

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



Oak Park

- 18.2%

- 27.9%

- 38.2%

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	44	34	- 22.7%	520	478	- 8.1%
Under Contract (includes Contingent and Pending)	32	36	+ 12.5%	366	362	- 1.1%
Closed Sales	28	20	- 28.6%	377	366	- 2.9%
Median Sales Price*	\$512,500	\$614,500	+ 19.9%	\$528,000	\$635,000	+ 20.3%
Average Sales Price*	\$583,989	\$671,420	+ 15.0%	\$574,766	\$668,191	+ 16.3%
Percent of Original List Price Received*	98.9%	101.0%	+ 2.1%	98.8%	100.1%	+ 1.3%
Average Market Time	98	30	- 69.4%	46	39	- 15.2%
Inventory of Homes for Sale at Month End	34	18	- 47.1%	--	--	--

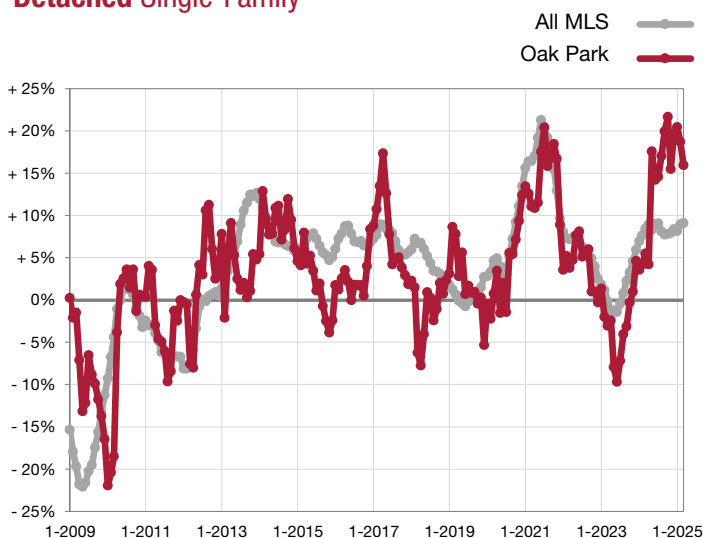
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	33	29	- 12.1%	485	425	- 12.4%
Under Contract (includes Contingent and Pending)	36	33	- 8.3%	353	308	- 12.7%
Closed Sales	33	24	- 27.3%	346	312	- 9.8%
Median Sales Price*	\$190,000	\$200,000	+ 5.3%	\$195,000	\$220,000	+ 12.8%
Average Sales Price*	\$271,612	\$250,833	- 7.7%	\$243,853	\$265,779	+ 9.0%
Percent of Original List Price Received*	98.2%	99.0%	+ 0.8%	98.8%	99.0%	+ 0.2%
Average Market Time	47	27	- 42.6%	38	39	+ 2.6%
Inventory of Homes for Sale at Month End	42	29	- 31.0%	--	--	--

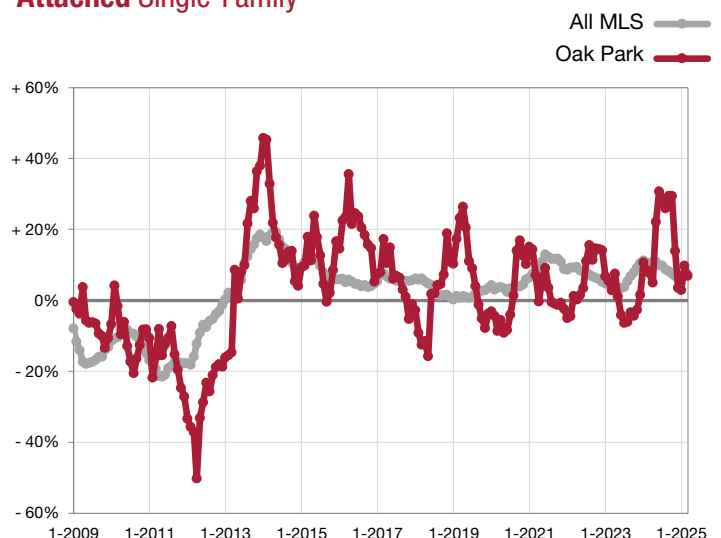
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.