

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



Park Forest

+ 35.4%

+ 40.0%

+ 50.0%

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	43	62	+ 44.2%	535	649	+ 21.3%
Under Contract (includes Contingent and Pending)	34	36	+ 5.9%	373	310	- 16.9%
Closed Sales	19	27	+ 42.1%	365	306	- 16.2%
Median Sales Price*	\$139,900	\$145,800	+ 4.2%	\$140,000	\$152,250	+ 8.7%
Average Sales Price*	\$130,687	\$147,417	+ 12.8%	\$140,518	\$153,873	+ 9.5%
Percent of Original List Price Received*	92.3%	96.2%	+ 4.2%	96.8%	96.6%	- 0.2%
Average Market Time	53	143	+ 169.8%	73	68	- 6.8%
Inventory of Homes for Sale at Month End	79	118	+ 49.4%	--	--	--

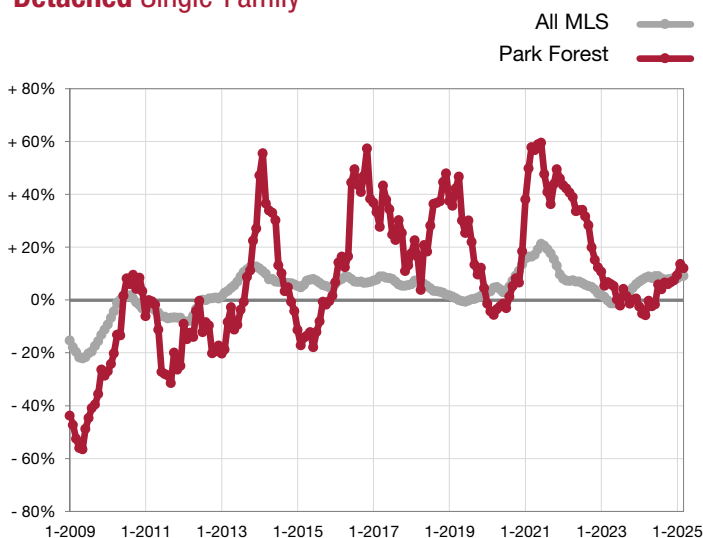
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	5	3	- 40.0%	40	33	- 17.5%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	21	19	- 9.5%
Closed Sales	1	1	0.0%	22	16	- 27.3%
Median Sales Price*	\$180,000	\$85,000	- 52.8%	\$62,500	\$68,450	+ 9.5%
Average Sales Price*	\$180,000	\$85,000	- 52.8%	\$83,228	\$65,456	- 21.4%
Percent of Original List Price Received*	100.0%	89.6%	- 10.4%	88.5%	94.2%	+ 6.4%
Average Market Time	6	124	+ 1,966.7%	109	75	- 31.2%
Inventory of Homes for Sale at Month End	3	5	+ 66.7%	--	--	--

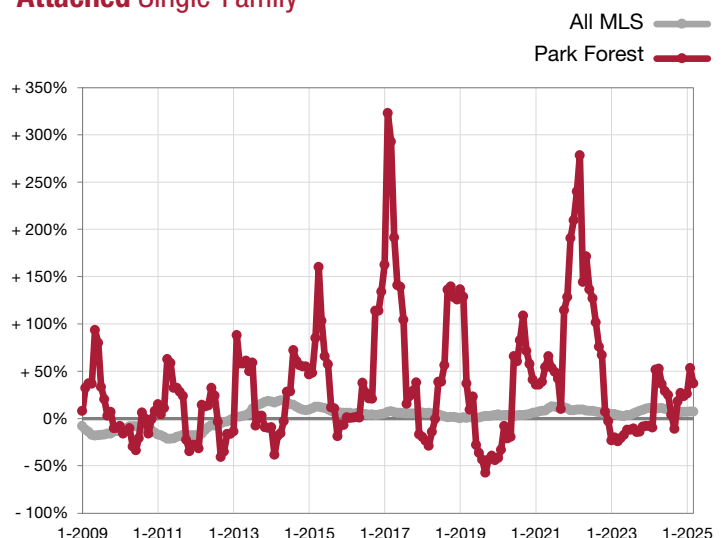
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.