	1	1
July	1	N/A	4
August	1	N/A	1
September	N/A	N/A	N/A
October	1	2	N/A
November	2	N/A	N/A
December	N/A	N/A	

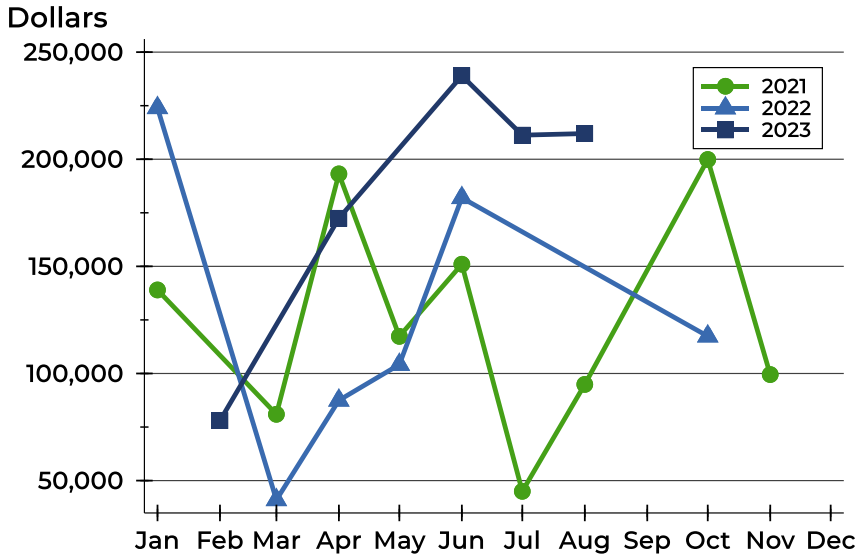
Contracts Written by Price Range

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	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



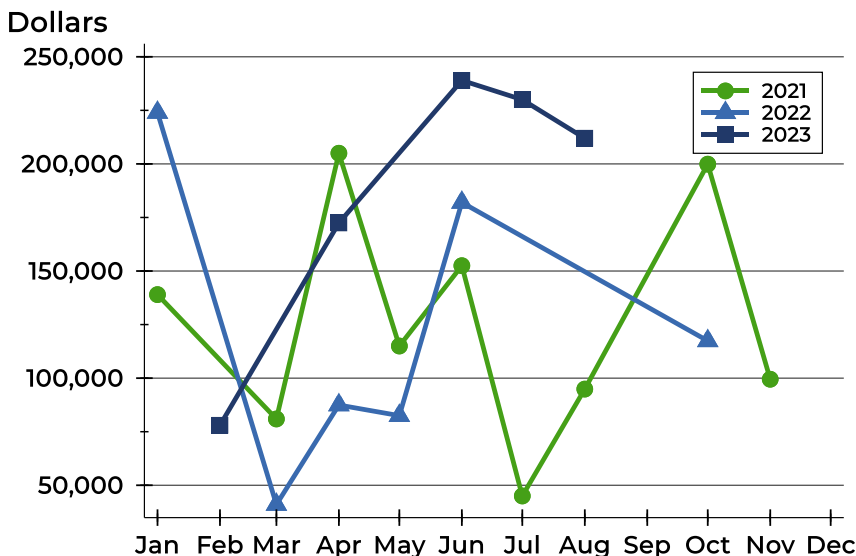
Marshall County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	139,000	224,000	N/A
February	N/A	N/A	78,000
March	80,950	41,000	N/A
April	193,167	87,450	172,450
May	117,333	104,167	N/A
June	151,000	182,000	239,000
July	45,000	N/A	211,250
August	94,900	N/A	212,000
September	N/A	N/A	N/A
October	199,900	117,400	N/A
November	99,500	N/A	N/A
December	N/A	N/A	

