

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



Libertyville

- 15.2%

Change in
New Listings
All Properties

- 42.3%

Change in
Closed Sales
All Properties

- 12.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	32	28	- 12.5%	403	396	- 1.7%
Under Contract (includes Contingent and Pending)	41	20	- 51.2%	279	258	- 7.5%
Closed Sales	17	10	- 41.2%	278	275	- 1.1%
Median Sales Price*	\$663,500	\$674,000	+ 1.6%	\$610,000	\$600,000	- 1.6%
Average Sales Price*	\$720,871	\$762,550	+ 5.8%	\$671,030	\$711,378	+ 6.0%
Percent of Original List Price Received*	99.5%	97.8%	- 1.7%	97.8%	98.7%	+ 0.9%
Average Market Time	20	59	+ 195.0%	38	39	+ 2.6%
Inventory of Homes for Sale at Month End	22	19	- 13.6%	--	--	--

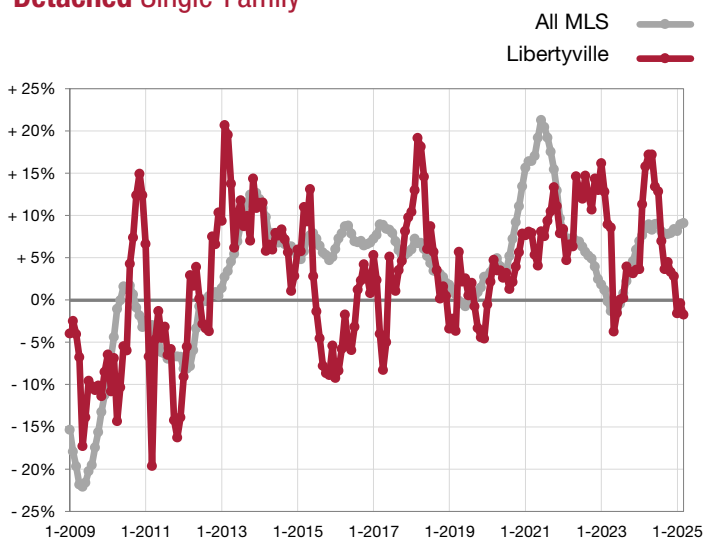
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	14	11	- 21.4%	172	148	- 14.0%
Under Contract (includes Contingent and Pending)	11	11	0.0%	117	112	- 4.3%
Closed Sales	9	5	- 44.4%	103	116	+ 12.6%
Median Sales Price*	\$400,000	\$547,556	+ 36.9%	\$320,600	\$470,000	+ 46.6%
Average Sales Price*	\$428,426	\$529,230	+ 23.5%	\$341,959	\$426,768	+ 24.8%
Percent of Original List Price Received*	101.2%	100.8%	- 0.4%	98.7%	101.7%	+ 3.0%
Average Market Time	22	9	- 59.1%	33	34	+ 3.0%
Inventory of Homes for Sale at Month End	9	8	- 11.1%	--	--	--

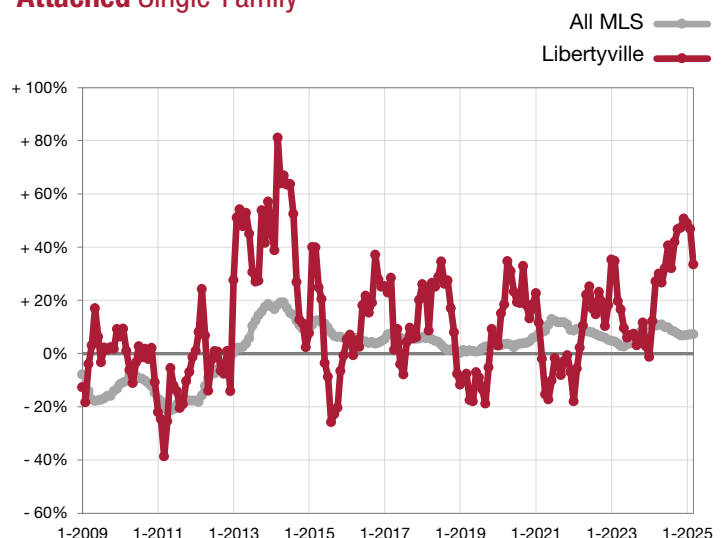
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.