

# 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



## Deerfield

**- 45.9%**

**+ 21.1%**

**- 20.0%**

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	29	13	- 55.2%	292	288	- 1.4%
Under Contract (includes Contingent and Pending)	21	9	- 57.1%	208	198	- 4.8%
Closed Sales	14	16	+ 14.3%	210	215	+ 2.4%
Median Sales Price*	\$590,000	<b>\$820,000</b>	+ 39.0%	\$629,500	<b>\$685,000</b>	+ 8.8%
Average Sales Price*	\$674,857	<b>\$820,344</b>	+ 21.6%	\$723,658	<b>\$742,219</b>	+ 2.6%
Percent of Original List Price Received*	98.6%	<b>100.8%</b>	+ 2.2%	98.6%	<b>101.2%</b>	+ 2.6%
Average Market Time	39	67	+ 71.8%	37	29	- 21.6%
Inventory of Homes for Sale at Month End	18	14	- 22.2%	--	--	--

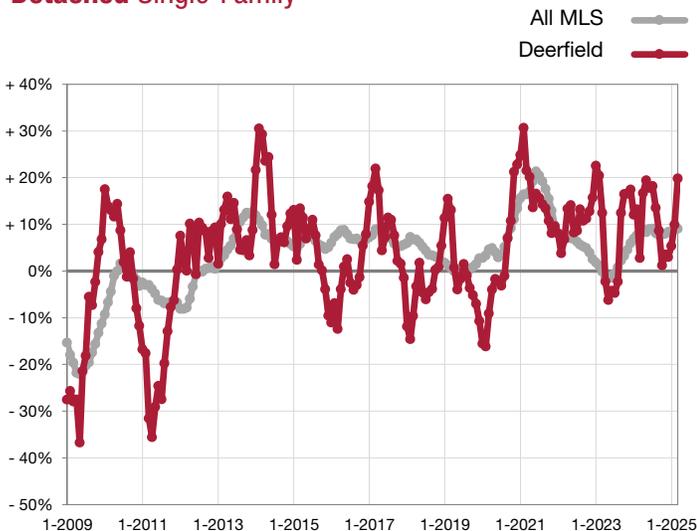
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	8	7	- 12.5%	95	102	+ 7.4%
Under Contract (includes Contingent and Pending)	7	5	- 28.6%	83	77	- 7.2%
Closed Sales	5	7	+ 40.0%	91	77	- 15.4%
Median Sales Price*	\$365,000	<b>\$270,000</b>	- 26.0%	\$325,000	<b>\$353,000</b>	+ 8.6%
Average Sales Price*	\$404,400	<b>\$340,429</b>	- 15.8%	\$350,721	<b>\$381,905</b>	+ 8.9%
Percent of Original List Price Received*	103.3%	<b>101.0%</b>	- 2.2%	99.4%	<b>100.3%</b>	+ 0.9%
Average Market Time	17	35	+ 105.9%	22	23	+ 4.5%
Inventory of Homes for Sale at Month End	2	2	0.0%	--	--	--

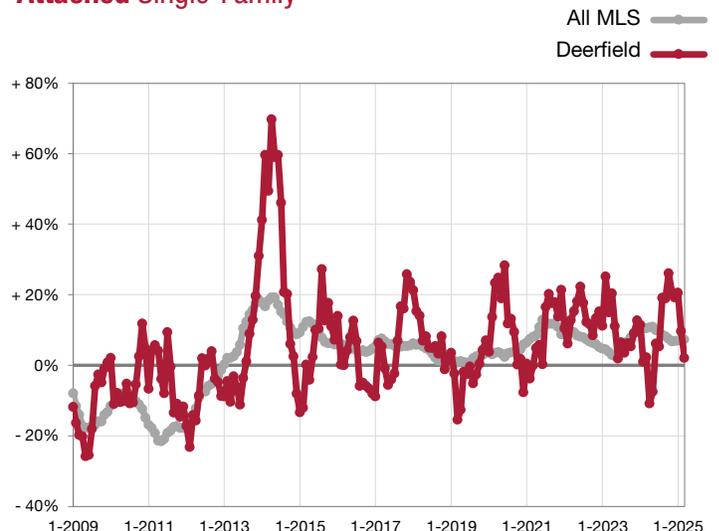
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.