



Marshall County Housing Report



Market Overview

Marshall County Home Sales Remained Constant in December

Total home sales in Marshall County remained at 0 units last month, the same as in December 2023. 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 December

The total number of active listings in Marshall County at the end of December was 1 units, the same as in December 2023. 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 December was \$149,900.

During December, a total of 0 contracts were written down from 1 in December 2023. At the end of the month, there were 0 contracts still pending.

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Marshall County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		0	0	1	7	9	11
Change from prior year		N/A	-100.0%	0.0%	-22.2%	-18.2%	-35.3%
Active Listings		1	1	3	N/A	N/A	N/A
Change from prior year		0.0%	-66.7%	50.0%			
Months' Supply		1.7	1.3	3.3	N/A	N/A	N/A
Change from prior year		30.8%	-60.6%	135.7%			
New Listings		0	0	0	7	13	11
Change from prior year		N/A	N/A	-100.0%	-46.2%	18.2%	-47.6%
Contracts Written		0	1	0	6	10	10
Change from prior year		-100.0%	N/A	N/A	-40.0%	0.0%	-44.4%
Pending Contracts		0	1	0	N/A	N/A	N/A
Change from prior year		-100.0%	N/A	-100.0%			
Sales Volume (1,000s)		0	0	109	921	1,620	1,160
Change from prior year		N/A	-100.0%	172.5%	-43.1%	39.7%	-45.0%
Average	Sale Price	N/A	N/A	108,900	131,571	180,000	105,418
	Change from prior year	N/A	N/A	172.3%	-26.9%	70.7%	-15.0%
	List Price of Actives	149,900	95,900	256,300	N/A	N/A	N/A
	Change from prior year	56.3%	-62.6%	90.6%			
	Days on Market	N/A	N/A	182	74	41	69
Change from prior year	N/A	N/A	378.9%	80.5%	-40.6%	155.6%	
Percent of List	N/A	N/A	94.8%	98.4%	95.0%	88.4%	
Change from prior year	N/A	N/A	16.2%	3.6%	7.5%	-4.6%	
Percent of Original	N/A	N/A	78.3%	93.8%	94.7%	83.8%	
Change from prior year	N/A	N/A	-4.0%	-1.0%	13.0%	-9.2%	
Median	Sale Price	N/A	N/A	108,900	110,000	212,000	100,000
	Change from prior year	N/A	N/A	172.3%	-48.1%	112.0%	-13.0%
	List Price of Actives	149,900	95,900	299,000	N/A	N/A	N/A
	Change from prior year	56.3%	-67.9%	122.3%			
	Days on Market	N/A	N/A	182	93	29	47
Change from prior year	N/A	N/A	378.9%	220.7%	-38.3%	235.7%	
Percent of List	N/A	N/A	94.8%	95.7%	93.9%	90.7%	
Change from prior year	N/A	N/A	16.2%	1.9%	3.5%	-5.3%	
Percent of Original	N/A	N/A	78.3%	93.8%	93.9%	90.1%	
Change from prior year	N/A	N/A	-4.0%	-0.1%	4.2%	-5.9%	

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



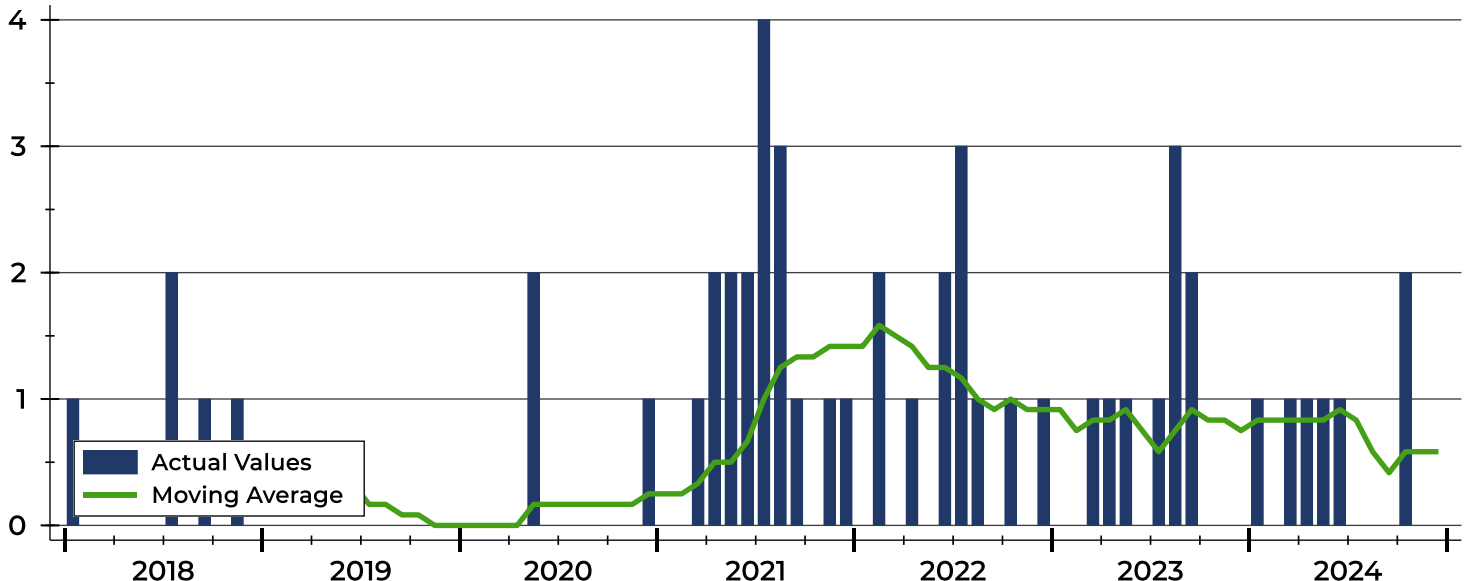
Marshall County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		0	0	N/A	7	9	-22.2%
Volume (1,000s)		0	0	N/A	921	1,620	-43.1%
Months' Supply		1.7	1.3	30.8%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	131,571	180,000	-26.9%
	Days on Market	N/A	N/A	N/A	74	41	80.5%
	Percent of List	N/A	N/A	N/A	98.4%	95.0%	3.6%
	Percent of Original	N/A	N/A	N/A	93.8%	94.7%	-1.0%
Median	Sale Price	N/A	N/A	N/A	110,000	212,000	-48.1%
	Days on Market	N/A	N/A	N/A	93	29	220.7%
	Percent of List	N/A	N/A	N/A	95.7%	93.9%	1.9%
	Percent of Original	N/A	N/A	N/A	93.8%	93.9%	-0.1%

A total of 0 homes sold in Marshall County in December, showing no change from December 2023. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

History of Closed Listings

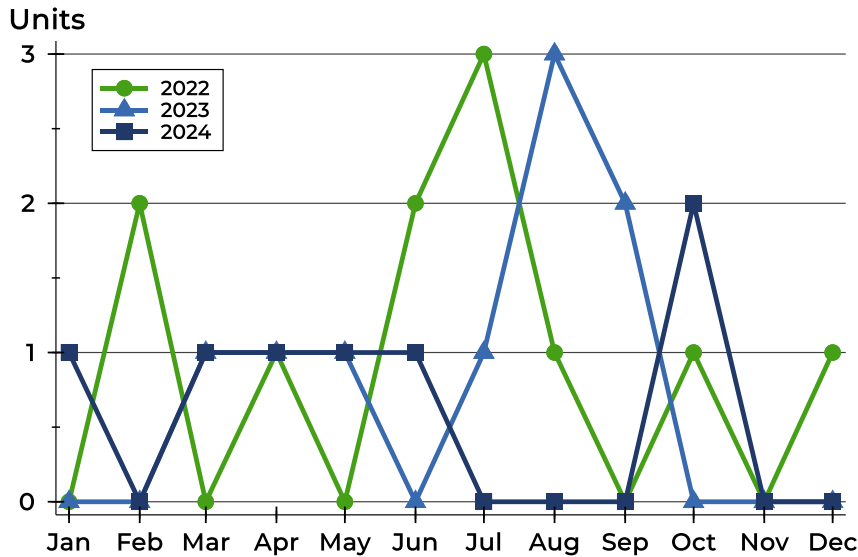
Units





Marshall County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	0	0	1
February	2	0	0
March	0	1	1
April	1	1	1
May	0	1	1
June	2	0	1
July	3	1	0
August	1	3	0
September	0	2	0
October	1	0	2
November	0	0	0
December	1	0	0

