

# 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



## Round Lake Beach

- 24.1%

+ 21.1%

- 33.3%

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        | 17        | - 5.6%  | 215                | 213       | - 0.9%  |
| Under Contract (includes Contingent and Pending) | 20        | 15        | - 25.0% | 172                | 163       | - 5.2%  |
| Closed Sales                                     | 12        | 17        | + 41.7% | 162                | 168       | + 3.7%  |
| Median Sales Price*                              | \$254,000 | \$256,000 | + 0.8%  | \$225,000          | \$250,000 | + 11.1% |
| Average Sales Price*                             | \$265,742 | \$264,788 | - 0.4%  | \$240,041          | \$257,852 | + 7.4%  |
| Percent of Original List Price Received*         | 98.7%     | 100.3%    | + 1.6%  | 100.3%             | 101.1%    | + 0.8%  |
| Average Market Time                              | 42        | 23        | - 45.2% | 26                 | 23        | - 11.5% |
| Inventory of Homes for Sale at Month End         | 9         | 6         | - 33.3% | --                 | --        | --      |

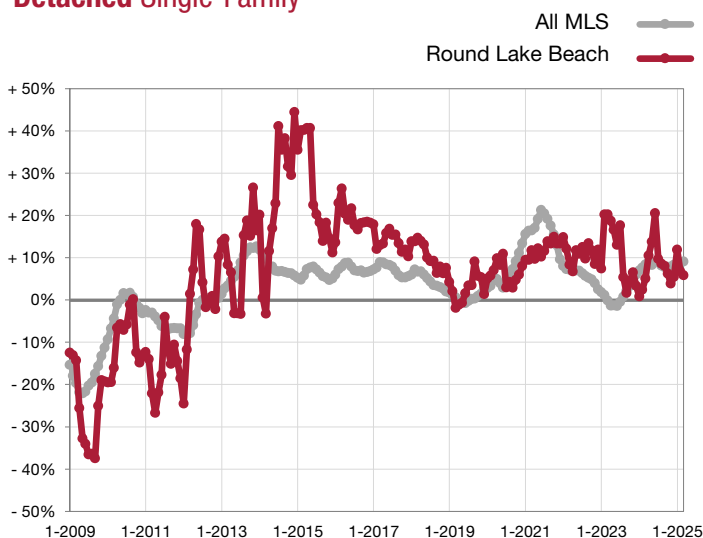
### Attached Single-Family

|  | March     |           |          | Trailing 12 Months |           |         |
|--|-----------|-----------|----------|--------------------|-----------|---------|
|  | 3-2024    | 3-2025    | + / -    | 3-2024             | 3-2025    | + / -   |
| New Listings                                     | 11        | 5         | - 54.5%  | 73                 | 95        | + 30.1% |
| Under Contract (includes Contingent and Pending) | 9         | 6         | - 33.3%  | 64                 | 80        | + 25.0% |
| Closed Sales                                     | 7         | 6         | - 14.3%  | 59                 | 83        | + 40.7% |
| Median Sales Price*                              | \$190,000 | \$220,500 | + 16.1%  | \$167,000          | \$185,751 | + 11.2% |
| Average Sales Price*                             | \$176,286 | \$238,167 | + 35.1%  | \$187,264          | \$202,195 | + 8.0%  |
| Percent of Original List Price Received*         | 101.2%    | 99.4%     | - 1.8%   | 102.5%             | 100.2%    | - 2.2%  |
| Average Market Time                              | 19        | 45        | + 136.8% | 14                 | 22        | + 57.1% |
| Inventory of Homes for Sale at Month End         | 3         | 2         | - 33.3%  | --                 | --        | --      |

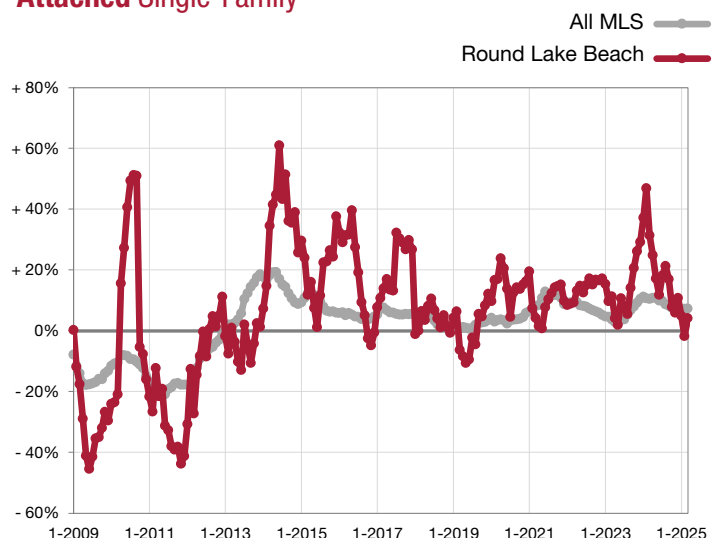
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.