

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



Waukegan

- 24.1%

+ 21.9%

- 6.3%

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	51	38	- 25.5%	539	536	- 0.6%
Under Contract (includes Contingent and Pending)	38	27	- 28.9%	405	390	- 3.7%
Closed Sales	28	34	+ 21.4%	410	401	- 2.2%
Median Sales Price*	\$206,800	\$257,500	+ 24.5%	\$215,000	\$229,900	+ 6.9%
Average Sales Price*	\$215,471	\$255,469	+ 18.6%	\$220,164	\$230,930	+ 4.9%
Percent of Original List Price Received*	98.3%	97.4%	- 0.9%	100.1%	100.2%	+ 0.1%
Average Market Time	59	44	- 25.4%	35	31	- 11.4%
Inventory of Homes for Sale at Month End	30	27	- 10.0%	--	--	--

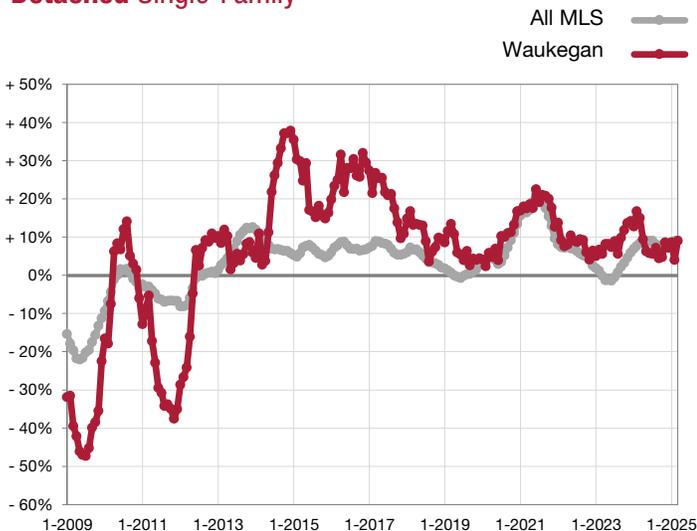
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	7	6	- 14.3%	55	56	+ 1.8%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	46	46	0.0%
Closed Sales	4	5	+ 25.0%	46	44	- 4.3%
Median Sales Price*	\$176,389	\$215,000	+ 21.9%	\$170,000	\$193,250	+ 13.7%
Average Sales Price*	\$161,194	\$165,600	+ 2.7%	\$156,115	\$174,854	+ 12.0%
Percent of Original List Price Received*	100.8%	98.4%	- 2.4%	99.2%	97.1%	- 2.1%
Average Market Time	60	22	- 63.3%	36	25	- 30.6%
Inventory of Homes for Sale at Month End	2	3	+ 50.0%	--	--	--

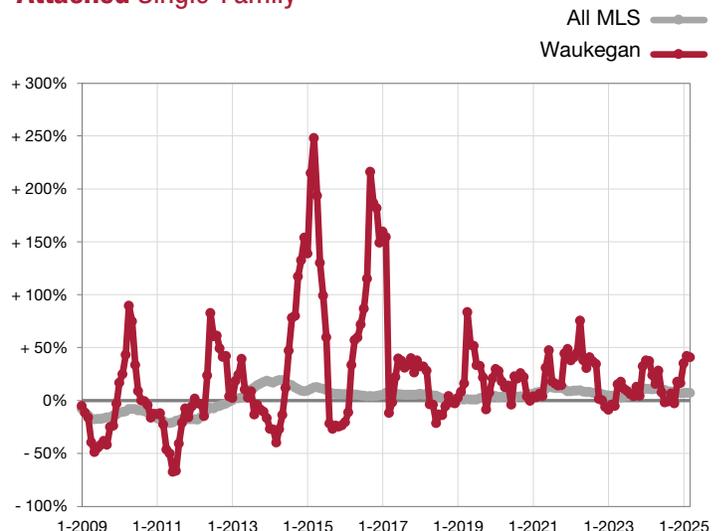
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.