

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025



## Addison

**+ 24.3%**

Change in  
**New Listings**  
All Properties

**+ 6.3%**

Change in  
**Closed Sales**  
All Properties

**+ 40.9%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	26	31	+ 19.2%	249	259	+ 4.0%
Under Contract (includes Contingent and Pending)	22	15	- 31.8%	187	192	+ 2.7%
Closed Sales	13	10	- 23.1%	193	198	+ 2.6%
Median Sales Price*	\$372,000	<b>\$366,000</b>	- 1.6%	\$370,000	<b>\$380,000</b>	+ 2.7%
Average Sales Price*	\$358,947	<b>\$383,560</b>	+ 6.9%	\$416,035	<b>\$407,978</b>	- 1.9%
Percent of Original List Price Received*	102.9%	<b>99.7%</b>	- 3.1%	99.7%	<b>99.8%</b>	+ 0.1%
Average Market Time	13	63	+ 384.6%	27	31	+ 14.8%
Inventory of Homes for Sale at Month End	15	21	+ 40.0%	--	--	--

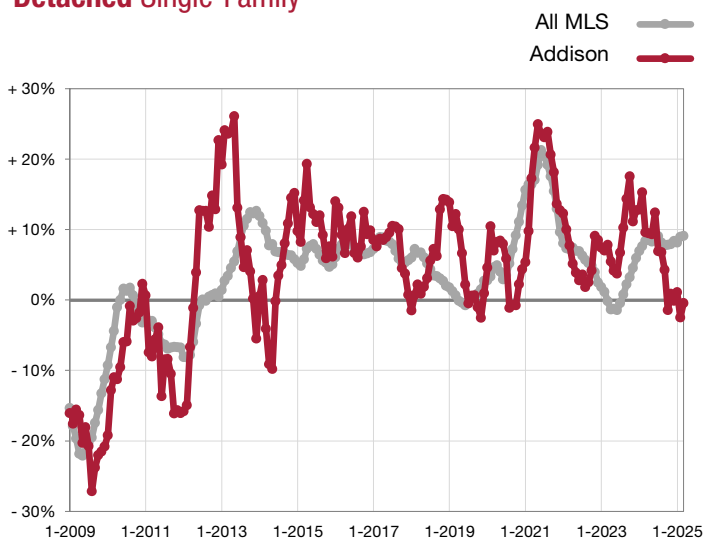
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	11	15	+ 36.4%	100	145	+ 45.0%
Under Contract (includes Contingent and Pending)	8	11	+ 37.5%	75	101	+ 34.7%
Closed Sales	3	7	+ 133.3%	73	98	+ 34.2%
Median Sales Price*	\$272,500	<b>\$193,000</b>	- 29.2%	\$265,000	<b>\$248,500</b>	- 6.2%
Average Sales Price*	\$295,833	<b>\$233,571</b>	- 21.0%	\$246,374	<b>\$255,460</b>	+ 3.7%
Percent of Original List Price Received*	98.2%	<b>99.4%</b>	+ 1.2%	100.6%	<b>99.3%</b>	- 1.3%
Average Market Time	15	40	+ 166.7%	27	29	+ 7.4%
Inventory of Homes for Sale at Month End	7	10	+ 42.9%	--	--	--

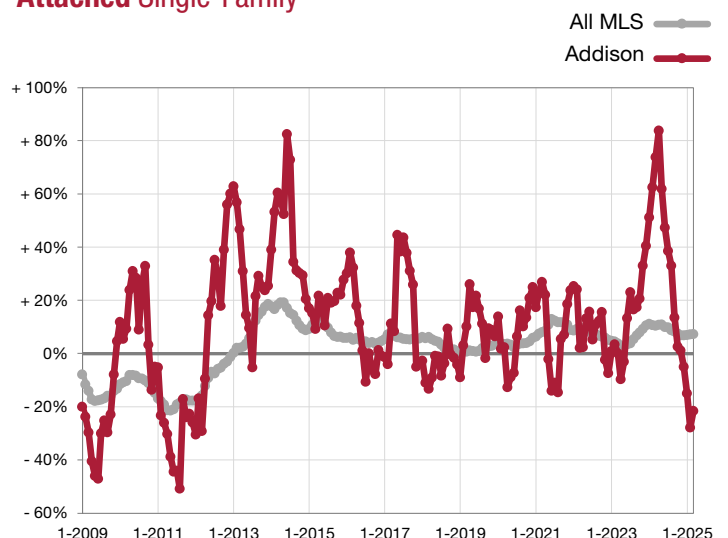
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



\*\* 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.