

Local Market Update – July 2025

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



Bartlett

+ 6.3%

- 24.2%

- 22.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	45	64	+ 42.2%	488	549	+ 12.5%
Under Contract (includes Contingent and Pending)	19	30	+ 57.9%	310	334	+ 7.7%
Closed Sales	47	35	- 25.5%	317	323	+ 1.9%
Median Sales Price*	\$469,000	\$449,900	- 4.1%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$477,873	\$474,436	- 0.7%	\$447,562	\$472,627	+ 5.6%
Percent of Original List Price Received*	101.6%	100.1%	- 1.5%	101.2%	100.0%	- 1.2%
Average Market Time	20	15	- 25.0%	26	40	+ 53.8%
Inventory of Homes for Sale at Month End	53	43	- 18.9%	--	--	--

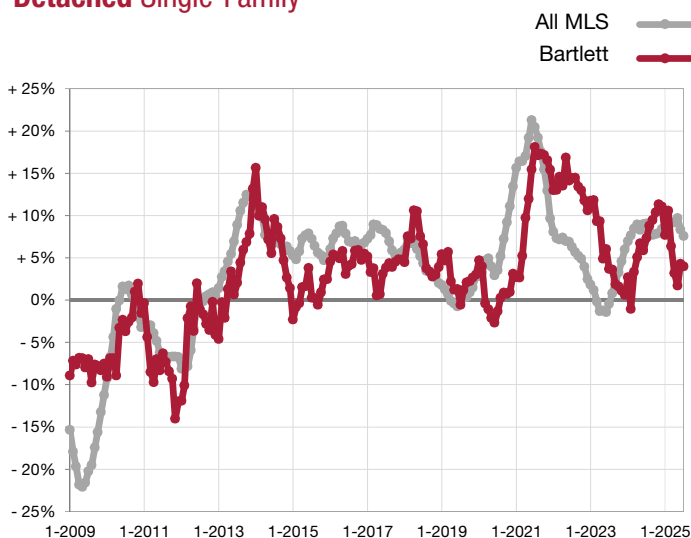
Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	35	21	- 40.0%	250	376	+ 50.4%
Under Contract (includes Contingent and Pending)	19	18	- 5.3%	167	219	+ 31.1%
Closed Sales	19	15	- 21.1%	161	206	+ 28.0%
Median Sales Price*	\$335,000	\$330,000	- 1.5%	\$305,000	\$330,000	+ 8.2%
Average Sales Price*	\$336,340	\$333,195	- 0.9%	\$302,570	\$324,707	+ 7.3%
Percent of Original List Price Received*	101.1%	99.6%	- 1.5%	101.3%	98.7%	- 2.6%
Average Market Time	20	44	+ 120.0%	21	44	+ 109.5%
Inventory of Homes for Sale at Month End	27	19	- 29.6%	--	--	--

* 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.