

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of August 14, 2025



West Chicago

+ 56.7%

+ 10.7%

+ 83.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	28	40	+ 42.9%	253	318	+ 25.7%
Under Contract (includes Contingent and Pending)	23	26	+ 13.0%	196	230	+ 17.3%
Closed Sales	26	30	+ 15.4%	179	232	+ 29.6%
Median Sales Price*	\$440,000	\$392,500	- 10.8%	\$415,000	\$395,250	- 4.8%
Average Sales Price*	\$446,507	\$443,040	- 0.8%	\$428,033	\$440,982	+ 3.0%
Percent of Original List Price Received*	99.9%	101.1%	+ 1.2%	101.6%	100.5%	- 1.1%
Average Market Time	24	18	- 25.0%	28	27	- 3.6%
Inventory of Homes for Sale at Month End	16	29	+ 81.3%	--	--	--

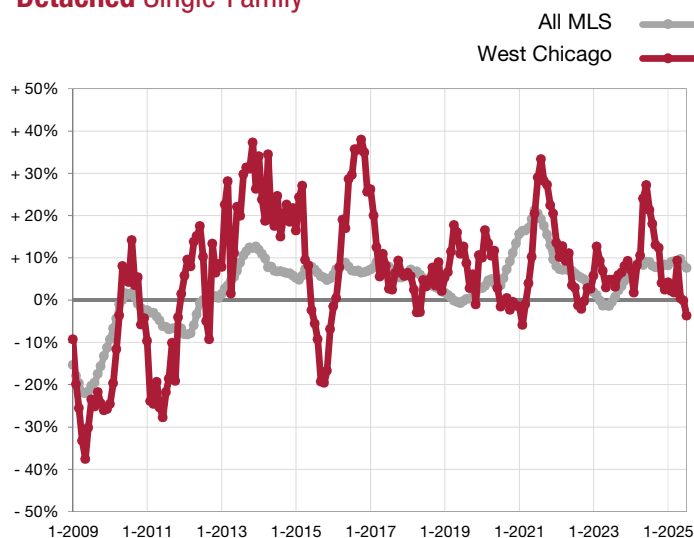
Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	2	7	+ 250.0%	27	31	+ 14.8%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	22	22	0.0%
Closed Sales	2	1	- 50.0%	22	17	- 22.7%
Median Sales Price*	\$200,000	\$337,000	+ 68.5%	\$237,500	\$277,575	+ 16.9%
Average Sales Price*	\$200,000	\$337,000	+ 68.5%	\$226,539	\$233,263	+ 3.0%
Percent of Original List Price Received*	101.0%	108.7%	+ 7.6%	100.8%	99.5%	- 1.3%
Average Market Time	11	4	- 63.6%	15	25	+ 66.7%
Inventory of Homes for Sale at Month End	2	4	+ 100.0%	--	--	--

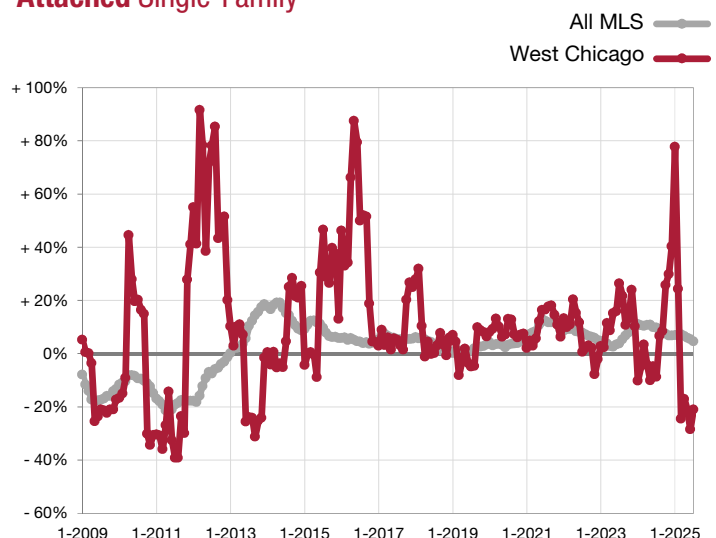
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.