

# Marshall Housing Snapshot



## Home Sales

The median sale price of a home in Marshall in 2006 was \$134,000; with median assessed value at \$125,800. Over the past decade, the average annual increase in home sale prices has averaged 8%, and the market for owner-occupied housing throughout Lyon County has remained robust. Small town living is also a popular option, and approximately 50% of Marshall's workforce commutes from surrounding communities. Most Marshall realtors have listings available in area communities. Visit [www.realtors.com](http://www.realtors.com) for multiple listings in the Marshall area.



## Rental Market

Market rate rental units in Marshall vary in price from \$250 to \$600. In addition, a variety of duplex, tri-plex and quad-plex homes are available, with rentals to \$750. Subsidized rental units are also available. Vacancy rates are currently averaging 12%.



## Building Lots

A building lot in Marshall averages \$30,000, although additional lots are available in the Parkway Addition for \$13,200 to \$18,900. Average cost for new construction is \$120 per square foot. Typical home construction includes full basements with egress windows for additional living space and two - three car garages. Several new subdivisions are currently under construction. 39 new homes were constructed in Marshall during the last year, with new construction estimated at \$5,701,500.



## Utilities

25% of Marshall's homes are heated with electric heat. Electrical power is provided by Marshall Municipal Utilities. Water and sewer is also provided by MMU. Marshall's natural gas service is provided by Great Plains Natural Gas.

## Property Taxes

The property taxes on a \$100,000 are approximately \$1406 per year at an effective rate of 1.4%, however homestead credits would reduce that rate to approximately \$1100. Marshall's property taxes are in the lower one-third of comparably sized Minnesota communities.

**Note:** Homes shown are representative of houses listed during 2007, and are intended only to indicate various price ranges available.

# Realtors & Property Management

## Broadmoor Valley Community

100 Lilac Drive  
(507) 532-5560  
Manufactured Housing Community,  
Sales, Lot Rental, and Lot Sales. Also  
provides short-term housing.

## Carr Properties

Box 1215, 1601 North Highway 59  
(507) 829-6582  
[www.gommarshall.net/pageads/  
carrproperties.html](http://www.gommarshall.net/pageads/carrproperties.html)  
Carr Properties is a rental company  
with general and elderly housing,  
commercial property.

## Century 21

PO Box 1196, 507 Jewett Street  
(507) 537-1468  
[www.century21.com](http://www.century21.com)  
The progressive hometown real estate  
team offering quality service with  
every customer contact.

## Coldwell Banker

800 East Main Street  
(507) 532-9133  
[www.coldwellbanker.com](http://www.coldwellbanker.com)  
"The Home Team" Making real estate  
real easy. Residential, Commercial,  
and Lake Shore properties.

## DCI Realty

2332 State Hwy 19  
(507) 537-0521  
[www.dciarealty.net](http://www.dciarealty.net)  
Commercial and Residential sales.  
Rental property, lake shore property,  
property management and aerial  
photography.

## Prudential Elite Realty

1301 East College Drive  
(507) 337-MOVE  
[www.prudentialeliterealty.com](http://www.prudentialeliterealty.com)  
A name you can trust and profession-  
als you can rely on.

## Greig-Gregerson Management LLC

PO Box 658, 120 North 3rd Street  
(507) 530-1900  
[www.rentmarshallmn.com](http://www.rentmarshallmn.com)  
We manage both commercial and  
residential property in Marshall.

## Marshall Properties Inc.

200 East College Dr. #107  
(507) 532-6463 or 929-6460  
Appraisals, Construction Inspections,  
Property Management, Home  
inspections, Rentals, and Buyers  
Representative.  
[www.marshallproperties.com](http://www.marshallproperties.com)  
[mpiinfo@marshallproperties.com](mailto:mpiinfo@marshallproperties.com)

## The McFarland Company

1430 East College Drive  
(507) 532-6209  
Residential & Commercial Real Estate  
Sales and Development, Farm &  
Commercial Property.

