

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



Cook County

+ 1.1%

- 3.8%

- 3.3%

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	3,418	3,512	+ 2.8%	41,997	43,031	+ 2.5%
Under Contract (includes Contingent and Pending)	2,464	2,477	+ 0.5%	25,651	25,305	- 1.3%
Closed Sales	2,011	1,809	- 10.0%	25,801	25,317	- 1.9%
Median Sales Price*	\$350,000	\$365,295	+ 4.4%	\$332,000	\$362,000	+ 9.0%
Average Sales Price*	\$467,382	\$515,980	+ 10.4%	\$444,489	\$496,153	+ 11.6%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	98.2%	98.8%	+ 0.6%
Average Market Time	61	76	+ 24.6%	54	52	- 3.7%
Inventory of Homes for Sale at Month End	3911	3858	- 1.4%	--	--	--

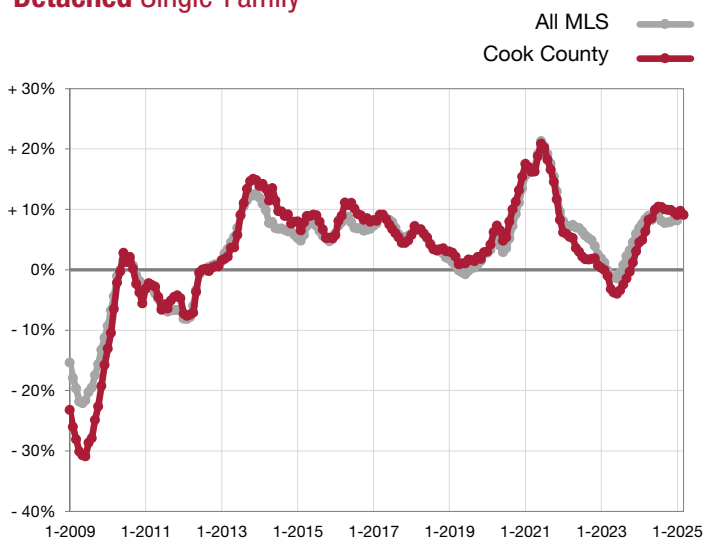
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	3,345	3,326	- 0.6%	35,757	37,241	+ 4.2%
Under Contract (includes Contingent and Pending)	2,499	2,438	- 2.4%	22,706	23,239	+ 2.3%
Closed Sales	1,875	1,929	+ 2.9%	22,554	23,409	+ 3.8%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$285,134	\$312,000	+ 9.4%
Average Sales Price*	\$387,350	\$424,639	+ 9.6%	\$374,780	\$406,926	+ 8.6%
Percent of Original List Price Received*	98.9%	99.2%	+ 0.3%	98.8%	98.9%	+ 0.1%
Average Market Time	61	59	- 3.3%	51	49	- 3.9%
Inventory of Homes for Sale at Month End	3442	3254	- 5.5%	--	--	--

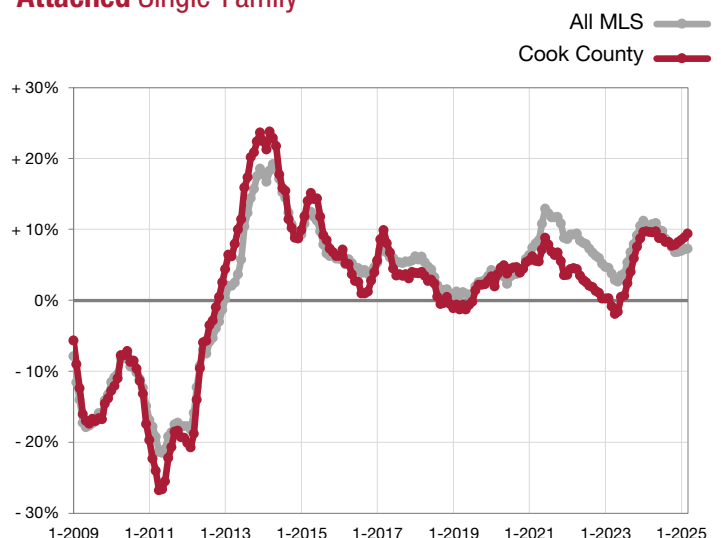
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.