

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



Elmhurst

+ 13.3%

+ 48.4%

+ 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	52	58	+ 11.5%	658	688	+ 4.6%
Under Contract (includes Contingent and Pending)	41	53	+ 29.3%	440	411	- 6.6%
Closed Sales	29	34	+ 17.2%	456	409	- 10.3%
Median Sales Price*	\$537,000	\$670,000	+ 24.8%	\$542,500	\$623,750	+ 15.0%
Average Sales Price*	\$777,786	\$776,765	- 0.1%	\$721,282	\$809,261	+ 12.2%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	98.1%	98.9%	+ 0.8%
Average Market Time	63	42	- 33.3%	50	41	- 18.0%
Inventory of Homes for Sale at Month End	43	57	+ 32.6%	--	--	--

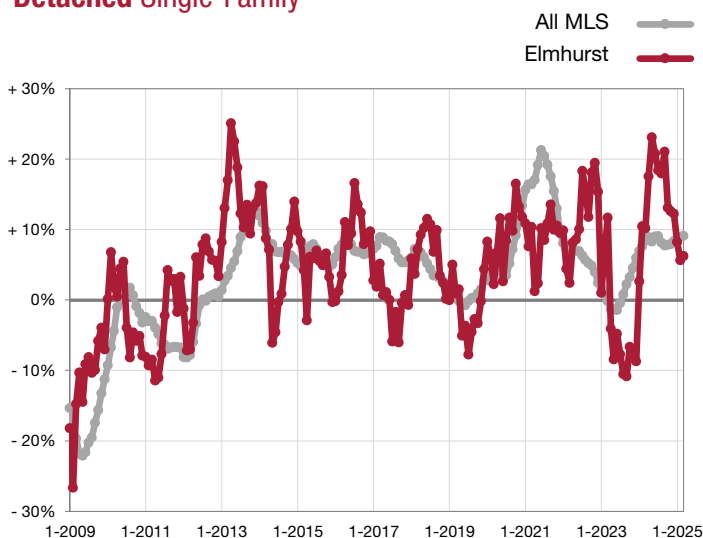
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	8	10	+ 25.0%	98	120	+ 22.4%
Under Contract (includes Contingent and Pending)	3	12	+ 300.0%	76	94	+ 23.7%
Closed Sales	2	12	+ 500.0%	79	87	+ 10.1%
Median Sales Price*	\$441,250	\$260,750	- 40.9%	\$325,000	\$329,000	+ 1.2%
Average Sales Price*	\$441,250	\$323,825	- 26.6%	\$394,015	\$393,929	- 0.0%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	97.8%	98.7%	+ 0.9%
Average Market Time	52	29	- 44.2%	39	47	+ 20.5%
Inventory of Homes for Sale at Month End	7	3	- 57.1%	--	--	--

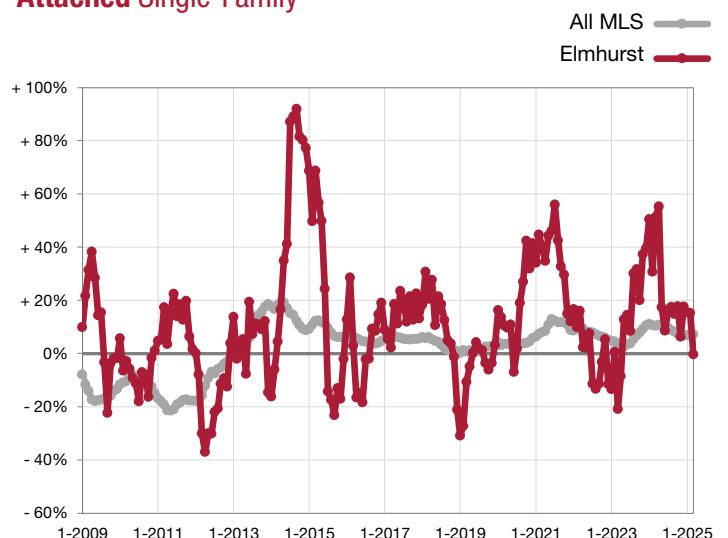
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.