**Northwestern Farm  
Management Company**  
PO Box 494 , 1104 East College Dr  
(507) 532-5120  
[www.nfmco.com](http://www.nfmco.com)

Farm Real Estate Management and  
Sales - Private Treaty or Auction;  
Certified Farm Appraisal; Farm  
Acquisition.

## RE/MAX Town & Country

1104 East College Drive  
(507) 537-3585  
[www.marshallareahomes.com](http://www.marshallareahomes.com)  
Outstanding Agents. Outstanding  
results. Residential and commercial  
real estate company.

## Real Estate Retrievers

118 North 3rd Street  
(605) 201-0450  
[www.realestateretrievers.com](http://www.realestateretrievers.com)  
Real Estate sales, residential, acreage,  
commercial and lakefront.

## Wilson O'Brien Real Estate

300 West College Drive  
(507) 532-5756  
[www.wilsonobrien.com](http://www.wilsonobrien.com)  
Serving Marshall since 1959, is a full  
service real estate company that leads  
the area in listing and sales.

# Apartments

## Apartments on Hackberry

1006, 1008 Hackberry Drive  
401 Hackberry Place (E.Thomas)  
(507) 532-3371

## Birchwood Apartments

1305 Birch Street  
(507) 929-3333 or (866) 378-4881

## Boulder Estates

601 Village Drive  
(507) 532-3834  
Congregate & Assisted Living, 55  
and older.

## Briarwood Place

901 County Club Drive  
(507) 532-2750

## Carr Properties

Box 1215, 1601 North Highway 59  
Contact Tim Lutterman at  
(507) 829-6582

## City Side Townhomes

1402 South 4th Street  
(507) 537-9709  
50 affordable 2 to 4 BR. Townhome  
style buildings.

## Country Club Estates

801, 901, 1001 Pearl Street  
(507) 532-2750

## Downtowner I & II

110 & 111 South 5th Street  
(507) 829-6582, Tim Lutterman  
60 - 2 BR units. \$470 to \$495

## Fairfield Estates

1303 Birch Street  
(507) 532-0931

## Fairway Apartments

900 - 904 Pearl Street  
(507) 829-6582, Tim Lutterman  
\$380 to \$475. 2-18 unit three story  
bldgs.

## Hackberry Apartments

800 Hackberry Drive  
(507) 530-0619

## Halter Villa I, II, III

302, 501, 503 Jewett Street  
1400, 1404 Peterson Street  
(507) 532-3689  
[www.lifestyleinc.net](http://www.lifestyleinc.net)

## Hill Street Place

401 South Hill Street  
(507) 537-9234, Pat Schultz  
Congregate Housing

## J & J and Four Seasons Apartments

501, 505, 507, 513-517 Village Dr.  
(507) 532-2558

## Lyon County Apartments

200 South 4th Street  
(507) 532-4869 or (320) 269-6640  
Elderly, Handicapped, disabled,  
29 1 BR units, 5 efficiency apts All  
utilities included. Newly updated  
community room.

## Marshall Square Apartments

400 Jewett Street  
(507) 532-4029  
(651) 433-2443  
[www.fseer.com](http://www.fseer.com)  
Caters to the handicapped and those  
over 62.

## Paris Park and Parkway Townhomes

New Parkway Addition townhouses.  
(507) 625-5573

## Parkview Apartments

202 North 1st Street  
(507) 537-7083  
\$50 to \$458. Managed by the  
Marshall HRA.

## Peterson Street Townhomes

1308 to 1310 Peterson Street  
(507) 537-7083  
\$50 to \$573. Managed by the  
Marshall HRA. Off-street parking,

## RC Square Apartments

1112 - 1116 Birch Street  
(507) 537-0700

## River Winds Apartments

303 Jewett Street  
(800) 466-7722  
HUD Section 8 project for the  
physically disabled & elderly;  
30% of income.

## Riverside Manor

216 Hamden Drive  
(507) 829-6582, Tim Lutterman  
12 family-oriented 2BR townhome  
units w off-street parking. \$395-\$425.

## Riverview Courts

208 - 210 Hamden Drive  
and 205 West Saratoga  
(507) 829-6582, Tim Lutterman  
\$375 to \$495 per month, efficiency to  
3 BR units. Detached garages.

