

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 Hills

+ 3.0%

- 51.4%

+ 57.9%

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	18	14	- 22.2%	164	155	- 5.5%
Under Contract (includes Contingent and Pending)	12	11	- 8.3%	101	84	- 16.8%
Closed Sales	19	5	- 73.7%	99	83	- 16.2%
Median Sales Price*	\$347,000	\$395,000	+ 13.8%	\$365,000	\$400,000	+ 9.6%
Average Sales Price*	\$365,943	\$454,460	+ 24.2%	\$392,451	\$418,205	+ 6.6%
Percent of Original List Price Received*	96.5%	98.6%	+ 2.2%	98.6%	97.8%	- 0.8%
Average Market Time	37	71	+ 91.9%	42	46	+ 9.5%
Inventory of Homes for Sale at Month End	10	11	+ 10.0%	--	--	--

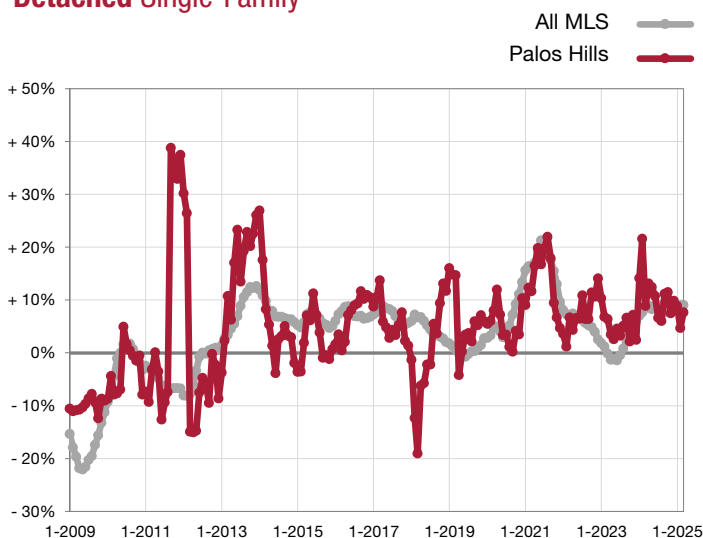
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	15	20	+ 33.3%	210	239	+ 13.8%
Under Contract (includes Contingent and Pending)	14	20	+ 42.9%	165	158	- 4.2%
Closed Sales	18	13	- 27.8%	165	153	- 7.3%
Median Sales Price*	\$207,500	\$240,000	+ 15.7%	\$205,000	\$230,500	+ 12.4%
Average Sales Price*	\$229,472	\$234,292	+ 2.1%	\$209,254	\$235,163	+ 12.4%
Percent of Original List Price Received*	98.6%	96.9%	- 1.7%	98.7%	104.0%	+ 5.4%
Average Market Time	46	46	0.0%	30	34	+ 13.3%
Inventory of Homes for Sale at Month End	9	19	+ 111.1%	--	--	--

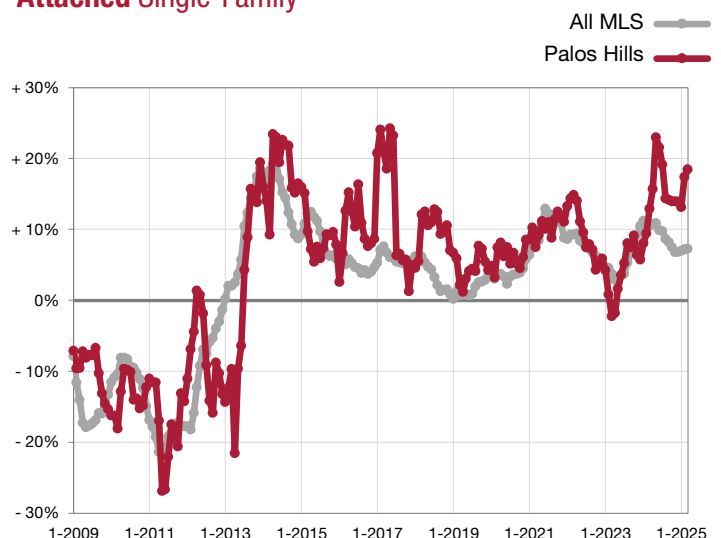
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.