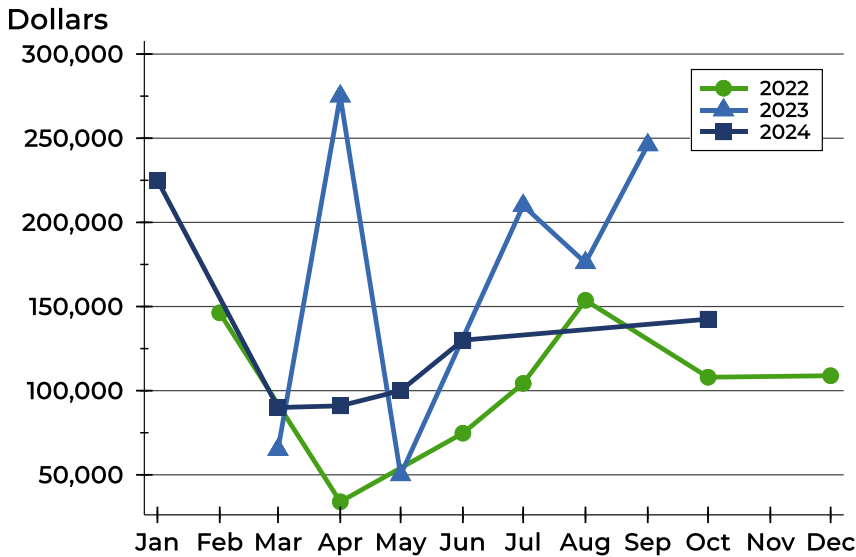
Closed Listings by Price Range

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	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



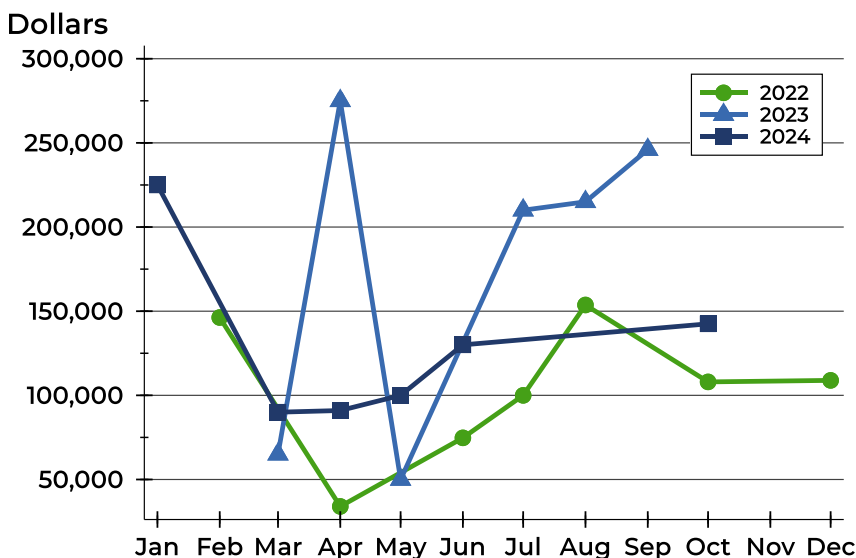
Marshall County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	N/A	225,000
February	146,250	N/A	N/A
March	N/A	65,000	90,000
April	34,000	275,000	91,000
May	N/A	50,001	100,000
June	74,750	N/A	130,000
July	104,333	210,000	N/A
August	153,700	176,000	N/A
September	N/A	246,000	N/A
October	108,000	N/A	142,500
November	N/A	N/A	N/A
December	108,900	N/A	N/A

Median Price

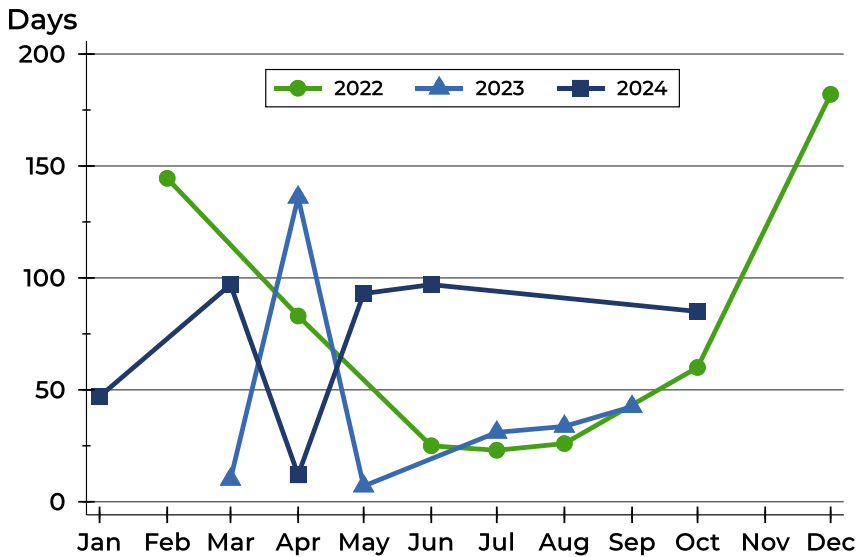


Month	2022	2023	2024
January	N/A	N/A	225,000
February	146,250	N/A	N/A
March	N/A	65,000	90,000
April	34,000	275,000	91,000
May	N/A	50,001	100,000
June	74,750	N/A	130,000
July	100,000	210,000	N/A
August	153,700	215,000	N/A
September	N/A	246,000	N/A
October	108,000	N/A	142,500
November	N/A	N/A	N/A
December	108,900	N/A	N/A



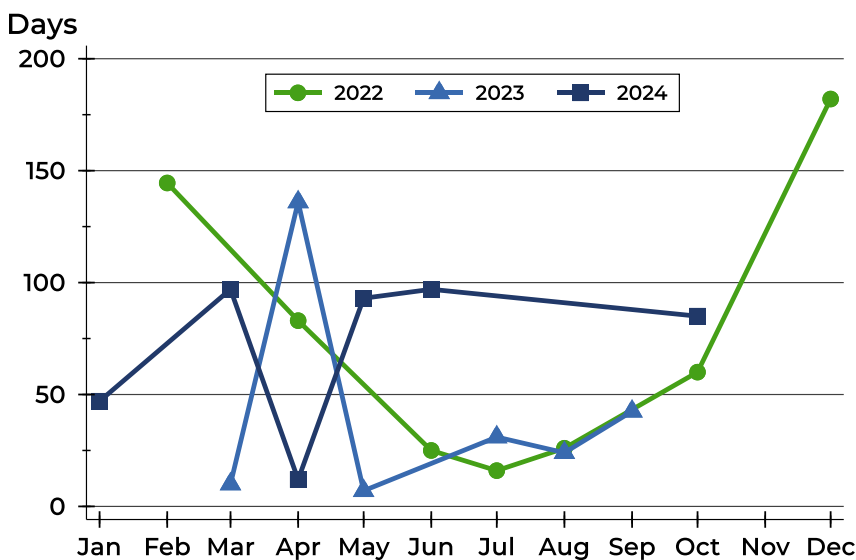
Marshall County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	N/A	N/A	47
February	145	N/A	N/A
March	N/A	10	97
April	83	136	12
May	N/A	7	93
June	25	N/A	97
July	23	31	N/A
August	26	34	N/A
September	N/A	43	N/A
October	60	N/A	85
November	N/A	N/A	N/A
December	182	N/A	N/A

Median DOM



Month	2022	2023	2024
January	N/A	N/A	47
February	145	N/A	N/A
March	N/A	10	97
April	83	136	12
May	N/A	7	93
June	25	N/A	97
July	16	31	N/A
August	26	24	N/A
September	N/A	43	N/A
October	60	N/A	85
November	N/A	N/A	N/A
December	182	N/A	N/A



