

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



Crystal Lake

- 13.2%

Change in
New Listings
All Properties

- 1.9%

Change in
Closed Sales
All Properties

- 6.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	58	50	- 13.8%	718	700	- 2.5%
Under Contract (includes Contingent and Pending)	54	42	- 22.2%	558	510	- 8.6%
Closed Sales	41	31	- 24.4%	549	536	- 2.4%
Median Sales Price*	\$375,000	\$387,000	+ 3.2%	\$384,900	\$394,500	+ 2.5%
Average Sales Price*	\$415,764	\$414,397	- 0.3%	\$408,222	\$421,384	+ 3.2%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	99.5%	99.4%	- 0.1%
Average Market Time	39	69	+ 76.9%	32	34	+ 6.3%
Inventory of Homes for Sale at Month End	38	34	- 10.5%	--	--	--

Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	18	16	- 11.1%	158	238	+ 50.6%
Under Contract (includes Contingent and Pending)	21	18	- 14.3%	140	174	+ 24.3%
Closed Sales	11	20	+ 81.8%	143	174	+ 21.7%
Median Sales Price*	\$252,000	\$290,250	+ 15.2%	\$225,500	\$269,000	+ 19.3%
Average Sales Price*	\$238,173	\$284,128	+ 19.3%	\$222,703	\$264,399	+ 18.7%
Percent of Original List Price Received*	101.7%	98.0%	- 3.6%	100.2%	99.8%	- 0.4%
Average Market Time	24	55	+ 129.2%	17	30	+ 76.5%
Inventory of Homes for Sale at Month End	11	12	+ 9.1%	--	--	--

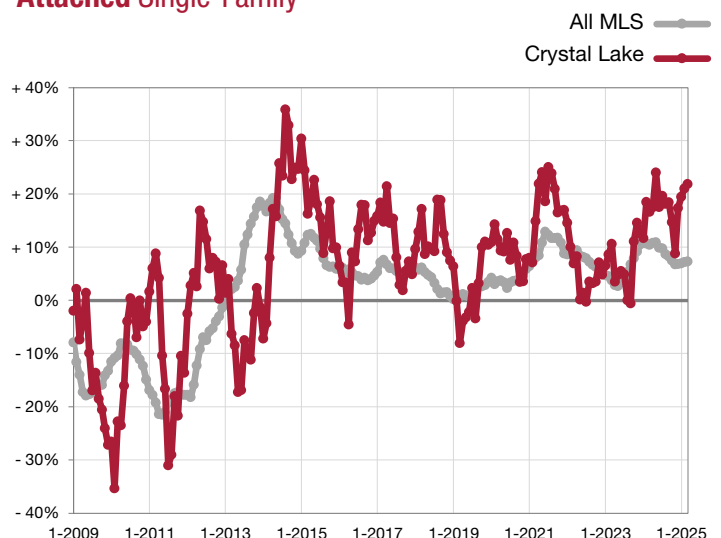
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.