

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



Carpentersville

+ 8.0%

Change in
New Listings
All Properties

+ 4.3%

Change in
Closed Sales
All Properties

+ 30.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	17	23	+ 35.3%	245	258	+ 5.3%
Under Contract (includes Contingent and Pending)	20	20	0.0%	214	211	- 1.4%
Closed Sales	16	17	+ 6.3%	219	210	- 4.1%
Median Sales Price*	\$270,450	\$279,900	+ 3.5%	\$259,000	\$280,000	+ 8.1%
Average Sales Price*	\$306,700	\$331,488	+ 8.1%	\$289,026	\$316,525	+ 9.5%
Percent of Original List Price Received*	101.8%	100.1%	- 1.7%	100.9%	100.5%	- 0.4%
Average Market Time	60	31	- 48.3%	24	28	+ 16.7%
Inventory of Homes for Sale at Month End	8	11	+ 37.5%	--	--	--

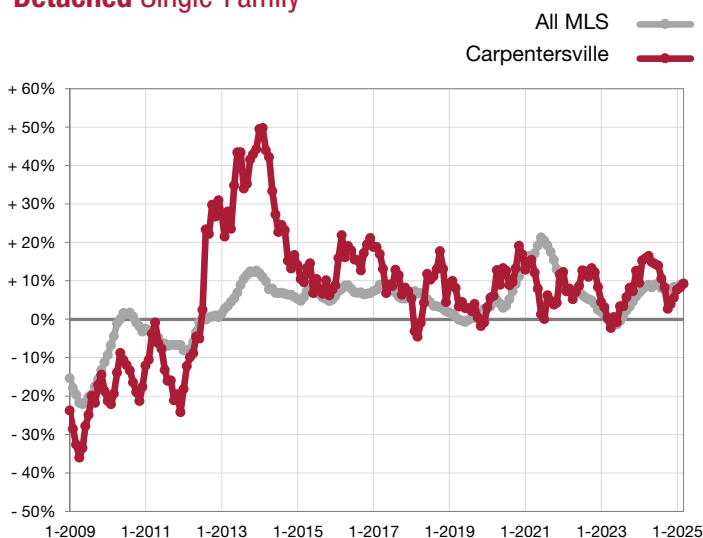
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	8	4	- 50.0%	117	109	- 6.8%
Under Contract (includes Contingent and Pending)	8	7	- 12.5%	97	89	- 8.2%
Closed Sales	7	7	0.0%	98	90	- 8.2%
Median Sales Price*	\$230,000	\$270,000	+ 17.4%	\$230,000	\$246,000	+ 7.0%
Average Sales Price*	\$224,786	\$278,143	+ 23.7%	\$226,616	\$244,018	+ 7.7%
Percent of Original List Price Received*	98.7%	100.0%	+ 1.3%	102.5%	100.8%	- 1.7%
Average Market Time	58	27	- 53.4%	27	25	- 7.4%
Inventory of Homes for Sale at Month End	2	2	0.0%	--	--	--

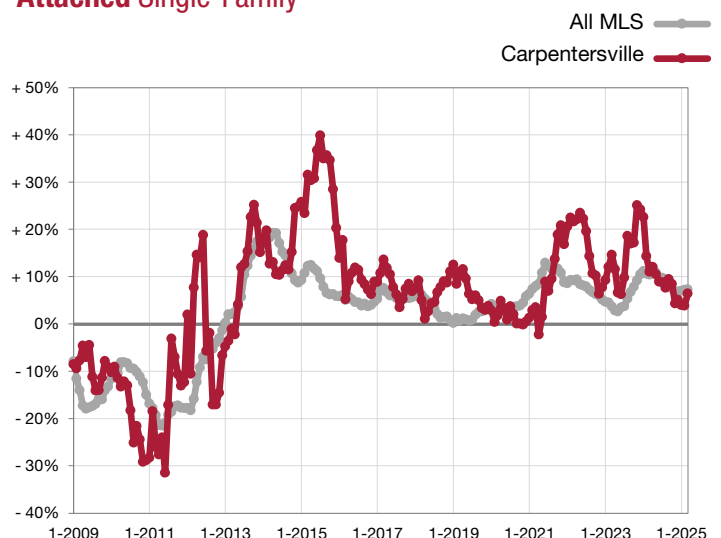
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.