

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



Lake Villa

- 3.8%

- 15.0%

0.0%

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	25	25	0.0%	300	324	+ 8.0%
Under Contract (includes Contingent and Pending)	22	22	0.0%	220	240	+ 9.1%
Closed Sales	20	16	- 20.0%	211	233	+ 10.4%
Median Sales Price*	\$272,500	\$410,000	+ 50.5%	\$315,000	\$352,500	+ 11.9%
Average Sales Price*	\$311,170	\$481,234	+ 54.7%	\$324,435	\$371,484	+ 14.5%
Percent of Original List Price Received*	99.5%	100.1%	+ 0.6%	98.1%	99.6%	+ 1.5%
Average Market Time	52	33	- 36.5%	34	32	- 5.9%
Inventory of Homes for Sale at Month End	15	16	+ 6.7%	--	--	--

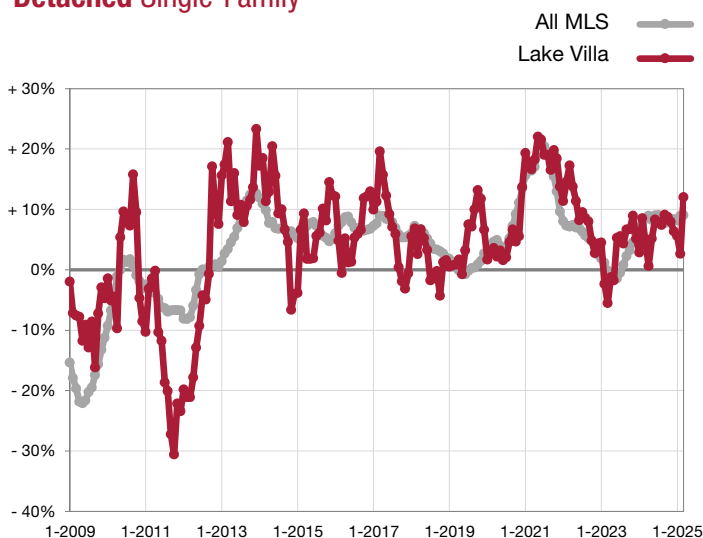
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	1	0	- 100.0%	14	7	- 50.0%
Under Contract (includes Contingent and Pending)	0	0	--	10	7	- 30.0%
Closed Sales	0	1	--	12	7	- 41.7%
Median Sales Price*	\$0	\$230,000	--	\$239,950	\$257,500	+ 7.3%
Average Sales Price*	\$0	\$230,000	--	\$245,464	\$257,200	+ 4.8%
Percent of Original List Price Received*	0.0%	89.2%	--	102.7%	95.5%	- 7.0%
Average Market Time	0	89	--	10	34	+ 240.0%
Inventory of Homes for Sale at Month End	1	0	- 100.0%	--	--	--

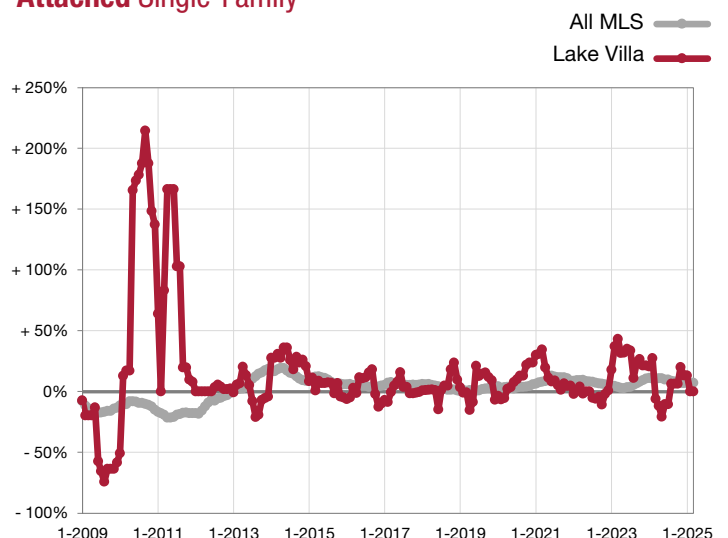
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.