

# 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



## South Elgin

**- 17.6%**

Change in  
**New Listings**  
All Properties

**- 3.0%**

Change in  
**Closed Sales**  
All Properties

**- 36.1%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	34	24	- 29.4%	331	260	- 21.5%
Under Contract (includes Contingent and Pending)	26	23	- 11.5%	280	215	- 23.2%
Closed Sales	25	16	- 36.0%	250	257	+ 2.8%
Median Sales Price*	\$465,390	<b>\$410,500</b>	- 11.8%	\$459,945	<b>\$499,990</b>	+ 8.7%
Average Sales Price*	\$438,264	<b>\$407,451</b>	- 7.0%	\$446,177	<b>\$494,523</b>	+ 10.8%
Percent of Original List Price Received*	98.7%	<b>100.3%</b>	+ 1.6%	99.6%	<b>99.9%</b>	+ 0.3%
Average Market Time	44	35	- 20.5%	40	34	- 15.0%
Inventory of Homes for Sale at Month End	25	15	- 40.0%	--	--	--

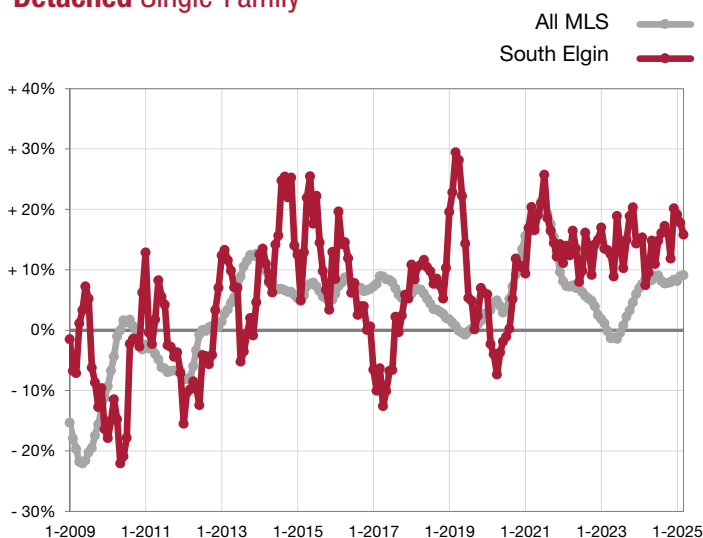
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	17	18	+ 5.9%	231	220	- 4.8%
Under Contract (includes Contingent and Pending)	16	20	+ 25.0%	216	172	- 20.4%
Closed Sales	8	16	+ 100.0%	196	193	- 1.5%
Median Sales Price*	\$333,995	<b>\$308,070</b>	- 7.8%	\$325,495	<b>\$314,990</b>	- 3.2%
Average Sales Price*	\$306,223	<b>\$306,441</b>	+ 0.1%	\$312,094	<b>\$308,091</b>	- 1.3%
Percent of Original List Price Received*	100.9%	<b>90.5%</b>	- 10.3%	98.7%	<b>97.9%</b>	- 0.8%
Average Market Time	47	51	+ 8.5%	32	34	+ 6.3%
Inventory of Homes for Sale at Month End	11	8	- 27.3%	--	--	--

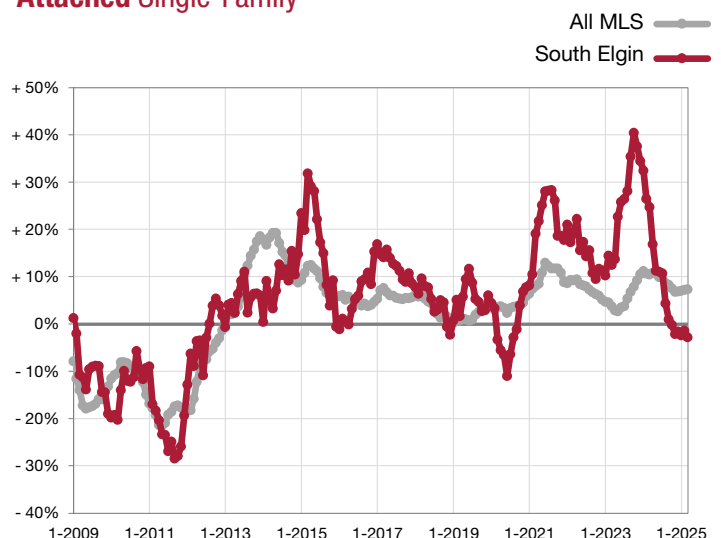
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.