

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2025



Palos Heights

+ 50.0%

+ 33.3%

+ 33.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2023	12-2024	+ / -	12-2023	12-2024	+ / -
New Listings	3	2	- 33.3%	152	132	- 13.2%
Under Contract (includes Contingent and Pending)	3	6	+ 100.0%	104	91	- 12.5%
Closed Sales	10	14	+ 40.0%	105	90	- 14.3%
Median Sales Price*	\$398,750	\$407,450	+ 2.2%	\$380,000	\$392,450	+ 3.3%
Average Sales Price*	\$427,240	\$426,771	- 0.1%	\$398,052	\$427,666	+ 7.4%
Percent of Original List Price Received*	95.4%	96.8%	+ 1.5%	97.7%	97.0%	- 0.7%
Average Market Time	55	49	- 10.9%	38	39	+ 2.6%
Inventory of Homes for Sale at Month End	12	7	- 41.7%	--	--	--

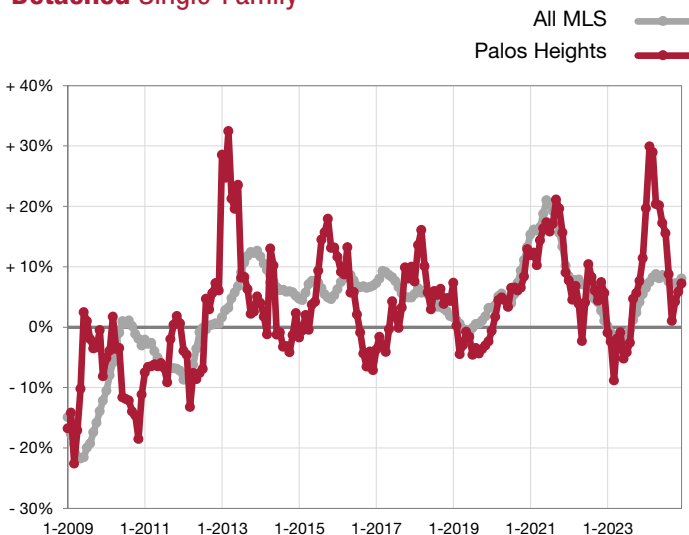
Attached Single-Family

	December			Trailing 12 Months		
	12-2023	12-2024	+ / -	12-2023	12-2024	+ / -
New Listings	5	10	+ 100.0%	83	124	+ 49.4%
Under Contract (includes Contingent and Pending)	5	5	0.0%	79	77	- 2.5%
Closed Sales	2	2	0.0%	78	76	- 2.6%
Median Sales Price*	\$308,500	\$234,000	- 24.1%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$308,500	\$234,000	- 24.1%	\$300,528	\$317,976	+ 5.8%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	98.0%	98.8%	+ 0.8%
Average Market Time	34	26	- 23.5%	38	34	- 10.5%
Inventory of Homes for Sale at Month End	6	17	+ 183.3%	--	--	--

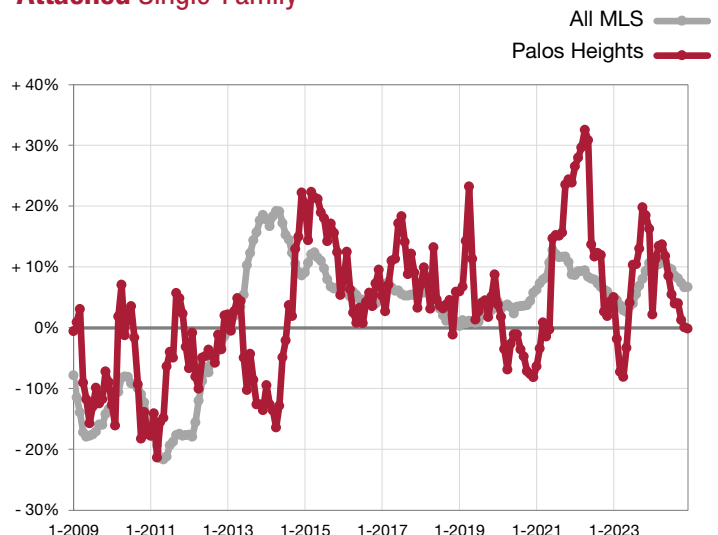
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.