## Robert Street Apartments

301 & 303 Robert Street  
(507) 530-0619

## South Fourth Street Apartments

307 South 4th Street  
Contact Jeff Kuiper, (507)530-4482

## Sunrise Court on Birch Apartments

1300 - 1310 Birch Street  
(507) 532-2385  
Wide tenant mix, 3-bldg. complex  
near SMSU campus.

## Wedgewood Apartments

407 & 413 Village Drive  
(507) 829-6582, Tim Lutterman  
Off street parking and detached  
garages. 60 2 BR units, \$480 to \$530  
per month.

## Westmar Apartments

1002 & 1003 Pearl Ave  
(507) 283-9724  
HUD Section 8. \$301 to \$494. Off-  
street parking.

## Winchester Apartments

1101 Winchester  
(507) 537-7083  
12 - 3BR units. Managed by the  
Marshall HRA. Off-street parking.

## Windsong Apartments

401 Village Drive  
(507) 532-2103  
Apartments for handicapped or 62  
yrs and older.

## Wooddale Apartments

302 East Saratoga  
(507) 829-6582, Tim Lutterman  
\$440 per month, 8 2 BR units,  
garage available for \$30/mo.

*For the most up-to-date apartment  
complex listings or individual space  
availability, visit the Marshall  
Independent on-line at  
[www.marshallindependent.com](http://www.marshallindependent.com)  
or request a copy of the newspaper  
by calling 507-537-1551. We  
recommend the Wednesday and  
Saturday editions for the most up to  
date apartment information.*

*Check with our local realtors and  
property management firms for  
additional listings for single family  
homes and smaller units. For links to  
Marshall realtors and property  
management, visit [www.marshall-  
mn.org](http://www.marshall-<br/>mn.org) and follow the business  
directory links, or visit  
[www.realtor.com](http://www.realtor.com) for current home  
listings.*

# Marshall Housing Snapshot



## Home Sales

The median sale price of a home in Marshall in 2006 was \$134,000; with median assessed value at \$125,800. Over the past decade, the average annual increase in home sale prices has averaged 8%, and the market for owner-occupied housing throughout Lyon County has remained robust. Small town living is also a popular option, and approximately 50% of Marshall's workforce commutes from surrounding communities. Most Marshall realtors have listings available in area communities. Visit [www.realtors.com](http://www.realtors.com) for multiple listings in the Marshall area.



## Rental Market

Market rate rental units in Marshall vary in price from \$250 to \$600. In addition, a variety of duplex, tri-plex and quad-plex homes are available, with rentals to \$750. Subsidized rental units are also available. Vacancy rates are currently averaging 12%.



## Building Lots

A building lot in Marshall averages \$30,000, although additional lots are available in the Parkway Addition for \$13,200 to \$18,900. Average cost for new construction is \$120 per square foot. Typical home construction includes full basements with egress windows for additional living space and two - three car garages. Several new subdivisions are currently under construction. 39 new homes were constructed in Marshall during the last year, with new construction estimated at \$5,701,500.



## Utilities

25% of Marshall's homes are heated with electric heat. Electrical power is provided by Marshall Municipal Utilities. Water and sewer is also provided by MMU. Marshall's natural gas service is provided by Great Plains Natural Gas.

## Property Taxes

The property taxes on a \$100,000 are approximately \$1406 per year at an effective rate of 1.4%, however homestead credits would reduce that rate to approximately \$1100. Marshall's property taxes are in the lower one-third of comparably sized Minnesota communities.

**Note: Homes shown are representative of houses listed during 2007, and are intended only to indicate various price ranges available.**

# Realtors & Property Management

## Broadmoor Valley Community

100 Lilac Drive  
(507) 532-5560  
Manufactured Housing Community,  
Sales, Lot Rental, and Lot Sales. Also  
provides short-term housing.

## Carr Properties

Box 1215, 1601 North Highway 59  
(507) 829-6582  
[www.gommarshall.net/pageads/  
carrproperties.html](http://www.gommarshall.net/pageads/carrproperties.html)

Carr Properties is a rental company  
with general and elderly housing,  
commercial property.

