

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



Carol Stream

+ 11.4%

- 5.6%

+ 100.0%

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	24	30	+ 25.0%	255	325	+ 27.5%
Under Contract (includes Contingent and Pending)	21	30	+ 42.9%	204	219	+ 7.4%
Closed Sales	19	16	- 15.8%	200	213	+ 6.5%
Median Sales Price*	\$400,000	\$397,000	- 0.7%	\$375,000	\$417,000	+ 11.2%
Average Sales Price*	\$424,789	\$418,091	- 1.6%	\$389,069	\$434,883	+ 11.8%
Percent of Original List Price Received*	102.7%	100.2%	- 2.4%	101.6%	100.7%	- 0.9%
Average Market Time	38	21	- 44.7%	26	24	- 7.7%
Inventory of Homes for Sale at Month End	7	18	+ 157.1%	--	--	--

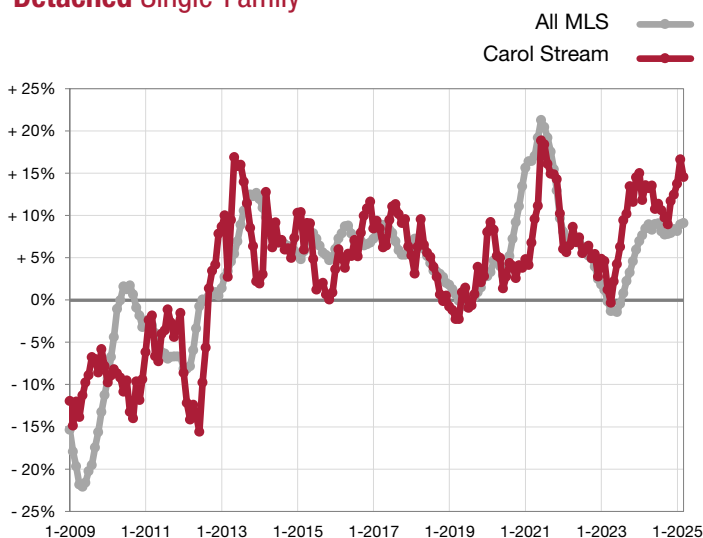
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	20	19	- 5.0%	195	212	+ 8.7%
Under Contract (includes Contingent and Pending)	17	16	- 5.9%	165	162	- 1.8%
Closed Sales	17	18	+ 5.9%	165	155	- 6.1%
Median Sales Price*	\$265,000	\$300,850	+ 13.5%	\$265,000	\$277,000	+ 4.5%
Average Sales Price*	\$270,912	\$278,369	+ 2.8%	\$257,339	\$278,650	+ 8.3%
Percent of Original List Price Received*	102.1%	98.8%	- 3.2%	101.9%	101.1%	- 0.8%
Average Market Time	14	17	+ 21.4%	13	17	+ 30.8%
Inventory of Homes for Sale at Month End	7	10	+ 42.9%	--	--	--

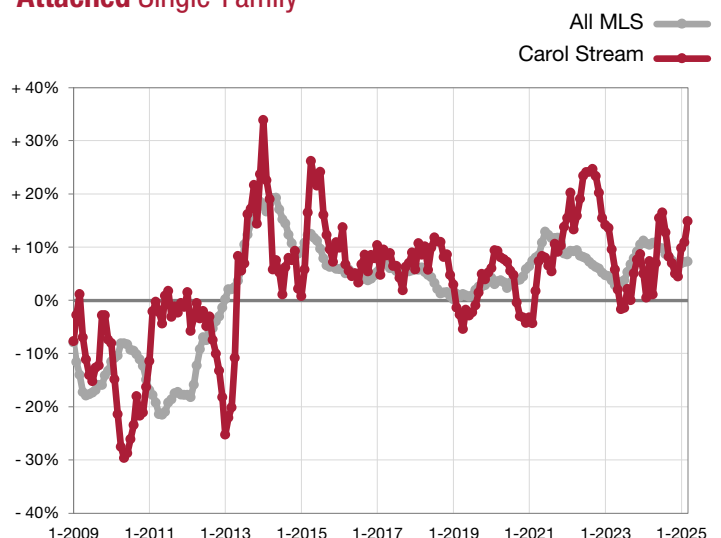
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.