

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



Lombard

+ 31.1%

- 9.3%

+ 46.3%

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	40	52	+ 30.0%	522	526	+ 0.8%
Under Contract (includes Contingent and Pending)	28	35	+ 25.0%	415	369	- 11.1%
Closed Sales	20	22	+ 10.0%	428	357	- 16.6%
Median Sales Price*	\$377,000	\$444,750	+ 18.0%	\$360,000	\$390,000	+ 8.3%
Average Sales Price*	\$408,110	\$457,682	+ 12.1%	\$381,062	\$418,233	+ 9.8%
Percent of Original List Price Received*	100.2%	100.7%	+ 0.5%	100.6%	100.3%	- 0.3%
Average Market Time	42	48	+ 14.3%	24	25	+ 4.2%
Inventory of Homes for Sale at Month End	27	33	+ 22.2%	--	--	--

Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	34	45	+ 32.4%	280	391	+ 39.6%
Under Contract (includes Contingent and Pending)	28	37	+ 32.1%	232	245	+ 5.6%
Closed Sales	23	17	- 26.1%	209	242	+ 15.8%
Median Sales Price*	\$263,000	\$252,000	- 4.2%	\$237,500	\$275,000	+ 15.8%
Average Sales Price*	\$238,261	\$249,729	+ 4.8%	\$239,432	\$297,529	+ 24.3%
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	100.4%	99.9%	- 0.5%
Average Market Time	39	59	+ 51.3%	17	30	+ 76.5%
Inventory of Homes for Sale at Month End	14	27	+ 92.9%	--	--	--

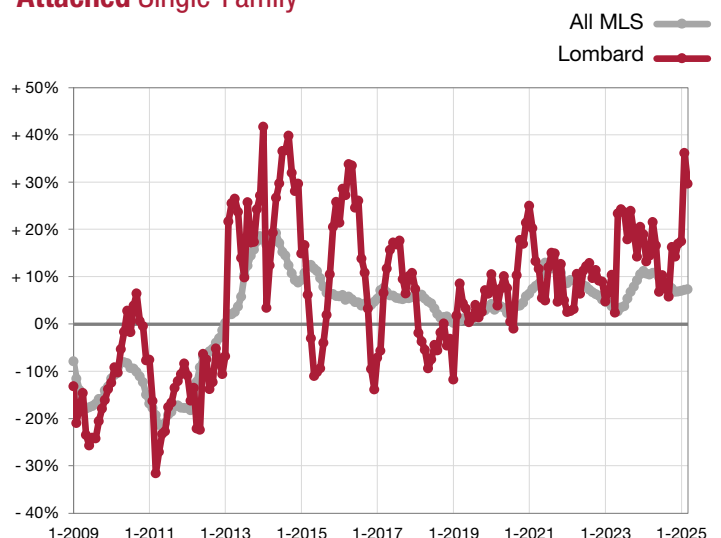
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.