

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



St. Charles

+ 23.4%

- 7.7%

+ 23.8%

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	54	70	+ 29.6%	690	770	+ 11.6%
Under Contract (includes Contingent and Pending)	51	51	0.0%	506	545	+ 7.7%
Closed Sales	37	33	- 10.8%	486	563	+ 15.8%
Median Sales Price*	\$535,000	\$601,000	+ 12.3%	\$501,000	\$545,000	+ 8.8%
Average Sales Price*	\$613,408	\$683,027	+ 11.3%	\$574,014	\$619,414	+ 7.9%
Percent of Original List Price Received*	100.8%	100.4%	- 0.4%	99.7%	99.6%	- 0.1%
Average Market Time	50	53	+ 6.0%	33	37	+ 12.1%
Inventory of Homes for Sale at Month End	43	57	+ 32.6%	--	--	--

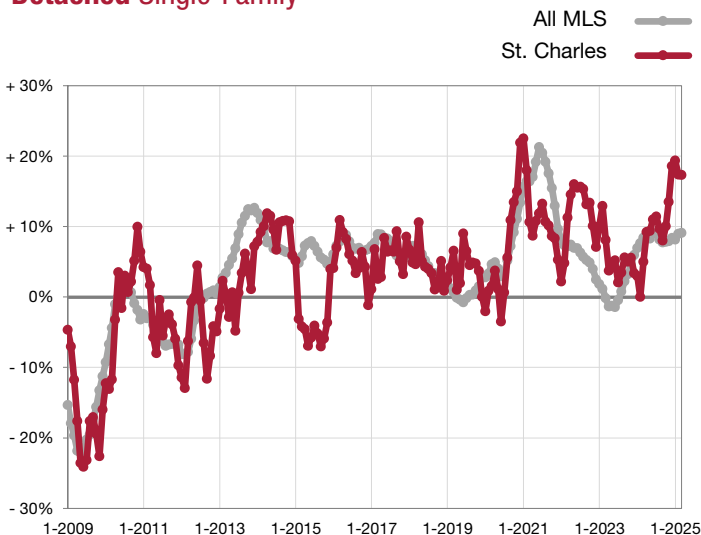
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	23	25	+ 8.7%	180	315	+ 75.0%
Under Contract (includes Contingent and Pending)	13	24	+ 84.6%	132	201	+ 52.3%
Closed Sales	15	15	0.0%	128	196	+ 53.1%
Median Sales Price*	\$338,000	\$368,000	+ 8.9%	\$323,200	\$373,750	+ 15.6%
Average Sales Price*	\$376,854	\$353,097	- 6.3%	\$344,608	\$377,673	+ 9.6%
Percent of Original List Price Received*	98.5%	99.5%	+ 1.0%	99.6%	99.7%	+ 0.1%
Average Market Time	40	119	+ 197.5%	27	48	+ 77.8%
Inventory of Homes for Sale at Month End	20	21	+ 5.0%	--	--	--

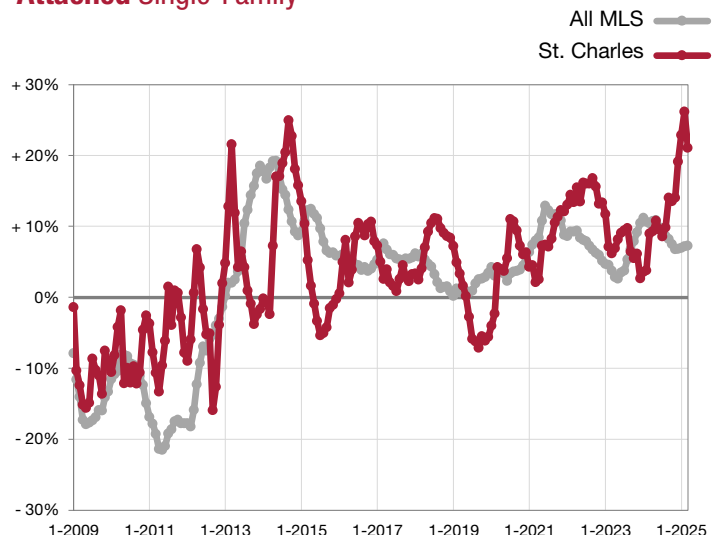
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.