

# 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



## Highland Park

- 2.2%

+ 16.7%

- 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	34	39	+ 14.7%	436	504	+ 15.6%
Under Contract (includes Contingent and Pending)	39	26	- 33.3%	312	359	+ 15.1%
Closed Sales	26	28	+ 7.7%	301	374	+ 24.3%
Median Sales Price*	\$730,000	\$994,500	+ 36.2%	\$711,000	\$806,750	+ 13.5%
Average Sales Price*	\$937,219	\$1,162,804	+ 24.1%	\$879,432	\$987,697	+ 12.3%
Percent of Original List Price Received*	97.8%	100.0%	+ 2.2%	97.8%	99.2%	+ 1.4%
Average Market Time	71	51	- 28.2%	53	62	+ 17.0%
Inventory of Homes for Sale at Month End	41	31	- 24.4%	--	--	--

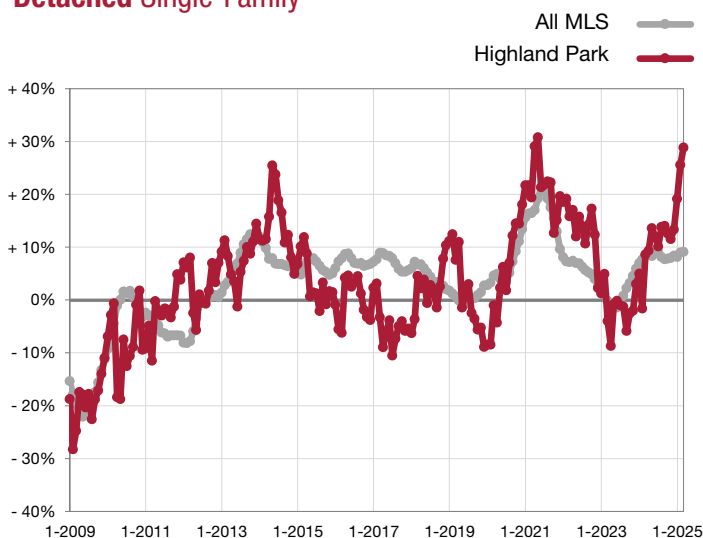
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	11	5	- 54.5%	115	126	+ 9.6%
Under Contract (includes Contingent and Pending)	10	5	- 50.0%	84	94	+ 11.9%
Closed Sales	4	7	+ 75.0%	82	94	+ 14.6%
Median Sales Price*	\$490,000	\$550,000	+ 12.2%	\$447,500	\$400,001	- 10.6%
Average Sales Price*	\$730,000	\$605,793	- 17.0%	\$544,624	\$478,600	- 12.1%
Percent of Original List Price Received*	92.1%	96.8%	+ 5.1%	97.5%	100.7%	+ 3.3%
Average Market Time	45	30	- 33.3%	63	25	- 60.3%
Inventory of Homes for Sale at Month End	9	9	0.0%	--	--	--

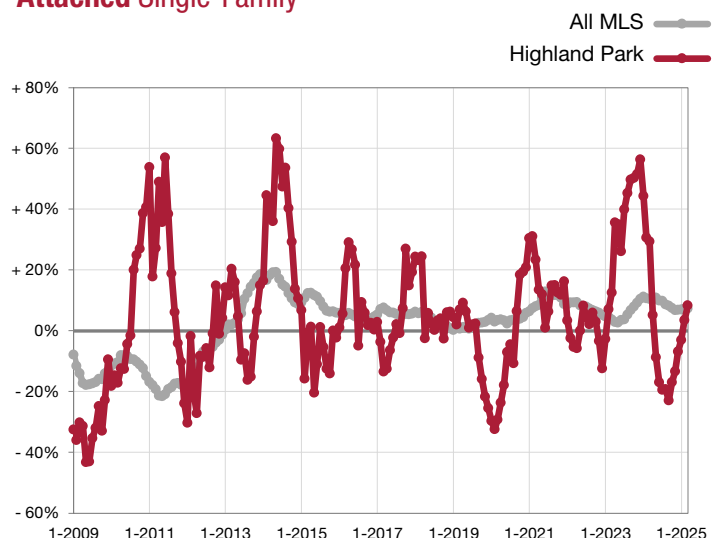
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.