

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



Elmwood Park

+ 25.0%

- 19.2%

+ 44.8%

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	20	27	+ 35.0%	302	296	- 2.0%
Under Contract (includes Contingent and Pending)	23	21	- 8.7%	186	157	- 15.6%
Closed Sales	18	13	- 27.8%	177	158	- 10.7%
Median Sales Price*	\$383,500	\$445,000	+ 16.0%	\$379,000	\$375,000	- 1.1%
Average Sales Price*	\$387,967	\$432,038	+ 11.4%	\$383,036	\$392,818	+ 2.6%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	98.6%	98.7%	+ 0.1%
Average Market Time	79	66	- 16.5%	55	53	- 3.6%
Inventory of Homes for Sale at Month End	16	26	+ 62.5%	--	--	--

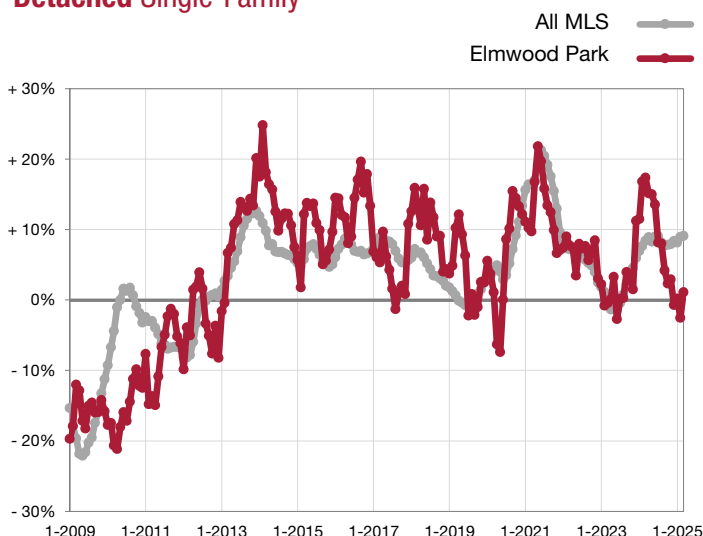
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	16	18	+ 12.5%	149	183	+ 22.8%
Under Contract (includes Contingent and Pending)	14	14	0.0%	84	106	+ 26.2%
Closed Sales	8	8	0.0%	83	103	+ 24.1%
Median Sales Price*	\$149,500	\$167,000	+ 11.7%	\$155,000	\$152,500	- 1.6%
Average Sales Price*	\$168,750	\$184,000	+ 9.0%	\$168,568	\$180,852	+ 7.3%
Percent of Original List Price Received*	98.5%	99.4%	+ 0.9%	98.9%	99.4%	+ 0.5%
Average Market Time	42	50	+ 19.0%	33	40	+ 21.2%
Inventory of Homes for Sale at Month End	13	16	+ 23.1%	--	--	--

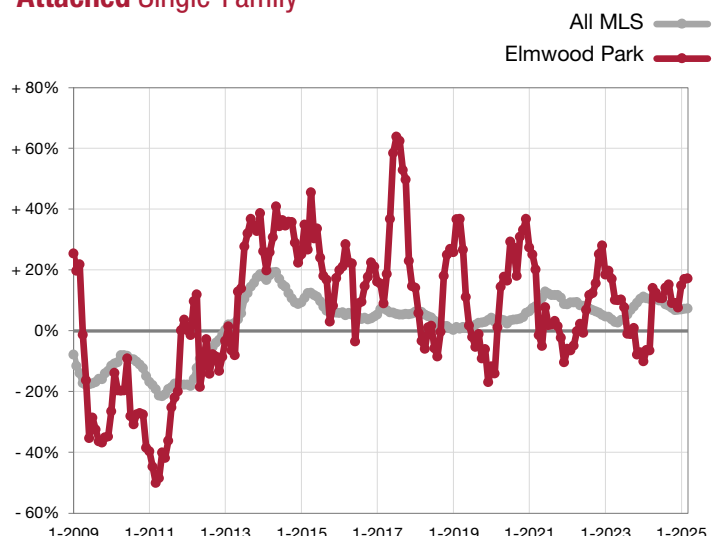
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.