Median Price

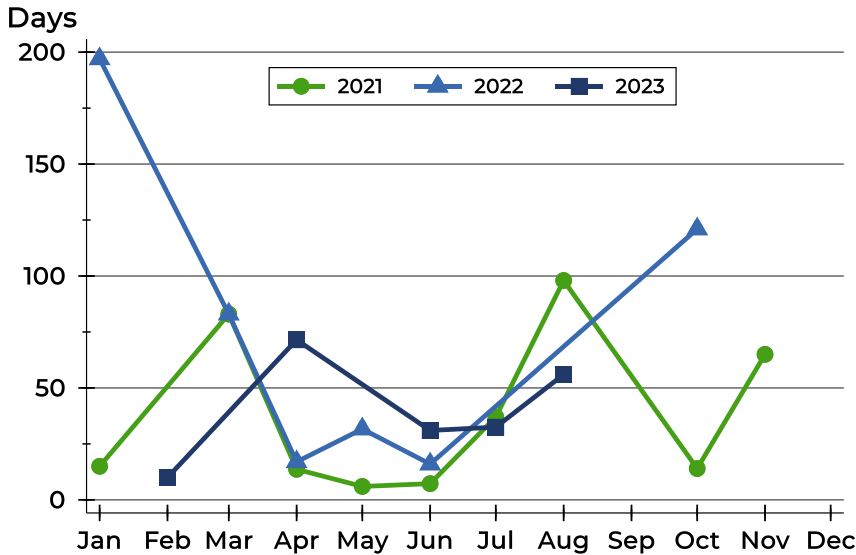


Month	2021	2022	2023
January	139,000	224,000	N/A
February	N/A	N/A	78,000
March	80,950	41,000	N/A
April	205,000	87,450	172,450
May	115,000	82,500	N/A
June	152,500	182,000	239,000
July	45,000	N/A	230,000
August	94,900	N/A	212,000
September	N/A	N/A	N/A
October	199,900	117,400	N/A
November	99,500	N/A	N/A
December	N/A	N/A	



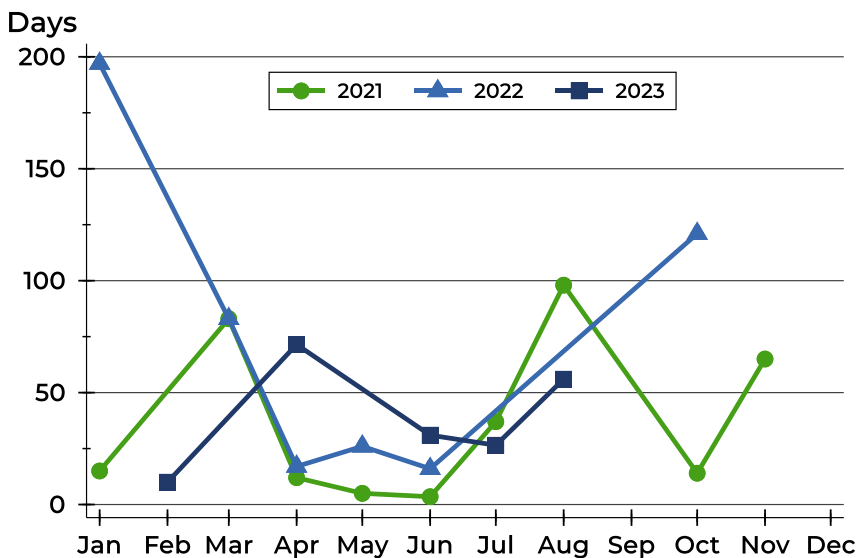
Marshall County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	15	197	N/A
February	N/A	N/A	10
March	83	83	N/A
April	14	17	72
May	6	32	N/A
June	7	16	31
July	37	N/A	33
August	98	N/A	56
September	N/A	N/A	N/A
October	14	121	N/A
November	65	N/A	N/A
December	N/A	N/A	N/A