Marshall County Active Listings Analysis

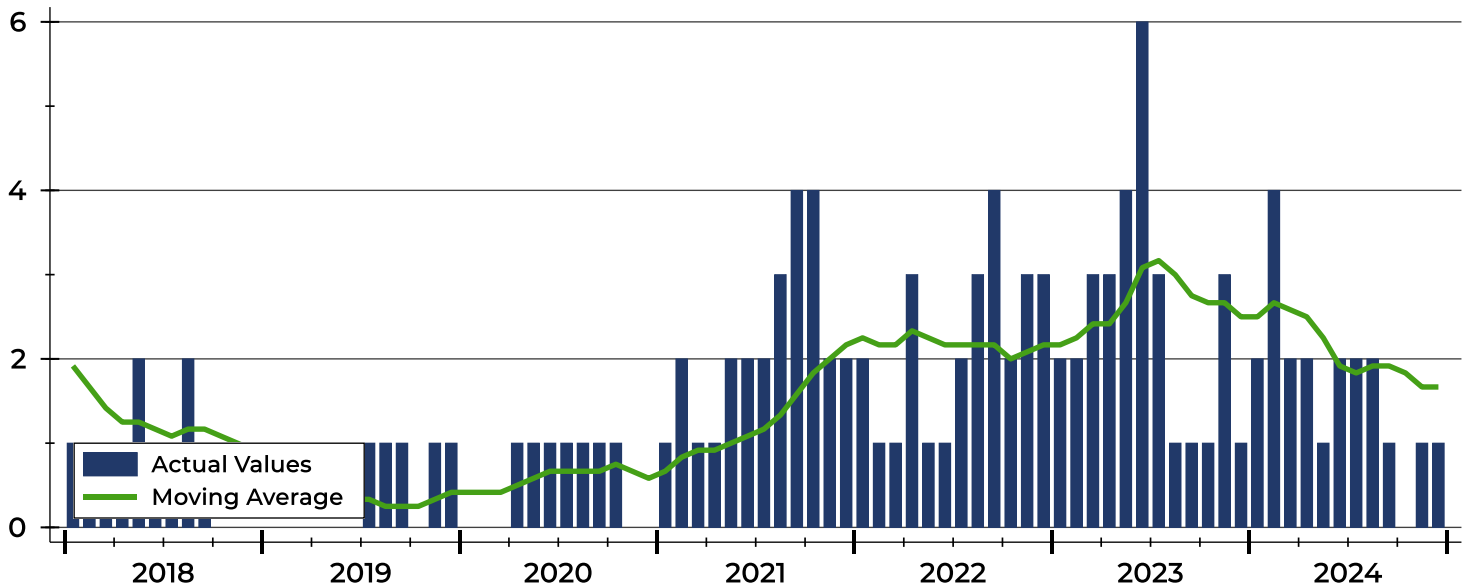
Summary Statistics for Active Listings		2024	2023	Change
Active Listings		1	1	0.0%
Volume (1,000s)		150	96	56.3%
Months' Supply		1.7	1.3	30.8%
Average	List Price	149,900	95,900	56.3%
	Days on Market	41	33	24.2%
	Percent of Original	93.7%	100.0%	-6.3%
Median	List Price	149,900	95,900	56.3%
	Days on Market	41	33	24.2%
	Percent of Original	93.7%	100.0%	-6.3%

A total of 1 homes were available for sale in Marshall County at the end of December. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of December was \$149,900, up 56.3% from 2023. The typical time on market for active listings was 41 days, up from 33 days a year earlier.

History of Active Listings

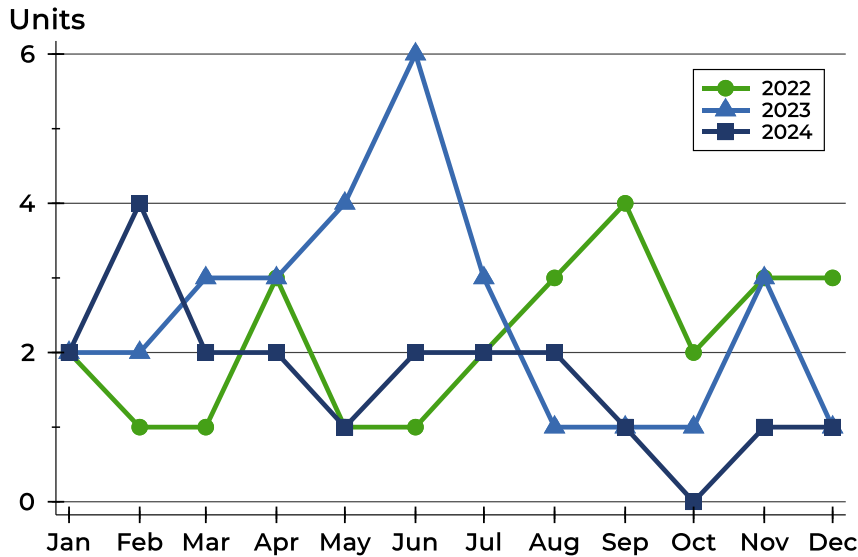
Units





Marshall County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	2	2	2
February	1	2	4
March	1	3	2
April	3	3	2
May	1	4	1
June	1	6	2
July	2	3	2
August	3	1	2
September	4	1	1
October	2	1	0
November	3	3	1
December	3	1	1

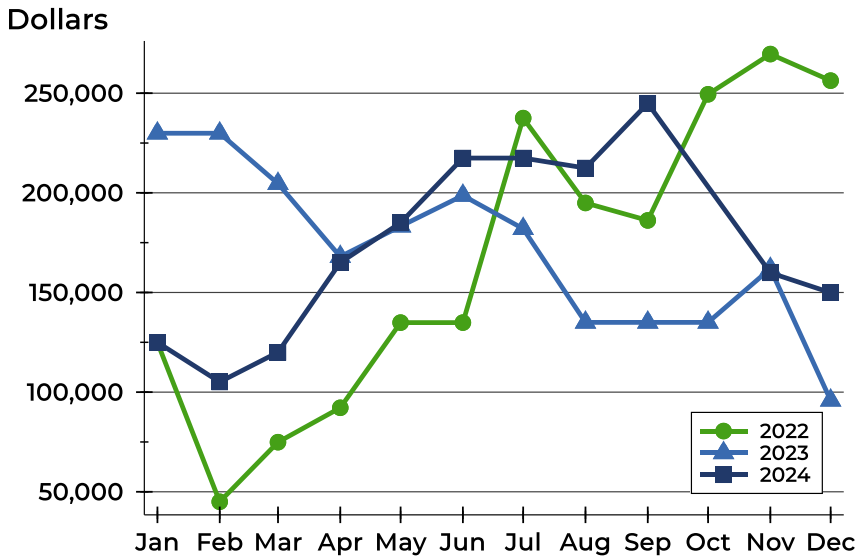
Active Listings by Price Range

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	1	100.0%	N/A	149,900	149,900	41	41	93.7%	93.7%
\$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	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



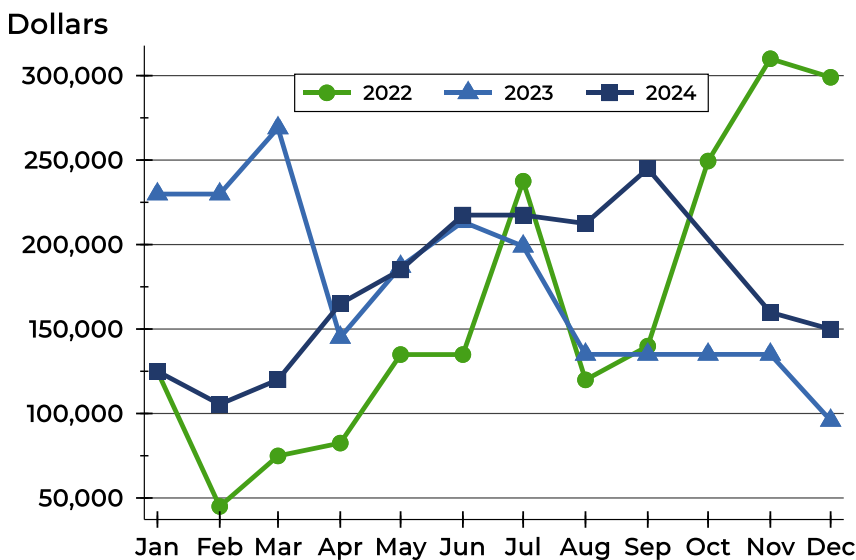
Marshall County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	124,950	229,900	125,000
February	45,000	229,900	105,100
March	74,900	204,633	120,000
April	92,167	168,000	165,000
May	134,900	183,250	185,000
June	134,900	198,667	217,450
July	237,500	182,000	217,450
August	194,933	135,000	212,450
September	186,175	135,000	244,900
October	249,450	135,000	N/A
November	269,633	161,967	159,900
December	256,300	95,900	149,900

