

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



Melrose Park

- 63.2%

Change in
New Listings
All Properties

- 16.7%

Change in
Closed Sales
All Properties

- 42.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

| | March | | | Trailing 12 Months | | |
|--|-----------|------------------|------------|--------------------|------------------|---------|
| | 3-2024 | 3-2025 | + / - | 3-2024 | 3-2025 | + / - |
| New Listings | 16 | 4 | - 75.0% | 141 | 124 | - 12.1% |
| Under Contract (includes Contingent and Pending) | 10 | 6 | - 40.0% | 89 | 78 | - 12.4% |
| Closed Sales | 4 | 4 | 0.0% | 85 | 84 | - 1.2% |
| Median Sales Price* | \$335,000 | \$239,750 | - 28.4% | \$294,000 | \$335,000 | + 13.9% |
| Average Sales Price* | \$341,250 | \$222,350 | - 34.8% | \$298,678 | \$334,290 | + 11.9% |
| Percent of Original List Price Received* | 98.2% | 79.4% | - 19.1% | 97.7% | 96.9% | - 0.8% |
| Average Market Time | 15 | 175 | + 1,066.7% | 39 | 52 | + 33.3% |
| Inventory of Homes for Sale at Month End | 13 | 5 | - 61.5% | -- | -- | -- |

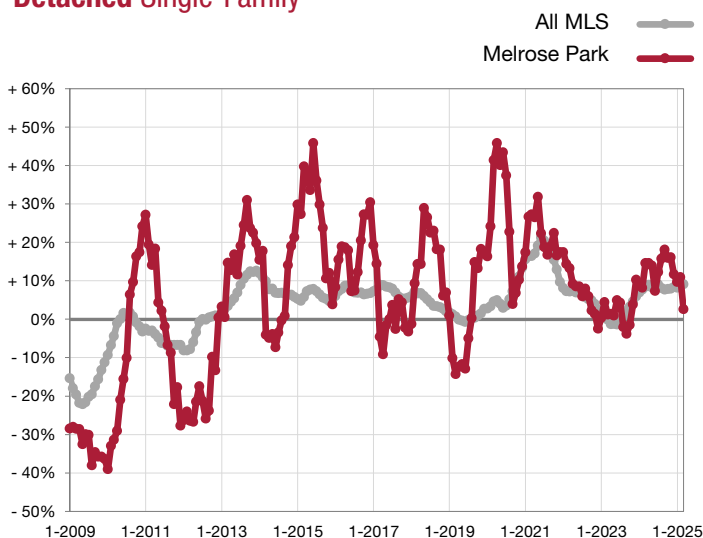
Attached Single-Family

| | March | | | Trailing 12 Months | | |
|--|-----------|------------------|----------|--------------------|------------------|---------|
| | 3-2024 | 3-2025 | + / - | 3-2024 | 3-2025 | + / - |
| New Listings | 3 | 3 | 0.0% | 32 | 33 | + 3.1% |
| Under Contract (includes Contingent and Pending) | 2 | 2 | 0.0% | 22 | 23 | + 4.5% |
| Closed Sales | 2 | 1 | - 50.0% | 23 | 23 | 0.0% |
| Median Sales Price* | \$211,000 | \$340,000 | + 61.1% | \$213,000 | \$250,500 | + 17.6% |
| Average Sales Price* | \$211,000 | \$340,000 | + 61.1% | \$227,704 | \$272,322 | + 19.6% |
| Percent of Original List Price Received* | 99.4% | 93.2% | - 6.2% | 98.2% | 99.6% | + 1.4% |
| Average Market Time | 13 | 24 | + 84.6% | 31 | 33 | + 6.5% |
| Inventory of Homes for Sale at Month End | 1 | 3 | + 200.0% | -- | -- | -- |

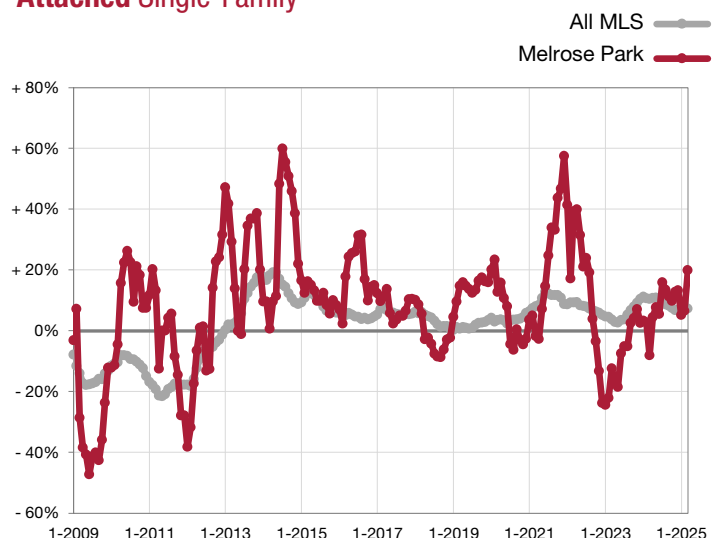
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.