

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

The Kankakee-Iroquois-Ford Association of REALTORS® (KIFAR) joined as a full MRED Service Partner Association in October 2012. Prior to November 1, 2012, data does not include all KIFAR transactions.



Villa Park

+ 4.5%

- 15.8%

+ 76.9%

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	15	18	+ 20.0%	272	241	- 11.4%
Under Contract (includes Contingent and Pending)	18	13	- 27.8%	202	172	- 14.9%
Closed Sales	17	13	- 23.5%	199	175	- 12.1%
Median Sales Price*	\$345,000	\$347,000	+ 0.6%	\$333,000	\$365,000	+ 9.6%
Average Sales Price*	\$346,794	\$360,846	+ 4.1%	\$352,633	\$376,782	+ 6.8%
Percent of Original List Price Received*	100.8%	100.2%	- 0.6%	100.2%	99.8%	- 0.4%
Average Market Time	21	28	+ 33.3%	35	29	- 17.1%
Inventory of Homes for Sale at Month End	9	16	+ 77.8%	--	--	--

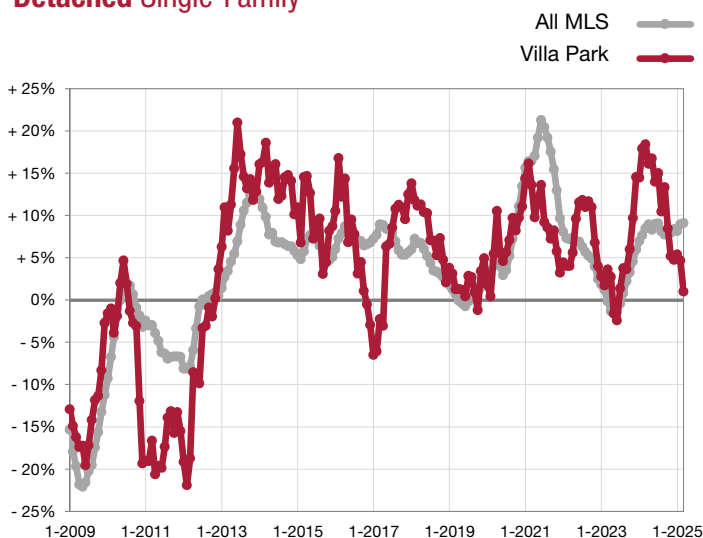
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	7	5	- 28.6%	87	87	0.0%
Under Contract (includes Contingent and Pending)	4	4	0.0%	66	65	- 1.5%
Closed Sales	2	3	+ 50.0%	66	64	- 3.0%
Median Sales Price*	\$260,000	\$219,900	- 15.4%	\$215,500	\$237,500	+ 10.2%
Average Sales Price*	\$260,000	\$219,717	- 15.5%	\$220,630	\$237,716	+ 7.7%
Percent of Original List Price Received*	100.8%	98.5%	- 2.3%	100.0%	101.2%	+ 1.2%
Average Market Time	27	39	+ 44.4%	27	31	+ 14.8%
Inventory of Homes for Sale at Month End	4	7	+ 75.0%	--	--	--

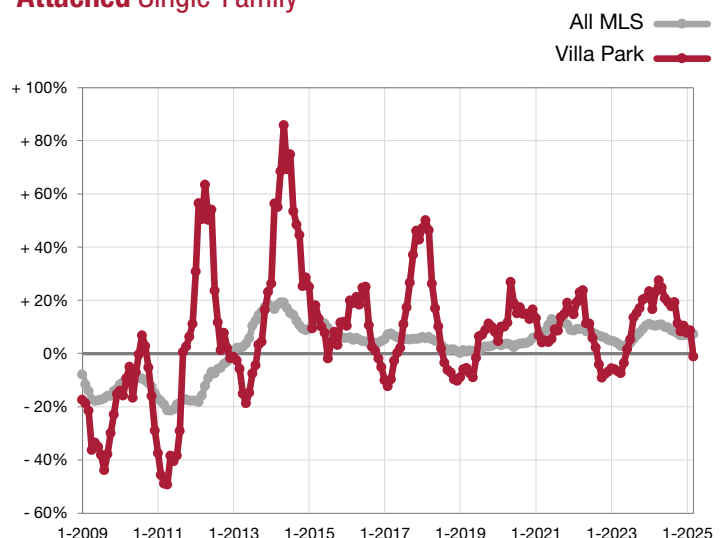
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.