Median Price

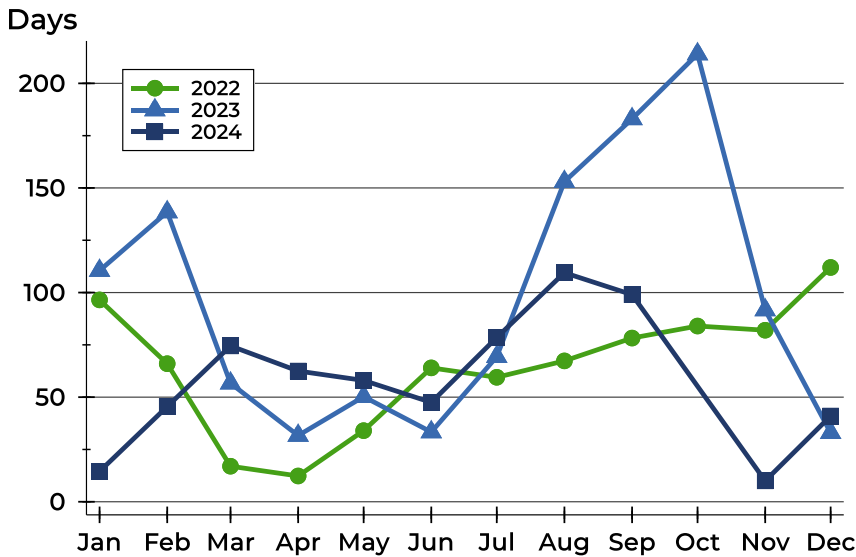


Month	2022	2023	2024
January	124,950	229,900	125,000
February	45,000	229,900	105,450
March	74,900	269,000	120,000
April	82,500	145,000	165,000
May	134,900	187,000	185,000
June	134,900	213,500	217,450
July	237,500	199,000	217,450
August	119,900	135,000	212,450
September	139,900	135,000	244,900
October	249,450	135,000	N/A
November	310,000	135,000	159,900
December	299,000	95,900	149,900



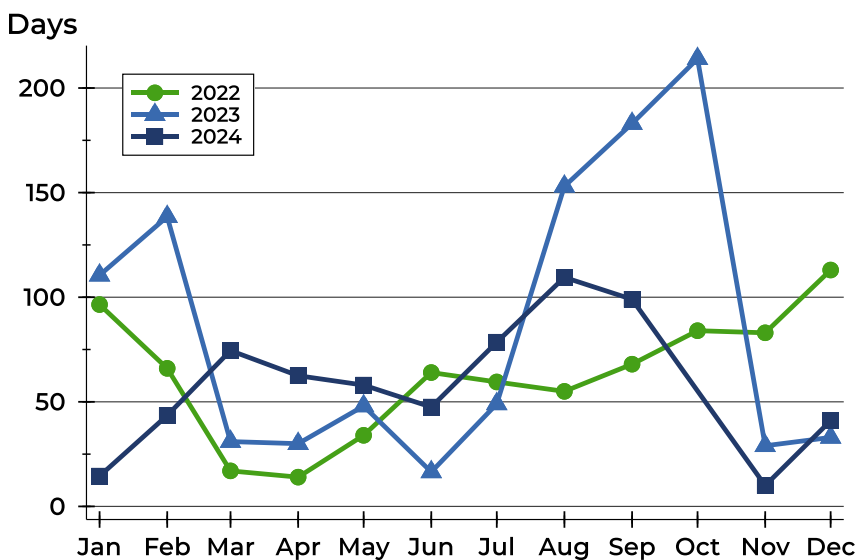
Marshall County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	97	111	15
February	66	139	46
March	17	57	75
April	12	32	63
May	34	50	58
June	64	33	48
July	60	69	79
August	67	153	110
September	78	183	99
October	84	214	N/A
November	82	92	10
December	112	33	41

Median DOM

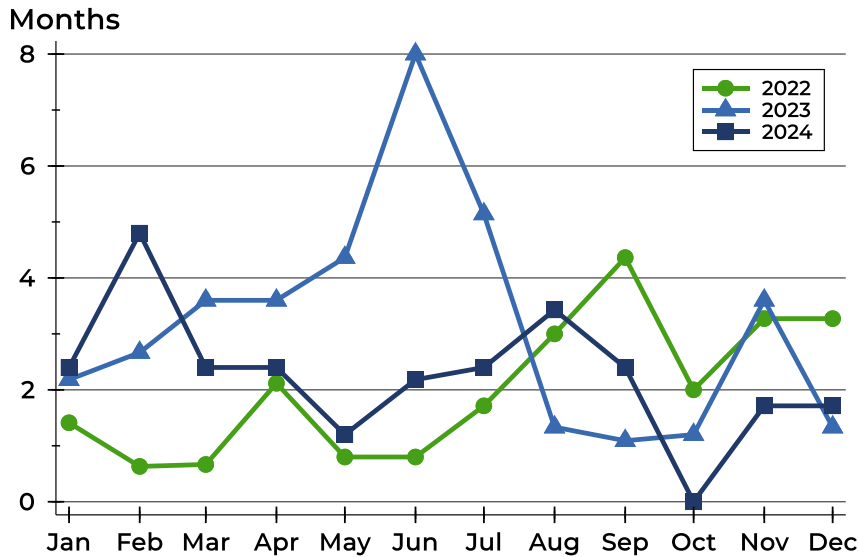


Month	2022	2023	2024
January	97	111	15
February	66	139	44
March	17	31	75
April	14	30	63
May	34	48	58
June	64	17	48
July	60	49	79
August	55	153	110
September	68	183	99
October	84	214	N/A
November	83	29	10
December	113	33	41



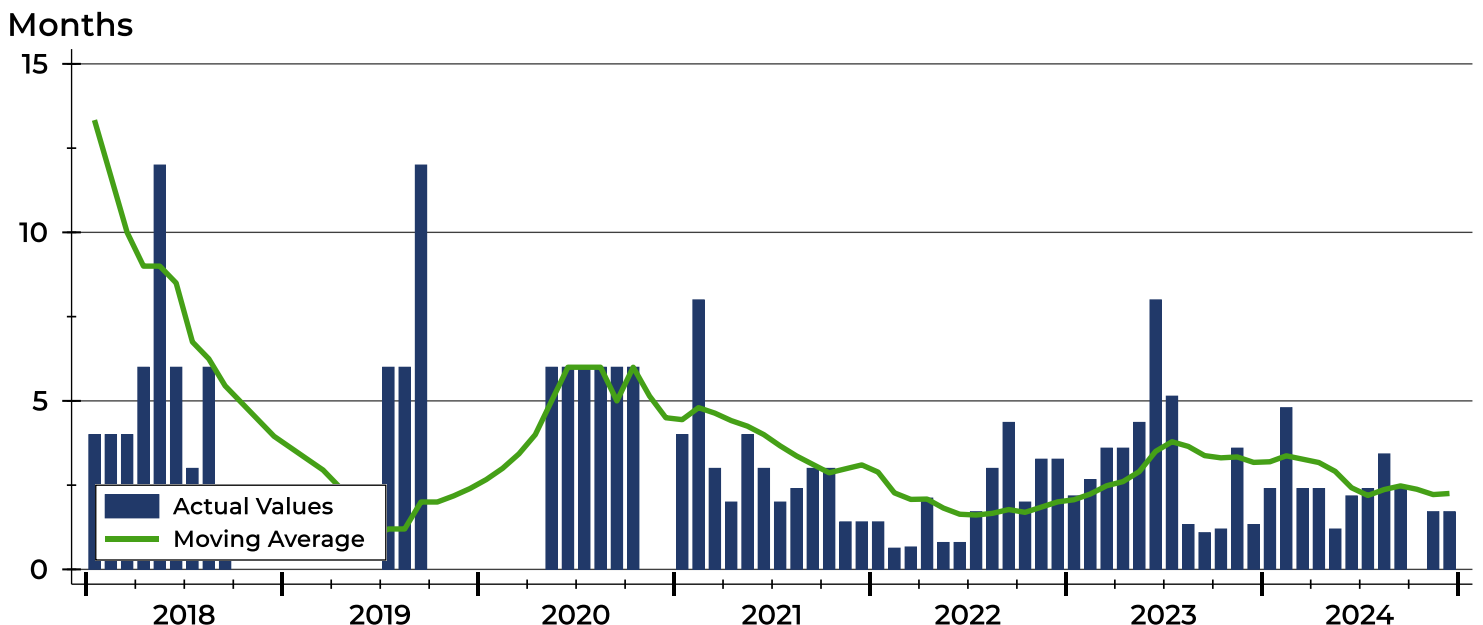
Marshall County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.4	2.2	2.4
February	0.6	2.7	4.8
March	0.7	3.6	2.4
April	2.1	3.6	2.4
May	0.8	4.4	1.2
June	0.8	8.0	2.2
July	1.7	5.1	2.4
August	3.0	1.3	3.4
September	4.4	1.1	2.4
October	2.0	1.2	0.0
November	3.3	3.6	1.7
December	3.3	1.3	1.7