## Century 21

PO Box 1196, 507 Jewett Street  
(507) 537-1468  
[www.century21.com](http://www.century21.com)  
The progressive hometown real estate  
team offering quality service with  
every customer contact.

## Coldwell Banker

800 East Main Street  
(507) 532-9133  
[www.coldwellbanker.com](http://www.coldwellbanker.com)  
"The Home Team" Making real estate  
real easy. Residential, Commercial,  
and Lake Shore properties.

## DCI Realty

2332 State Hwy 19  
(507) 537-0521  
[www.dciirealty.net](http://www.dciirealty.net)  
Commercial and Residential sales.  
Rental property, lake shore property,  
property management and aerial  
photography.

## Power Players Real Estate

2332 State Hwy 19  
(507) 337-7773  
[www.powerplayersRE.com](http://www.powerplayersRE.com)  
We make real estate fun with aerial  
photos of your property and aerial  
tours for qualified buyers.

## Prudential Elite Realty

1301 East College Drive  
(507) 337-MOVE  
[www.prudentialeliterealty.com](http://www.prudentialeliterealty.com)  
A name you can trust and profession-  
als you can rely on.

## Greig-Gregerson Management LLC

PO Box 658, 120 North 3rd Street  
(507) 530-1900  
[www.rentmarshallmn.com](http://www.rentmarshallmn.com)  
We manage both commercial and  
residential property in Marshall.

## Marshall Properties Inc.

200 East College Dr. #107  
(507) 532-6463 or 929-6460  
Appraisals, Construction Inspections,  
Property Management, Home  
inspections, Rentals, and Buyers  
Representative.  
[www.marshallproperties.com](http://www.marshallproperties.com)  
[mpiinfo@marshallproperties.com](mailto:mpiinfo@marshallproperties.com)

## The McFarland Company

1430 East College Drive  
(507) 532-6209  
Residential & Commercial Real Estate  
Sales and Development, Farm &  
Commercial Property.

## Northwestern Farm Management Company

PO Box 494, 1104 East College Dr  
(507) 532-5120  
[www.nfmco.com](http://www.nfmco.com)  
Farm Real Estate Management and  
Sales - Private Treaty or Auction;  
Certified Farm Appraisal; Farm  
Acquisition.

## RE/MAX Town & Country

1104 East College Drive  
(507) 537-3585  
[www.marshallareahomes.com](http://www.marshallareahomes.com)  
Outstanding Agents. Outstanding  
results. Residential and commercial  
real estate company.

## Real Estate Retrievers

118 North 3rd Street  
(605) 201-0450  
[www.realestateretrievers.com](http://www.realestateretrievers.com)  
Real Estate sales, residential, acreage,  
commercial and lakefront.

## Wilson O'Brien Real Estate

300 West College Drive  
(507) 532-5756  
[www.wilsonobrien.com](http://www.wilsonobrien.com)  
Serving Marshall since 1959, is a full  
service real estate company that leads  
the area in listing and sales.

# Apartments

## Apartments on Hackberry

1006, 1008 Hackberry Drive  
401 Hackberry Place (E.Thomas)  
(507) 532-3371

## Birchwood Apartments

1305 Birch Street  
(507) 929-3333 or (866) 378-4881

## Boulder Estates

601 Village Drive  
(507) 532-3834  
Congregate & Assisted Living, 55  
and older.

## Briarwood Place

901 County Club Drive  
(507) 532-2750

## Carr Properties

Box 1215, 1601 North Highway 59  
Contact Tim Lutterman at  
(507) 829-6582

## City Side Townhomes

1402 South 4th Street  
(507) 537-9709  
50 affordable 2 to 4 BR. Townhome  
style buildings.

## Country Club Estates

801, 901, 1001 Pearl Street  
(507) 532-2750

## Downtowner I & II

110 & 111 South 5th Street  
(507) 829-6582, Tim Lutterman  
60 - 2 BR units. \$470 to \$495

## Fairfield Estates

1303 Birch Street  
(507) 532-0931

## Fairway Apartments

900 - 904 Pearl Street  
(507) 829-6582, Tim Lutterman  
\$380 to \$475. 2-18 unit three story  
bldgs.

