

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



Chicago

- 3.5%

+ 0.9%

- 14.8%

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	1,316	1,269	- 3.6%	15,939	15,407	- 3.3%
Under Contract (includes Contingent and Pending)	795	813	+ 2.3%	8,387	8,312	- 0.9%
Closed Sales	650	614	- 5.5%	8,425	8,282	- 1.7%
Median Sales Price*	\$334,925	\$335,900	+ 0.3%	\$306,000	\$335,000	+ 9.5%
Average Sales Price*	\$506,288	\$556,406	+ 9.9%	\$447,273	\$501,676	+ 12.2%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.7%	97.2%	98.0%	+ 0.8%
Average Market Time	78	94	+ 20.5%	67	65	- 3.0%
Inventory of Homes for Sale at Month End	1733	1471	- 15.1%	--	--	--

Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	2,274	2,196	- 3.4%	23,801	23,934	+ 0.6%
Under Contract (includes Contingent and Pending)	1,546	1,510	- 2.3%	13,418	13,963	+ 4.1%
Closed Sales	1,156	1,209	+ 4.6%	13,365	14,075	+ 5.3%
Median Sales Price*	\$370,000	\$410,000	+ 10.8%	\$355,000	\$381,979	+ 7.6%
Average Sales Price*	\$463,588	\$504,578	+ 8.8%	\$454,156	\$488,896	+ 7.6%
Percent of Original List Price Received*	98.6%	99.5%	+ 0.9%	98.2%	98.7%	+ 0.5%
Average Market Time	76	67	- 11.8%	63	58	- 7.9%
Inventory of Homes for Sale at Month End	2715	2317	- 14.7%	--	--	--

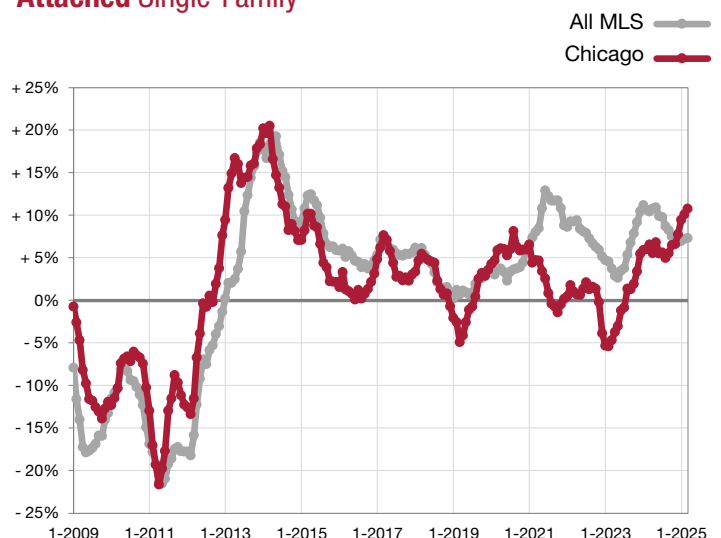
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.