

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



West Chicago

+ 39.1%

+ 31.3%

0.0%

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	21	28	+ 33.3%	224	294	+ 31.3%
Under Contract (includes Contingent and Pending)	19	22	+ 15.8%	174	224	+ 28.7%
Closed Sales	12	16	+ 33.3%	183	221	+ 20.8%
Median Sales Price*	\$511,500	\$486,250	- 4.9%	\$371,000	\$415,000	+ 11.9%
Average Sales Price*	\$478,750	\$501,556	+ 4.8%	\$407,228	\$436,536	+ 7.2%
Percent of Original List Price Received*	99.3%	99.6%	+ 0.3%	100.4%	100.6%	+ 0.2%
Average Market Time	30	33	+ 10.0%	45	26	- 42.2%
Inventory of Homes for Sale at Month End	13	12	- 7.7%	--	--	--

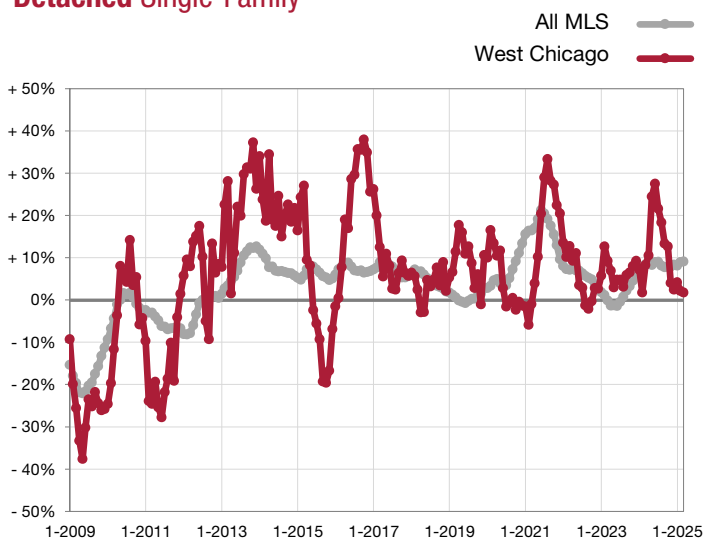
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	2	4	+ 100.0%	26	24	- 7.7%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	24	18	- 25.0%
Closed Sales	4	5	+ 25.0%	24	18	- 25.0%
Median Sales Price*	\$273,481	\$153,000	- 44.1%	\$246,250	\$260,000	+ 5.6%
Average Sales Price*	\$275,241	\$201,000	- 27.0%	\$237,765	\$230,750	- 3.0%
Percent of Original List Price Received*	103.2%	99.1%	- 4.0%	100.8%	99.6%	- 1.2%
Average Market Time	10	16	+ 60.0%	11	21	+ 90.9%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

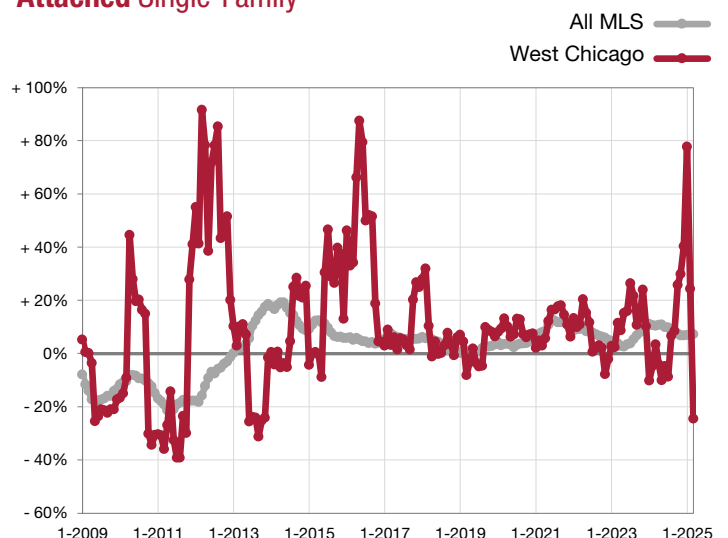
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.