

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



Prospect Heights

- 42.3% **+ 77.8%** **+ 71.4%**

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	8	6	- 25.0%	76	73	- 3.9%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	64	55	- 14.1%
Closed Sales	3	7	+ 133.3%	65	61	- 6.2%
Median Sales Price*	\$408,000	\$525,000	+ 28.7%	\$509,000	\$510,000	+ 0.2%
Average Sales Price*	\$457,667	\$566,714	+ 23.8%	\$559,329	\$555,940	- 0.6%
Percent of Original List Price Received*	96.6%	99.1%	+ 2.6%	98.7%	100.7%	+ 2.0%
Average Market Time	46	26	- 43.5%	34	22	- 35.3%
Inventory of Homes for Sale at Month End	3	5	+ 66.7%	--	--	--

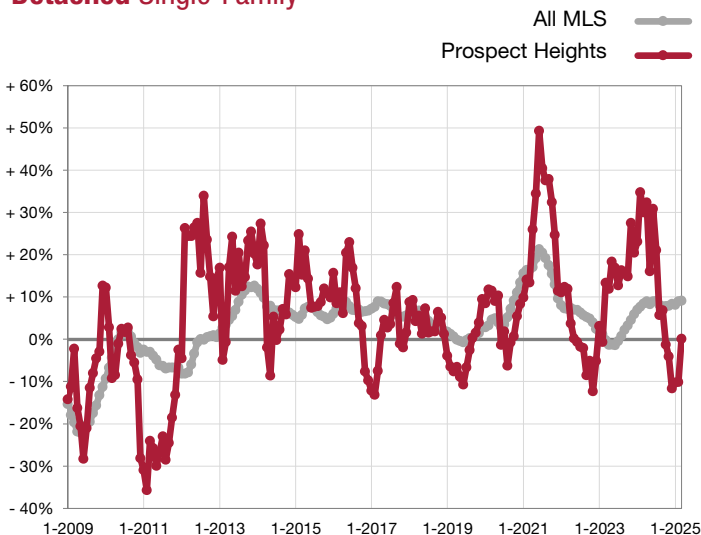
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	18	9	- 50.0%	167	157	- 6.0%
Under Contract (includes Contingent and Pending)	17	13	- 23.5%	131	110	- 16.0%
Closed Sales	6	9	+ 50.0%	116	117	+ 0.9%
Median Sales Price*	\$219,750	\$256,000	+ 16.5%	\$195,000	\$217,000	+ 11.3%
Average Sales Price*	\$217,417	\$279,778	+ 28.7%	\$219,454	\$243,549	+ 11.0%
Percent of Original List Price Received*	100.7%	98.9%	- 1.8%	101.0%	99.9%	- 1.1%
Average Market Time	14	55	+ 292.9%	17	30	+ 76.5%
Inventory of Homes for Sale at Month End	4	7	+ 75.0%	--	--	--

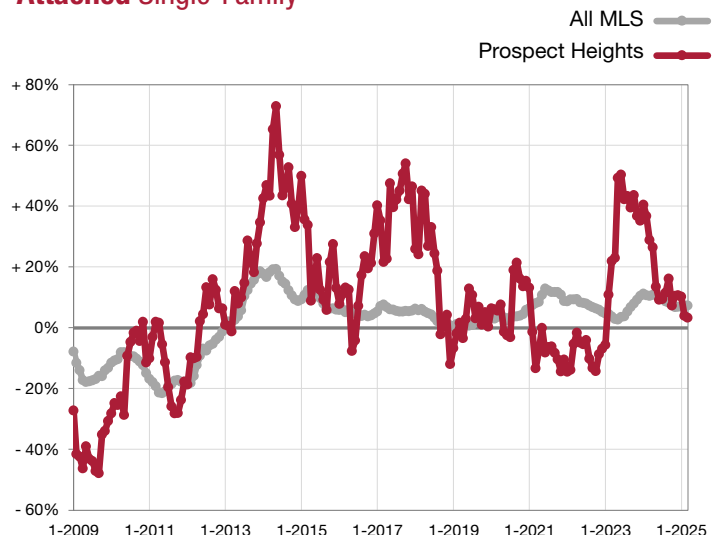
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.