Median DOM

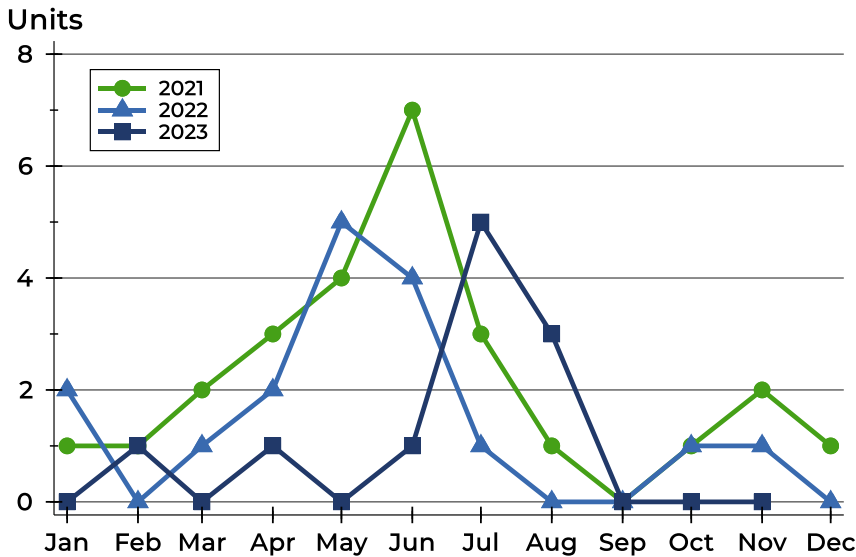


Month	2021	2022	2023
January	15	197	N/A
February	N/A	N/A	10
March	83	83	N/A
April	12	17	72
May	5	26	N/A
June	4	16	31
July	37	N/A	27
August	98	N/A	56
September	N/A	N/A	N/A
October	14	121	N/A
November	65	N/A	N/A
December	N/A	N/A	N/A



Marshall County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	1	2	0
February	1	0	1
March	2	1	0
April	3	2	1
May	4	5	0
June	7	4	1
July	3	1	5
August	1	0	3
September	0	0	0
October	1	1	0
November	2	1	0
December	1	0	0

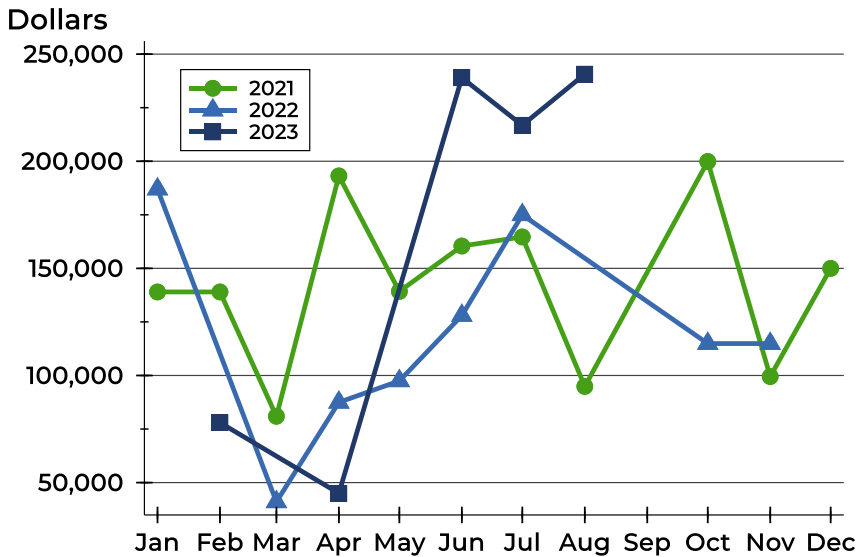
Pending Contracts by Price Range

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	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



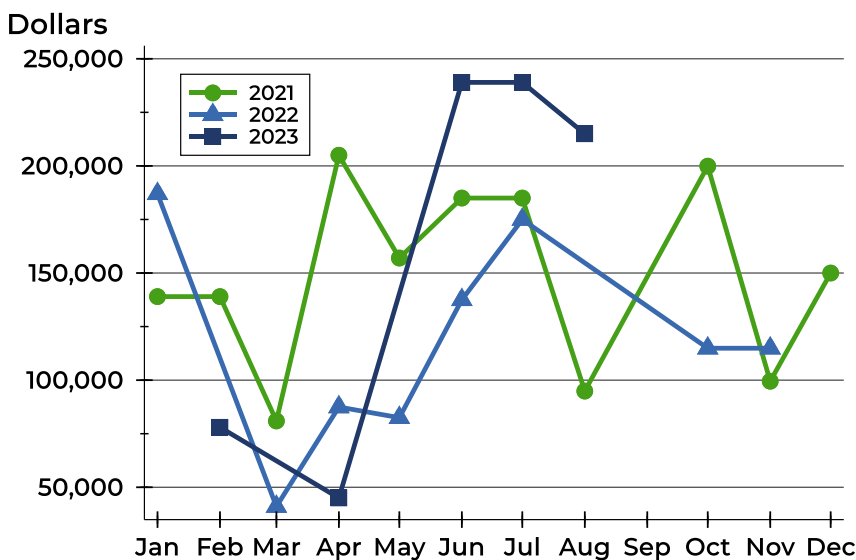
Marshall County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	139,000	187,000	N/A
February	139,000	N/A	78,000
March	80,950	41,000	N/A
April	193,167	87,450	45,000
May	139,250	97,480	N/A
June	160,429	128,000	239,000
July	164,667	175,000	216,800
August	94,900	N/A	240,667
September	N/A	N/A	N/A
October	199,900	114,900	N/A
November	99,500	114,900	N/A
December	150,000	N/A	N/A

