

# 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



## Palos Heights

**+ 45.0%**

Change in  
**New Listings**  
All Properties

**+ 16.7%**

Change in  
**Closed Sales**  
All Properties

**+ 61.5%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	7	16	+ 128.6%	145	140	- 3.4%
Under Contract (includes Contingent and Pending)	7	13	+ 85.7%	97	92	- 5.2%
Closed Sales	9	8	- 11.1%	103	90	- 12.6%
Median Sales Price*	\$420,000	<b>\$398,800</b>	- 5.0%	\$400,000	<b>\$385,000</b>	- 3.8%
Average Sales Price*	\$444,972	<b>\$392,938</b>	- 11.7%	\$423,573	<b>\$417,495</b>	- 1.4%
Percent of Original List Price Received*	93.5%	<b>97.2%</b>	+ 4.0%	97.6%	<b>97.5%</b>	- 0.1%
Average Market Time	71	41	- 42.3%	43	34	- 20.9%
Inventory of Homes for Sale at Month End	6	8	+ 33.3%	--	--	--

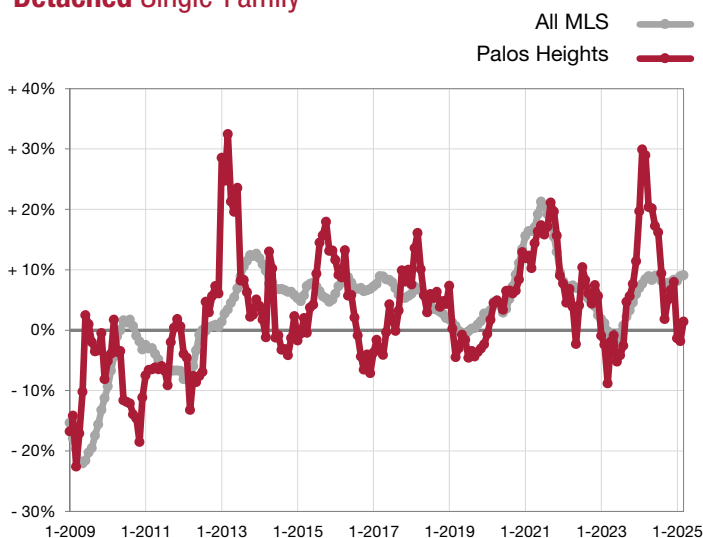
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	13	13	0.0%	86	132	+ 53.5%
Under Contract (includes Contingent and Pending)	9	12	+ 33.3%	73	80	+ 9.6%
Closed Sales	3	6	+ 100.0%	70	82	+ 17.1%
Median Sales Price*	\$295,000	<b>\$320,000</b>	+ 8.5%	\$292,000	<b>\$310,000</b>	+ 6.2%
Average Sales Price*	\$351,667	<b>\$335,667</b>	- 4.5%	\$307,498	<b>\$322,492</b>	+ 4.9%
Percent of Original List Price Received*	96.6%	<b>96.2%</b>	- 0.4%	99.0%	<b>98.4%</b>	- 0.6%
Average Market Time	55	75	+ 36.4%	32	37	+ 15.6%
Inventory of Homes for Sale at Month End	7	13	+ 85.7%	--	--	--

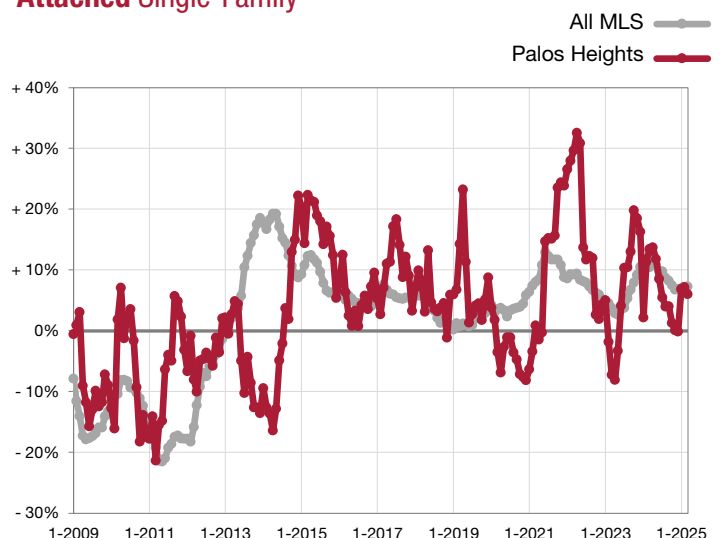
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.