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

MRED
Midwest Real Estate Data

Hinsdale

- 30.2%	- 46.7%	- 22.0%
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	37	20	- 45.9%	342	298	- 12.9%
Under Contract (includes Contingent and Pending)	29	11	- 62.1%	206	214	+ 3.9%
Closed Sales	13	5	- 61.5%	199	247	+ 24.1%
Median Sales Price*	$2,150,000	$1,250,000	- 41.9%	$1,300,000	$1,412,500	+ 8.7%
Average Sales Price*	$1,978,538	$1,536,000	- 22.4%	$1,509,671	$1,627,290	+ 7.8%
Percent of Original List Price Received*	94.8%	103.0%	+ 8.6%	96.9%	97.8%	+ 0.9%
Average Market Time	70	260	+ 271.4%	69	46	- 33.3%
Inventory of Homes for Sale at Month End	37	19	- 48.6%	--	--	--

Attached Single-Family

|	March			Trailing 12 Months		
	3-2024	3-2025	+ / –	3-2024	3-2025	+ / –
New Listings	6	10	+ 66.7%	52	106	+ 103.8%
Under Contract (includes Contingent and Pending)	4	5	+ 25.0%	44	45	+ 2.3%
Closed Sales	2	3	+ 50.0%	53	45	- 15.1%
Median Sales Price*	$710,500	$600,000	- 15.6%	$595,000	$627,000	+ 5.4%
Average Sales Price*	$710,500	$650,000	- 8.5%	$635,171	$641,131	+ 0.9%
Percent of Original List Price Received*	97.4%	92.3%	- 5.2%	99.6%	97.2%	- 2.4%
Average Market Time	19	45	+ 136.8%	69	39	- 43.5%
Inventory of Homes for Sale at Month End	4	13	+ 225.0%	--	--	--

* 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

All MLS —
Hinsdale —

Attached Single-Family

All MLS —
Hinsdale —
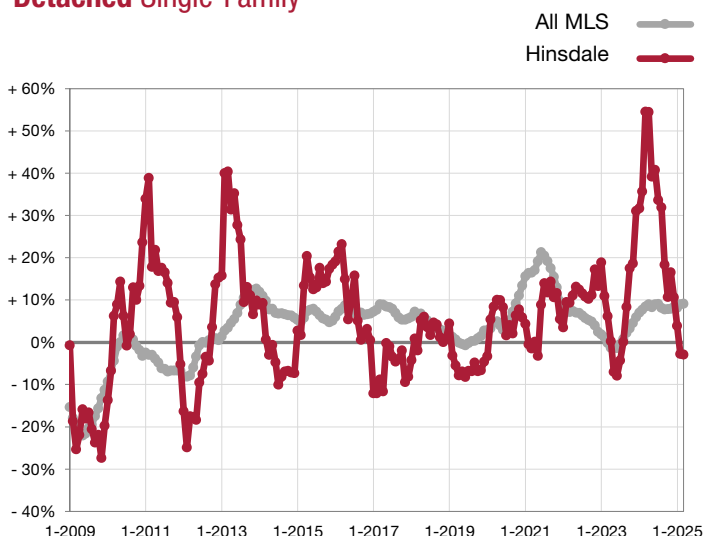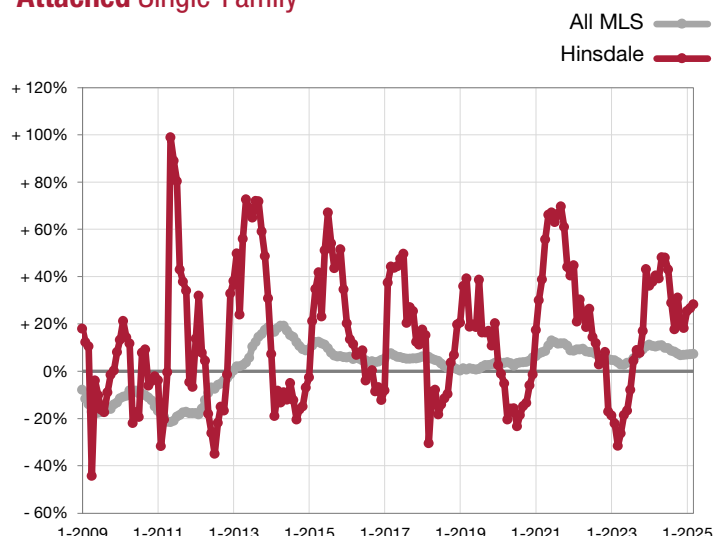
** Each dot represents the change in median sales price from the prior year using a 6-month weighted average.
This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.