Median Price

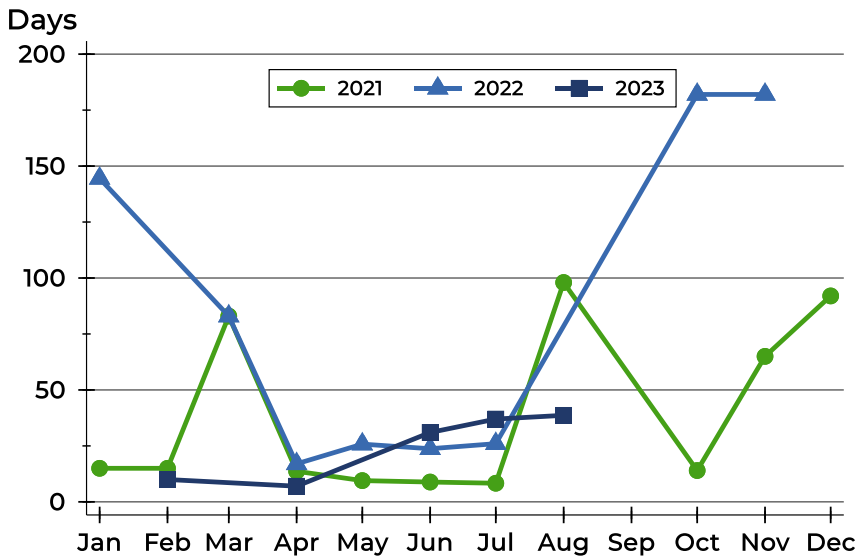


Month	2021	2022	2023
January	139,000	187,000	N/A
February	139,000	N/A	78,000
March	80,950	41,000	N/A
April	205,000	87,450	45,000
May	157,000	82,500	N/A
June	185,000	137,500	239,000
July	185,000	175,000	239,000
August	94,900	N/A	215,000
September	N/A	N/A	N/A
October	199,900	114,900	N/A
November	99,500	114,900	N/A
December	150,000	N/A	N/A



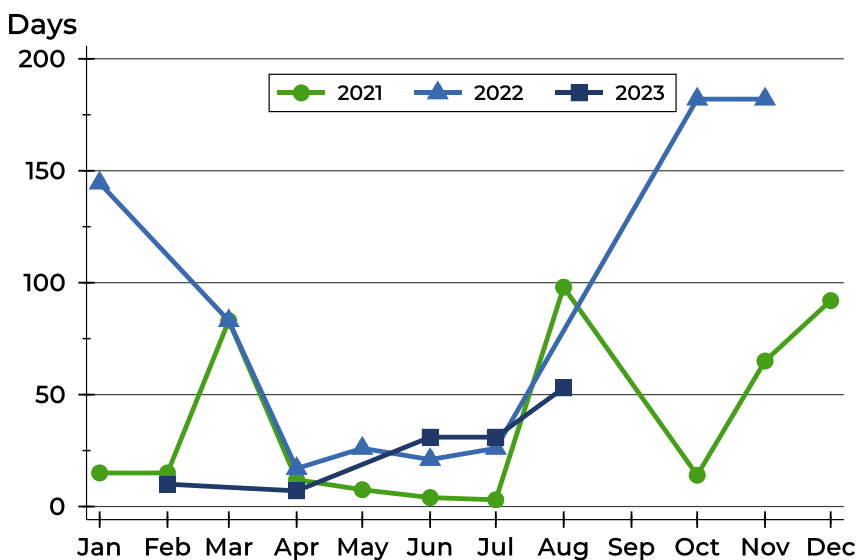
Marshall County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	15	145	N/A
February	15	N/A	10
March	83	83	N/A
April	14	17	7
May	10	26	N/A
June	9	24	31
July	8	26	37
August	98	N/A	39
September	N/A	N/A	N/A
October	14	182	N/A
November	65	182	N/A
December	92	N/A	N/A

Median DOM



Month	2021	2022	2023
January	15	145	N/A
February	15	N/A	10
March	83	83	N/A
April	12	17	7
May	8	26	N/A
June	4	21	31
July	3	26	31
August	98	N/A	53
September	N/A	N/A	N/A
October	14	182	N/A
November	65	182	N/A
December	92	N/A	N/A