

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



DuPage County

+ 1.4%

- 2.4%

+ 7.0%

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	730	710	- 2.7%	8,465	8,922	+ 5.4%
Under Contract (includes Contingent and Pending)	604	620	+ 2.6%	6,196	6,241	+ 0.7%
Closed Sales	447	429	- 4.0%	6,288	6,296	+ 0.1%
Median Sales Price*	\$475,000	\$495,000	+ 4.2%	\$450,000	\$485,000	+ 7.8%
Average Sales Price*	\$592,772	\$626,495	+ 5.7%	\$573,646	\$623,902	+ 8.8%
Percent of Original List Price Received*	99.8%	100.2%	+ 0.4%	99.7%	99.9%	+ 0.2%
Average Market Time	46	40	- 13.0%	36	33	- 8.3%
Inventory of Homes for Sale at Month End	507	495	- 2.4%	--	--	--

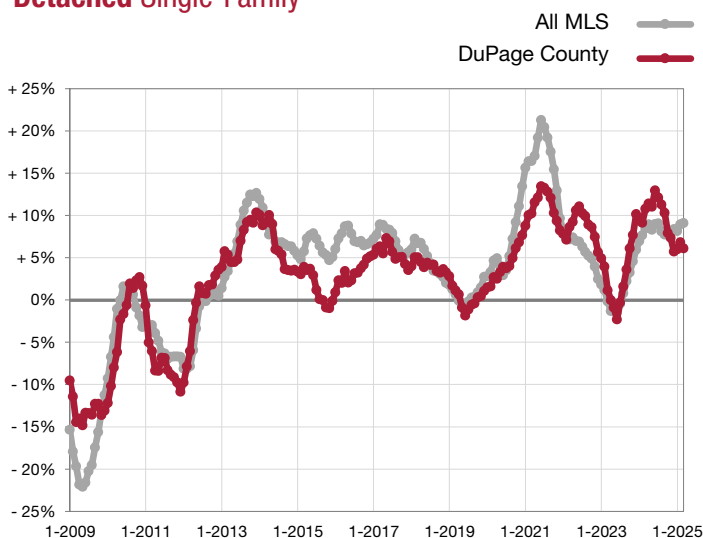
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	433	469	+ 8.3%	4,676	5,308	+ 13.5%
Under Contract (includes Contingent and Pending)	373	393	+ 5.4%	3,830	3,839	+ 0.2%
Closed Sales	317	317	0.0%	3,761	3,856	+ 2.5%
Median Sales Price*	\$290,000	\$270,500	- 6.7%	\$262,000	\$285,000	+ 8.8%
Average Sales Price*	\$315,364	\$308,459	- 2.2%	\$291,036	\$315,057	+ 8.3%
Percent of Original List Price Received*	100.4%	98.8%	- 1.6%	100.7%	99.7%	- 1.0%
Average Market Time	30	39	+ 30.0%	23	28	+ 21.7%
Inventory of Homes for Sale at Month End	223	286	+ 28.3%	--	--	--

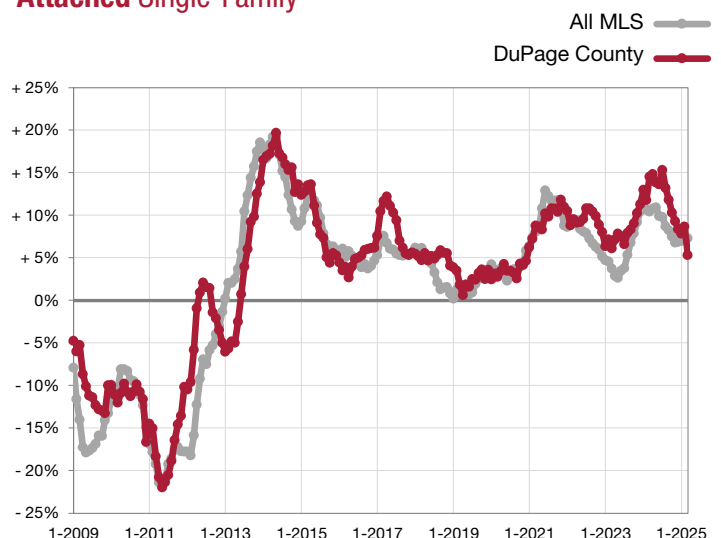
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.