

# 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



## Kane County

**+ 3.5%**

**- 11.5%**

**+ 11.9%**

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	496	<b>507</b>	+ 2.2%	5,756	<b>5,968</b>	+ 3.7%
Under Contract (includes Contingent and Pending)	426	<b>424</b>	- 0.5%	4,379	<b>4,332</b>	- 1.1%
Closed Sales	338	<b>293</b>	- 13.3%	4,242	<b>4,454</b>	+ 5.0%
Median Sales Price*	\$392,500	<b>\$405,990</b>	+ 3.4%	\$386,500	<b>\$417,745</b>	+ 8.1%
Average Sales Price*	\$417,266	<b>\$451,242</b>	+ 8.1%	\$416,750	<b>\$453,401</b>	+ 8.8%
Percent of Original List Price Received*	100.1%	<b>99.6%</b>	- 0.5%	99.9%	<b>99.8%</b>	- 0.1%
Average Market Time	46	<b>47</b>	+ 2.2%	35	<b>35</b>	0.0%
Inventory of Homes for Sale at Month End	389	<b>412</b>	+ 5.9%	--	--	--

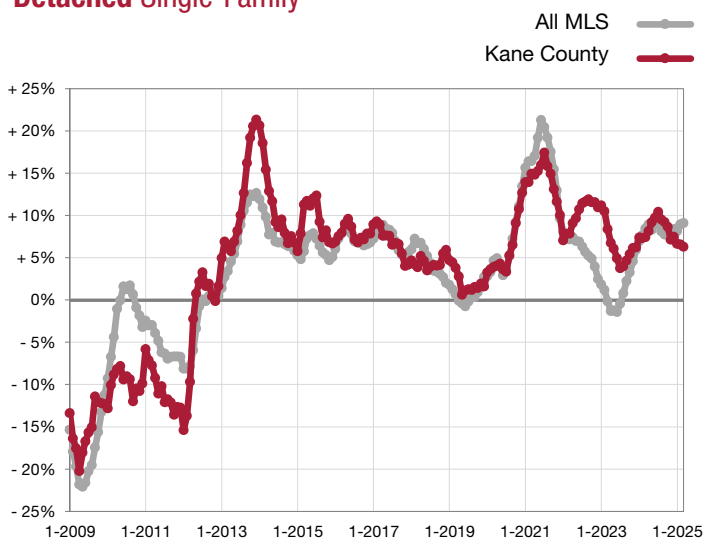
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	159	<b>171</b>	+ 7.5%	1,849	<b>2,345</b>	+ 26.8%
Under Contract (includes Contingent and Pending)	146	<b>163</b>	+ 11.6%	1,537	<b>1,647</b>	+ 7.2%
Closed Sales	124	<b>116</b>	- 6.5%	1,517	<b>1,648</b>	+ 8.6%
Median Sales Price*	\$289,950	<b>\$305,000</b>	+ 5.2%	\$280,000	<b>\$294,000</b>	+ 5.0%
Average Sales Price*	\$299,493	<b>\$299,538</b>	+ 0.0%	\$281,584	<b>\$298,579</b>	+ 6.0%
Percent of Original List Price Received*	99.6%	<b>98.6%</b>	- 1.0%	100.4%	<b>99.3%</b>	- 1.1%
Average Market Time	44	<b>54</b>	+ 22.7%	29	<b>33</b>	+ 13.8%
Inventory of Homes for Sale at Month End	105	<b>141</b>	+ 34.3%	--	--	--

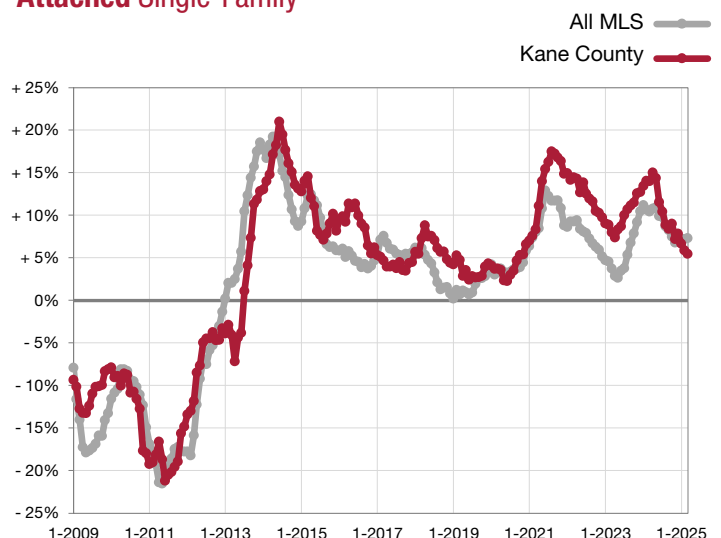
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.