History of Month's Supply





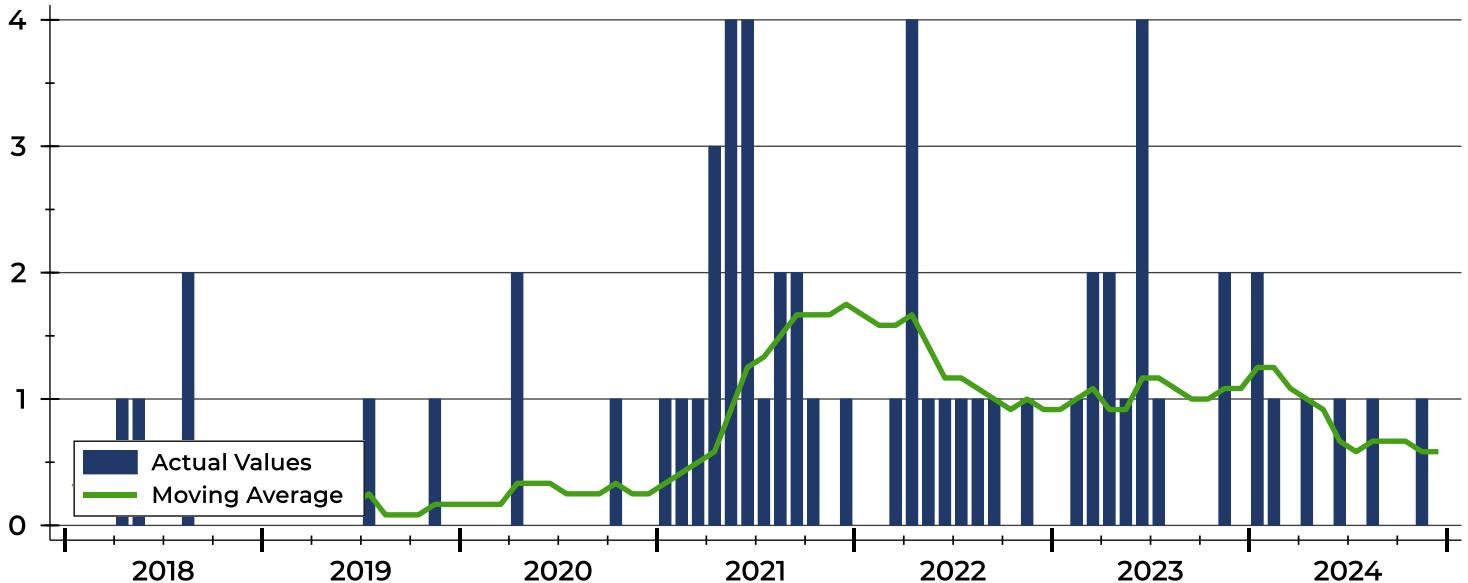
Marshall County New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	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	7	13	-46.2%
	Volume (1,000s)	1,004	2,353	-57.3%
	Average List Price	143,471	180,992	-20.7%
	Median List Price	135,000	212,000	-36.3%

No new listings were added in Marshall County during December. In comparison, 0 new listings were added in December 2023. Year-to-date Marshall County has seen 7 new listings.

History of New Listings

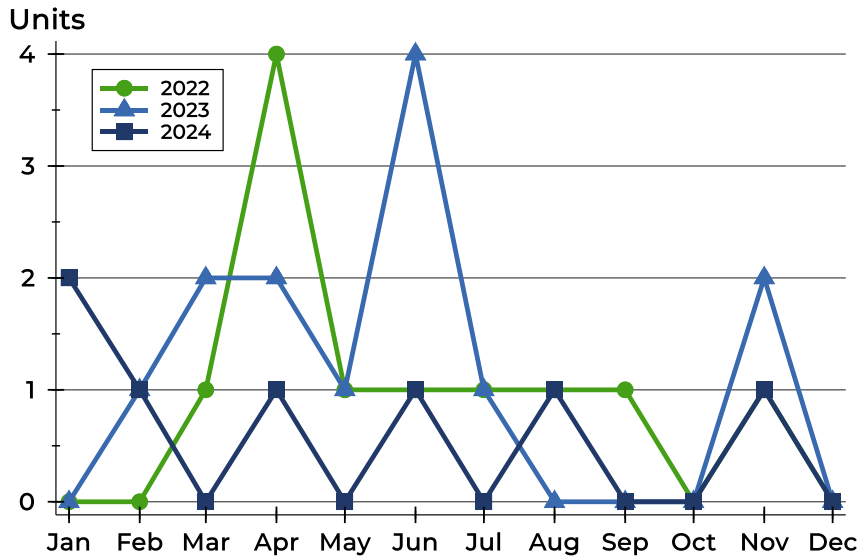
Units





Marshall County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	0	0	2
February	0	1	1
March	1	2	0
April	4	2	1
May	1	1	0
June	1	4	1
July	1	1	0
August	1	0	1
September	1	0	0
October	0	0	0
November	1	2	1
December	0	0	0

