

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



Westchester

- 19.4%

Change in
New Listings
All Properties

- 68.4%

Change in
Closed Sales
All Properties

- 11.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	28	19	- 32.1%	248	227	- 8.5%
Under Contract (includes Contingent and Pending)	24	14	- 41.7%	186	179	- 3.8%
Closed Sales	16	4	- 75.0%	187	186	- 0.5%
Median Sales Price*	\$357,071	\$315,500	- 11.6%	\$325,000	\$351,000	+ 8.0%
Average Sales Price*	\$356,553	\$353,125	- 1.0%	\$331,771	\$363,850	+ 9.7%
Percent of Original List Price Received*	98.6%	99.2%	+ 0.6%	99.7%	100.3%	+ 0.6%
Average Market Time	66	34	- 48.5%	37	30	- 18.9%
Inventory of Homes for Sale at Month End	15	11	- 26.7%	--	--	--

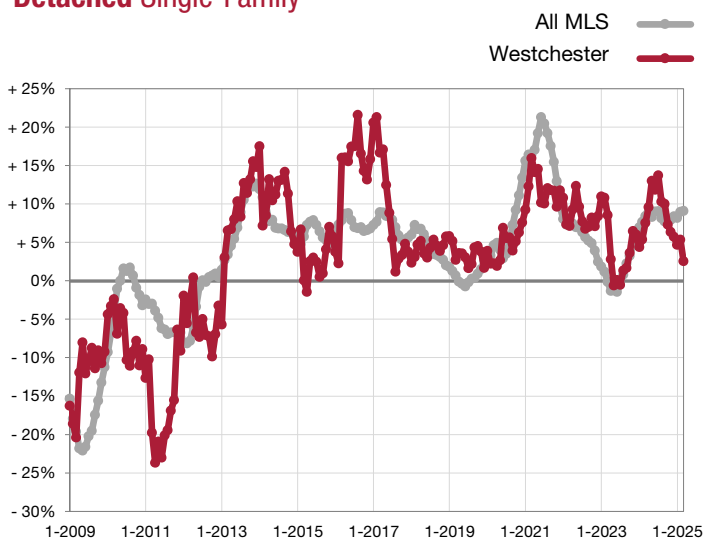
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	3	6	+ 100.0%	51	59	+ 15.7%
Under Contract (includes Contingent and Pending)	4	5	+ 25.0%	41	43	+ 4.9%
Closed Sales	3	2	- 33.3%	42	41	- 2.4%
Median Sales Price*	\$327,500	\$195,250	- 40.4%	\$326,250	\$315,000	- 3.4%
Average Sales Price*	\$374,167	\$195,250	- 47.8%	\$342,856	\$324,149	- 5.5%
Percent of Original List Price Received*	99.2%	101.4%	+ 2.2%	99.0%	98.3%	- 0.7%
Average Market Time	75	36	- 52.0%	30	36	+ 20.0%
Inventory of Homes for Sale at Month End	3	5	+ 66.7%	--	--	--

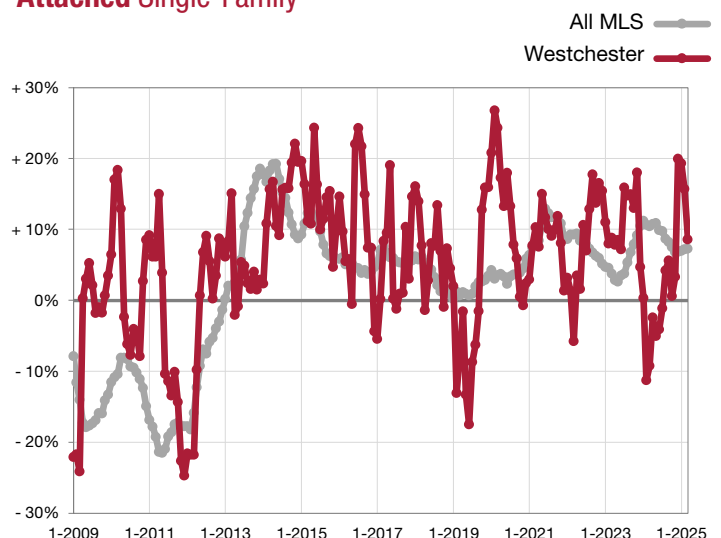
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.