

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



Niles

0.0%

- 22.2%

+ 94.1%

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	20	15	- 25.0%	242	269	+ 11.2%
Under Contract (includes Contingent and Pending)	14	11	- 21.4%	162	191	+ 17.9%
Closed Sales	14	12	- 14.3%	164	191	+ 16.5%
Median Sales Price*	\$405,000	\$495,000	+ 22.2%	\$400,000	\$430,000	+ 7.5%
Average Sales Price*	\$425,707	\$535,250	+ 25.7%	\$419,474	\$461,579	+ 10.0%
Percent of Original List Price Received*	97.1%	96.8%	- 0.3%	98.6%	100.3%	+ 1.7%
Average Market Time	78	33	- 57.7%	36	29	- 19.4%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

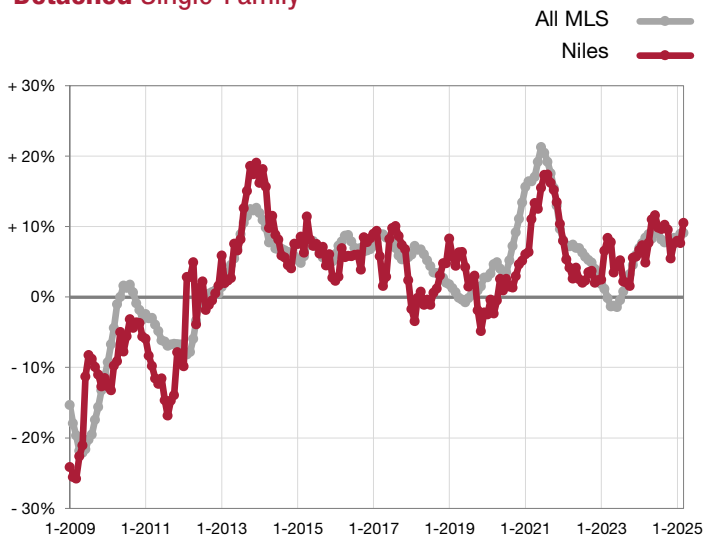
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	12	17	+ 41.7%	149	205	+ 37.6%
Under Contract (includes Contingent and Pending)	8	10	+ 25.0%	119	134	+ 12.6%
Closed Sales	13	9	- 30.8%	120	133	+ 10.8%
Median Sales Price*	\$246,000	\$230,000	- 6.5%	\$260,500	\$275,000	+ 5.6%
Average Sales Price*	\$257,531	\$250,222	- 2.8%	\$250,690	\$269,538	+ 7.5%
Percent of Original List Price Received*	99.7%	92.8%	- 6.9%	100.1%	98.5%	- 1.6%
Average Market Time	23	49	+ 113.0%	26	28	+ 7.7%
Inventory of Homes for Sale at Month End	3	20	+ 566.7%	--	--	--

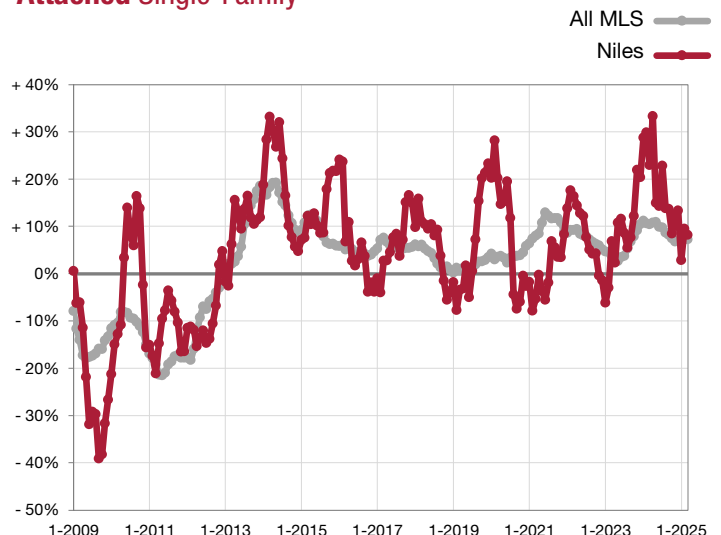
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.