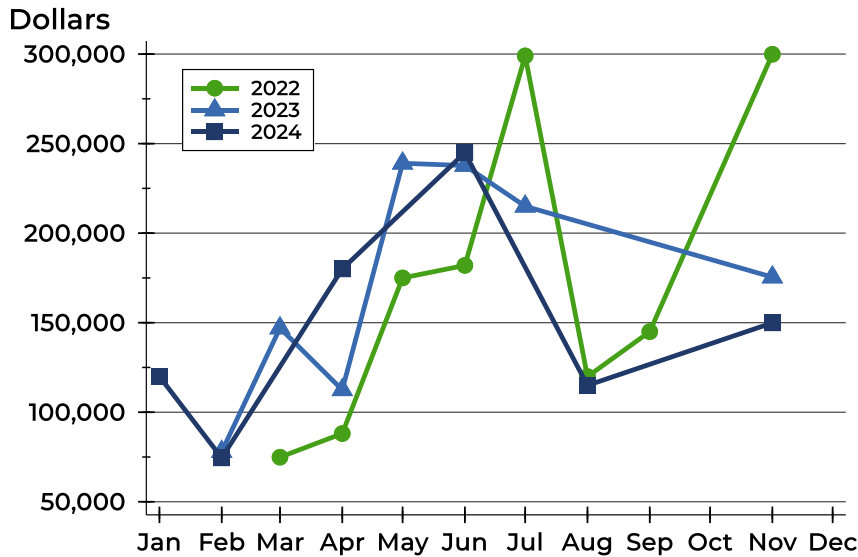
New Listings by Price Range

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



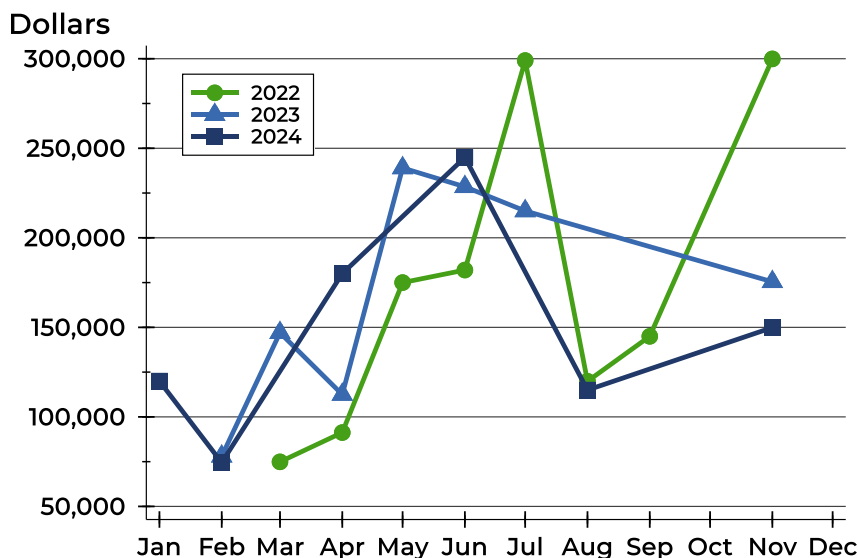
Marshall County New Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	N/A	120,000
February	N/A	78,000	74,500
March	74,900	147,000	N/A
April	88,100	112,500	180,000
May	175,000	239,000	N/A
June	182,000	237,750	244,900
July	299,000	215,000	N/A
August	119,900	N/A	115,000
September	145,000	N/A	N/A
October	N/A	N/A	N/A
November	299,900	175,450	149,900
December	N/A	N/A	N/A

Median Price

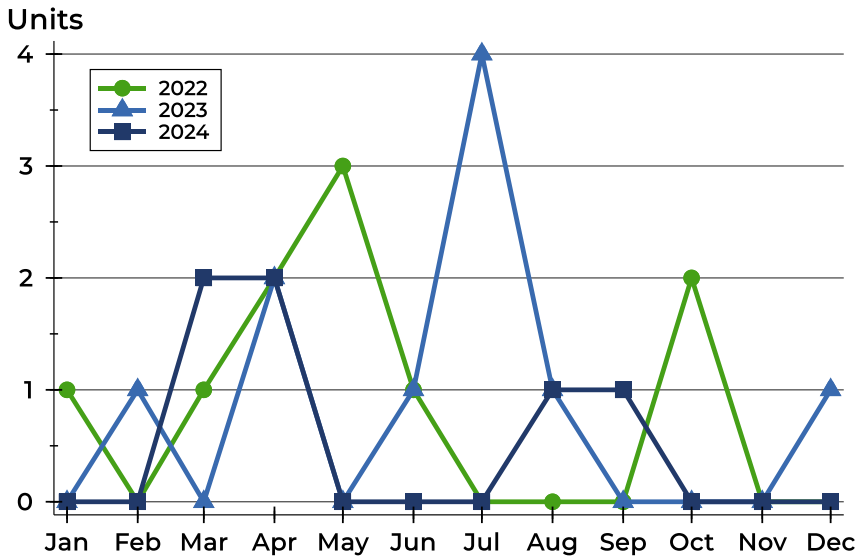


Month	2022	2023	2024
January	N/A	N/A	120,000
February	N/A	78,000	74,500
March	74,900	147,000	N/A
April	91,250	112,500	180,000
May	175,000	239,000	N/A
June	182,000	228,500	244,900
July	299,000	215,000	N/A
August	119,900	N/A	115,000
September	145,000	N/A	N/A
October	N/A	N/A	N/A
November	299,900	175,450	149,900
December	N/A	N/A	N/A



Marshall County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	1	N/A	N/A
February	N/A	1	N/A
March	1	N/A	2
April	2	2	2
May	3	N/A	N/A
June	1	1	N/A
July	N/A	4	N/A
August	N/A	1	1
September	N/A	N/A	1
October	2	N/A	N/A
November	N/A	N/A	N/A
December	N/A	1	N/A

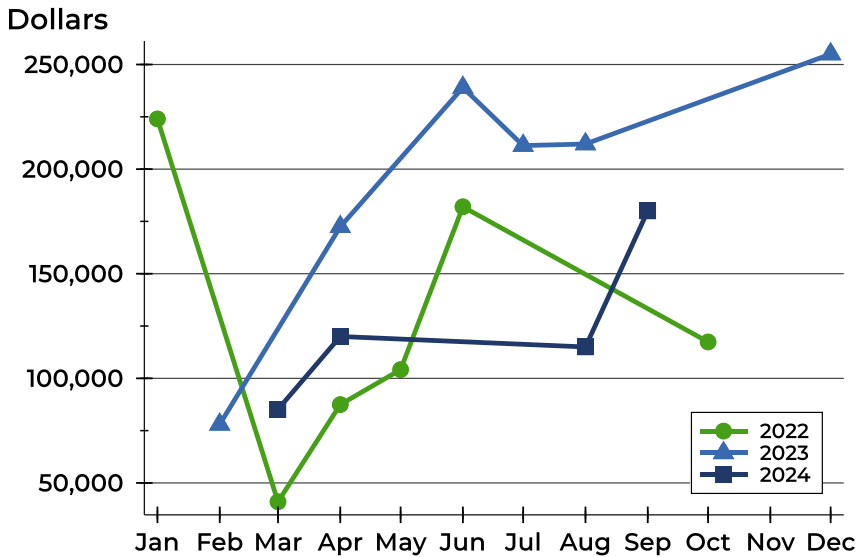
Contracts Written by Price Range

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



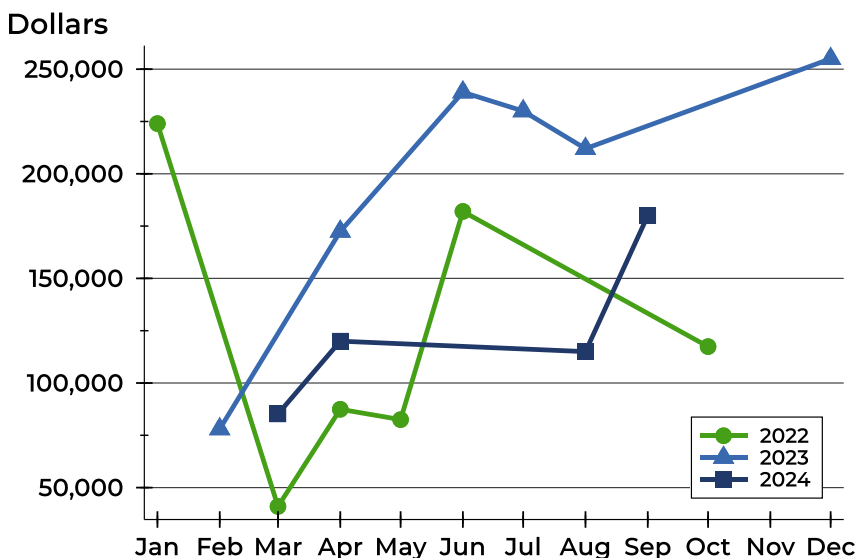
Marshall County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	224,000	N/A	N/A
February	N/A	78,000	N/A
March	41,000	N/A	85,200
April	87,450	172,450	120,000
May	104,167	N/A	N/A
June	182,000	239,000	N/A
July	N/A	211,250	N/A
August	N/A	212,000	115,000
September	N/A	N/A	180,000
October	117,400	N/A	N/A
November	N/A	N/A	N/A
December	N/A	255,000	N/A

