

# 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



## Bellwood

**- 31.8%**

**+ 40.0%**

**- 20.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	21	15	- 28.6%	214	184	- 14.0%
Under Contract (includes Contingent and Pending)	15	20	+ 33.3%	130	117	- 10.0%
Closed Sales	10	14	+ 40.0%	136	114	- 16.2%
Median Sales Price*	\$249,500	<b>\$259,875</b>	+ 4.2%	\$238,000	<b>\$255,000</b>	+ 7.1%
Average Sales Price*	\$249,970	<b>\$246,825</b>	- 1.3%	\$233,014	<b>\$251,090</b>	+ 7.8%
Percent of Original List Price Received*	103.1%	<b>93.6%</b>	- 9.2%	99.6%	<b>98.8%</b>	- 0.8%
Average Market Time	35	117	+ 234.3%	76	57	- 25.0%
Inventory of Homes for Sale at Month End	20	13	- 35.0%	--	--	--

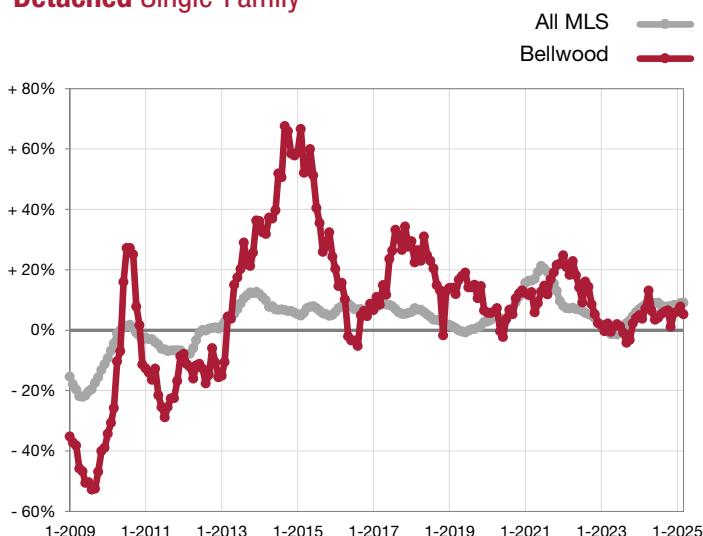
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	1	0	- 100.0%	10	18	+ 80.0%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	10	10	0.0%
Closed Sales	0	0	--	9	13	+ 44.4%
Median Sales Price*	\$0	<b>\$0</b>	--	\$149,900	<b>\$160,500</b>	+ 7.1%
Average Sales Price*	\$0	<b>\$0</b>	--	\$139,300	<b>\$152,431</b>	+ 9.4%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	95.3%	<b>100.1%</b>	+ 5.0%
Average Market Time	0	0	--	57	13	- 77.2%
Inventory of Homes for Sale at Month End	0	3	--	--	--	--

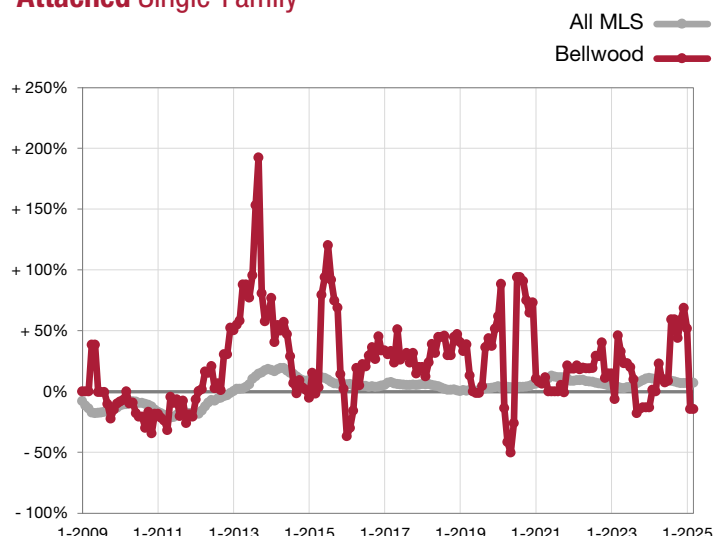
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.