## Hackberry Apartments

800 Hackberry Drive  
(507) 530-0619

## Halter Villa I, II, III

302, 501, 503 Jewett Street  
1400, 1404 Peterson Street  
(507) 532-3689  
[www.lifestyleinc.net](http://www.lifestyleinc.net)

## Hill Street Place

401 South Hill Street  
(507) 537-9234, Pat Schultz  
Congregate Housing

## J & J and Four Seasons Apartments

501, 505, 507, 513-517 Village Dr.  
(507) 532-2558

## Lyon County Apartments

200 South 4th Street  
(507) 532-4869 or (320) 269-6640  
Elderly, Handicapped, disabled,  
29 1 BR units, 5 efficiency apts All  
utilities included. Newly updated  
community room.

## Marshall Square Apartments

400 Jewett Street  
(507) 532-4029  
(651) 433-2443  
[www.fseer.com](http://www.fseer.com)  
Caters to the handicapped and those  
over 62.

## Paris Park and Parkway Townhomes

New Parkway Addition townhouses.  
(507) 625-5573

## Parkview Apartments

202 North 1st Street  
(507) 537-7083  
\$50 to \$458. Managed by the  
Marshall HRA.

## Peterson Street Townhomes

1308 to 1310 Peterson Street  
(507) 537-7083  
\$50 to \$573. Managed by the  
Marshall HRA. Off-street parking,

## RC Square Apartments

1112 - 1116 Birch Street  
(507) 537-0700

## River Winds Apartments

303 Jewett Street  
(800) 466-7722  
HUD Section 8 project for the  
physically disabled & elderly;  
30% of income.

## Riverside Manor

216 Hamden Drive

(507) 829-6582, Tim Lutterman  
12 family-oriented 2BR townhome  
units w off-street parking. \$395-  
\$425.

## Riverview Courts

208 - 210 Hamden Drive  
and 205 West Saratoga  
(507) 829-6582, Tim Lutterman  
\$375 to \$495 per month, efficiency to  
3 BR units. Detached garages.

## Robert Street Apartments

301 & 303 Robert Street  
(507) 530-0619

## South Fourth Street Apartments

307 South 4th Street  
Contact Jeff Kuiper, (507)530-4482

## Sunrise Court on Birch Apartments

1300 - 1310 Birch Street  
(507) 532-2385  
Wide tenant mix, 3-bldg. complex  
near SMSU campus.

## Wedgewood Apartments

407 & 413 Village Drive  
(507) 829-6582, Tim Lutterman  
Off street parking and detached  
garages. 60 2 BR units, \$480 to \$530  
per month.

## Westmar Apartments

1002 & 1003 Pearl Ave  
(507) 283-9724  
HUD Section 8. \$301 to \$494. Off-  
street parking.

## Winchester Apartments

1101 Winchester  
(507) 537-7083  
12 - 3BR units. Managed by the  
Marshall HRA. Off-street parking.

## Windsong Apartments

401 Village Drive  
(507) 532-2103  
Apartments for handicapped or 62  
yrs and older.

## Wooddale Apartments

302 East Saratoga  
(507) 829-6582, Tim Lutterman  
\$440 per month, 8 2 BR units,  
garage available for \$30/mo.

For the most up-to-date listings, visit  
the Marshall Independent on-line at  
[www.marshallindependent.com](http://www.marshallindependent.com)  
or request a copy of the newspaper  
by calling 507-537-1551. We  
recommend the Wednesday and  
Saturday editions for the most up to  
date apartment information.

Check with our local realtors and  
property management firms for  
additional listings for single family  
homes and smaller units. For links to  
Marshall realtors and property  
management, visit [www.marshall-  
mn.org](http://www.marshall-mn.org) and follow the business  
directory links, or visit  
[www.realtor.com](http://www.realtor.com) for current home  
listings.