Median Price

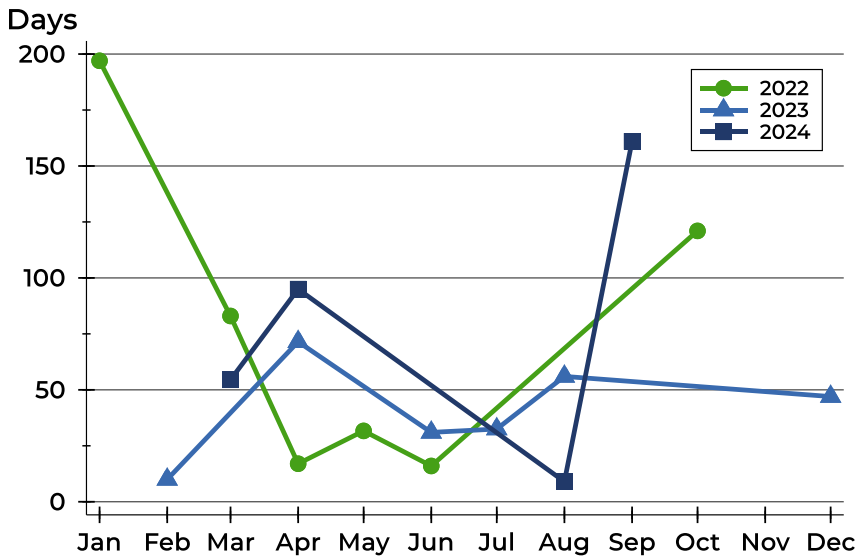


Month	2022	2023	2024
January	224,000	N/A	N/A
February	N/A	78,000	N/A
March	41,000	N/A	85,200
April	87,450	172,450	120,000
May	82,500	N/A	N/A
June	182,000	239,000	N/A
July	N/A	230,000	N/A
August	N/A	212,000	115,000
September	N/A	N/A	180,000
October	117,400	N/A	N/A
November	N/A	N/A	N/A
December	N/A	255,000	N/A



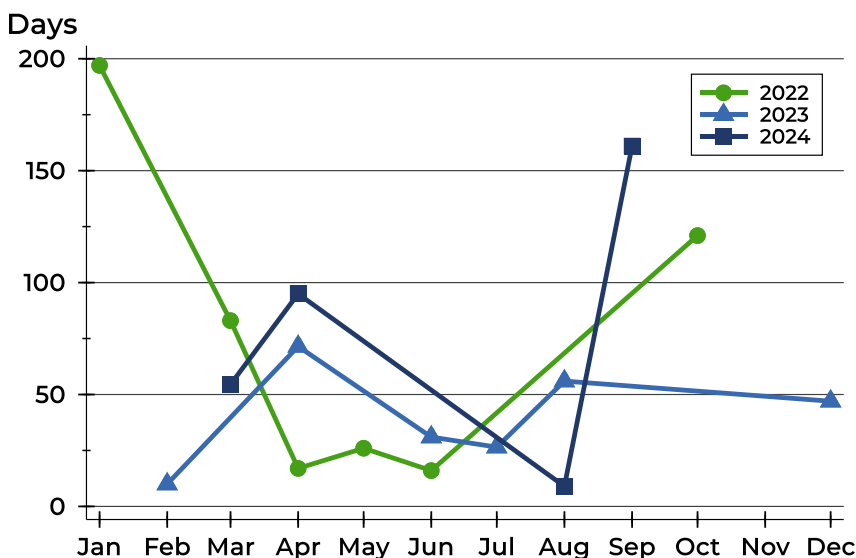
Marshall County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	197	N/A	N/A
February	N/A	10	N/A
March	83	N/A	55
April	17	72	95
May	32	N/A	N/A
June	16	31	N/A
July	N/A	33	N/A
August	N/A	56	9
September	N/A	N/A	161
October	121	N/A	N/A
November	N/A	N/A	N/A
December	N/A	47	N/A

Median DOM



Month	2022	2023	2024
January	197	N/A	N/A
February	N/A	10	N/A
March	83	N/A	55
April	17	72	95
May	26	N/A	N/A
June	16	31	N/A
July	N/A	27	N/A
August	N/A	56	9
September	N/A	N/A	161
October	121	N/A	N/A
November	N/A	N/A	N/A
December	N/A	47	N/A



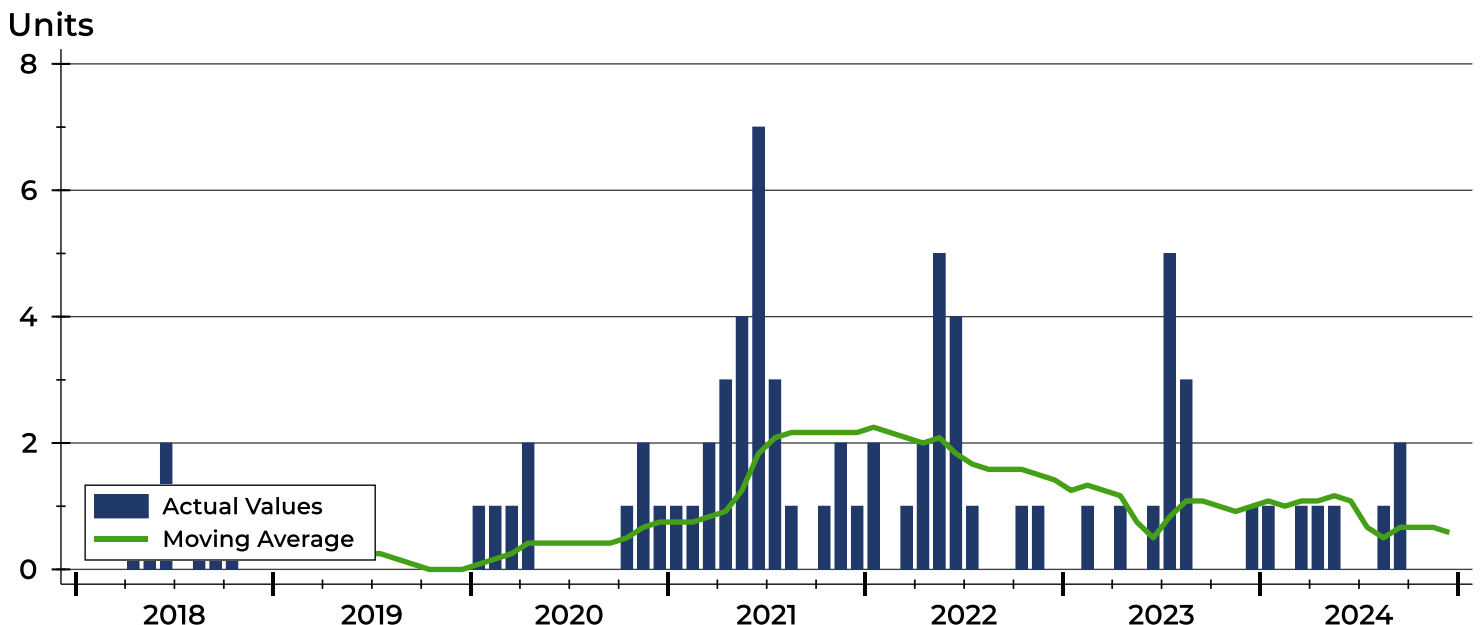
Marshall County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		Change
		2024	2023	
Pending Contracts		0	1	-100.0%
Volume (1,000s)		0	255	-100.0%
Average	List Price	N/A	255,000	N/A
	Days on Market	N/A	47	N/A
	Percent of Original	N/A	92.7%	N/A
Median	List Price	N/A	255,000	N/A
	Days on Market	N/A	47	N/A
	Percent of Original	N/A	92.7%	N/A

A total of 0 listings in Marshall County had contracts pending at the end of December, down from 1 contract pending at the end of December 2023.

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.

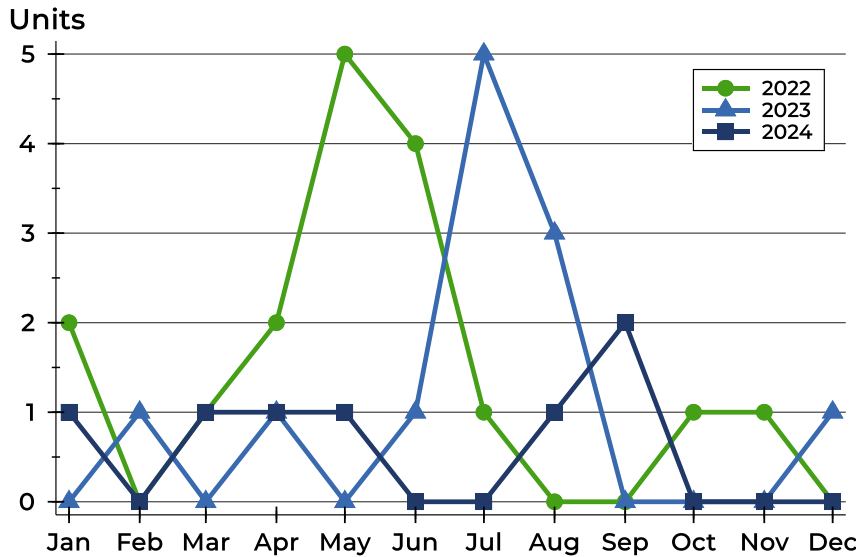
History of Pending Contracts





Marshall County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	2	0	1
February	0	1	0
March	1	0	1
April	2	1	1
May	5	0	1
June	4	1	0
July	1	5	0
August	0	3	1
September	0	0	2
October	1	0	0
November	1	0	0
December	0	1	0

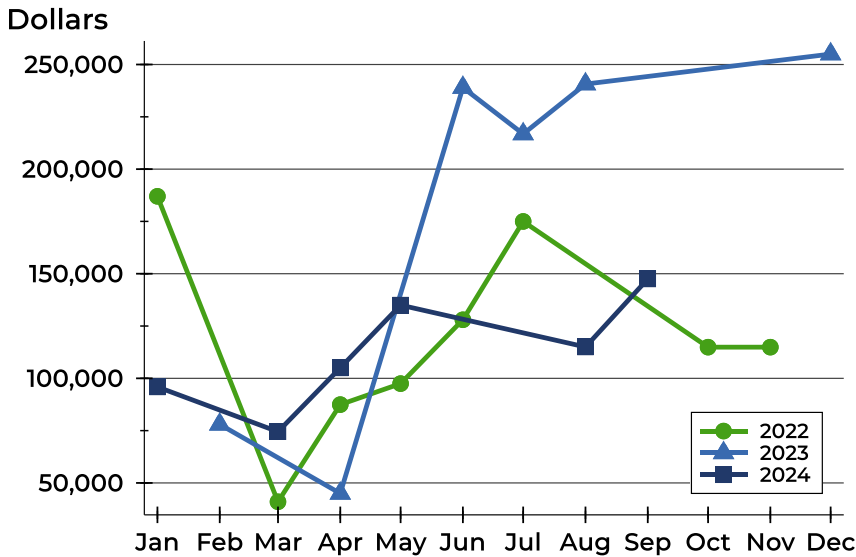
Pending Contracts by Price Range

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



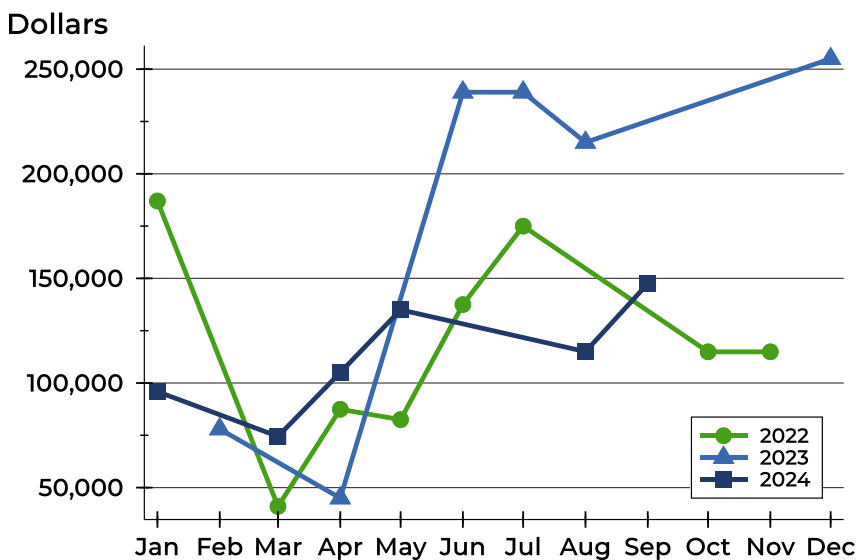
Marshall County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	187,000	N/A	95,900
February	N/A	78,000	N/A
March	41,000	N/A	74,500
April	87,450	45,000	105,000
May	97,480	N/A	135,000
June	128,000	239,000	N/A
July	175,000	216,800	N/A
August	N/A	240,667	115,000
September	N/A	N/A	147,500
October	114,900	N/A	N/A
November	114,900	N/A	N/A
December	N/A	255,000	N/A

Median Price

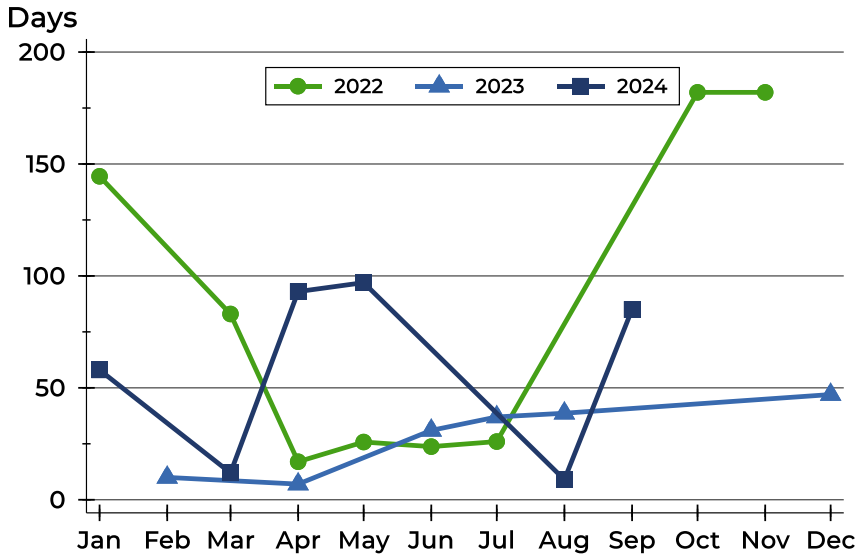


Month	2022	2023	2024
January	187,000	N/A	95,900
February	N/A	78,000	N/A
March	41,000	N/A	74,500
April	87,450	45,000	105,000
May	82,500	N/A	135,000
June	137,500	239,000	N/A
July	175,000	239,000	N/A
August	N/A	215,000	115,000
September	N/A	N/A	147,500
October	114,900	N/A	N/A
November	114,900	N/A	N/A
December	N/A	255,000	N/A



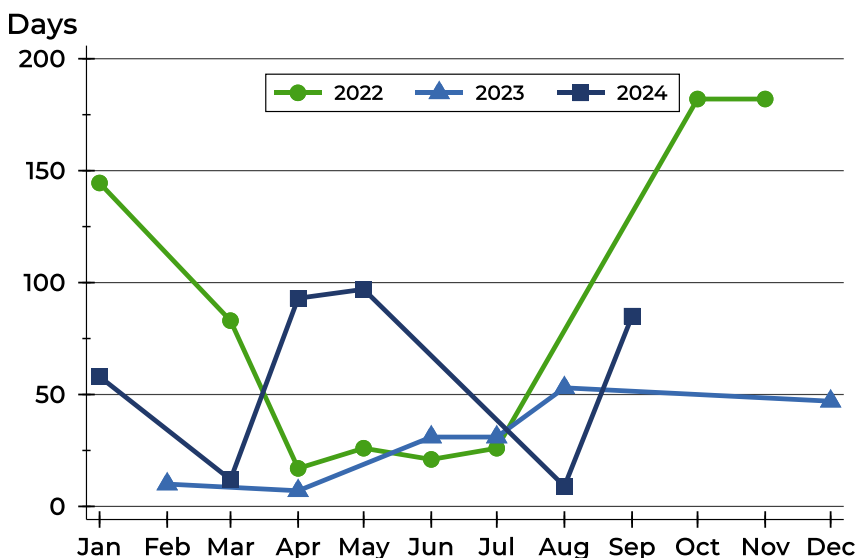
Marshall County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	145	N/A	58
February	N/A	10	N/A
March	83	N/A	12
April	17	7	93
May	26	N/A	97
June	24	31	N/A
July	26	37	N/A
August	N/A	39	9
September	N/A	N/A	85
October	182	N/A	N/A
November	182	N/A	N/A
December	N/A	47	N/A

Median DOM



Month	2022	2023	2024
January	145	N/A	58
February	N/A	10	N/A
March	83	N/A	12
April	17	7	93
May	26	N/A	97
June	21	31	N/A
July	26	31	N/A
August	N/A	53	9
September	N/A	N/A	85
October	182	N/A	N/A
November	182	N/A	N/A
December	N/A	47	N/A