

# 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



## Westmont

**- 65.6%**

Change in  
**New Listings**  
All Properties

**- 38.5%**

Change in  
**Closed Sales**  
All Properties

**- 53.3%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	23	7	- 69.6%	206	186	- 9.7%
Under Contract (includes Contingent and Pending)	16	7	- 56.3%	152	136	- 10.5%
Closed Sales	15	6	- 60.0%	154	143	- 7.1%
Median Sales Price*	\$440,000	<b>\$346,250</b>	- 21.3%	\$375,500	<b>\$415,000</b>	+ 10.5%
Average Sales Price*	\$457,600	<b>\$434,083</b>	- 5.1%	\$427,502	<b>\$466,608</b>	+ 9.1%
Percent of Original List Price Received*	98.7%	<b>101.1%</b>	+ 2.4%	98.0%	<b>99.3%</b>	+ 1.3%
Average Market Time	72	20	- 72.2%	46	32	- 30.4%
Inventory of Homes for Sale at Month End	12	3	- 75.0%	--	--	--

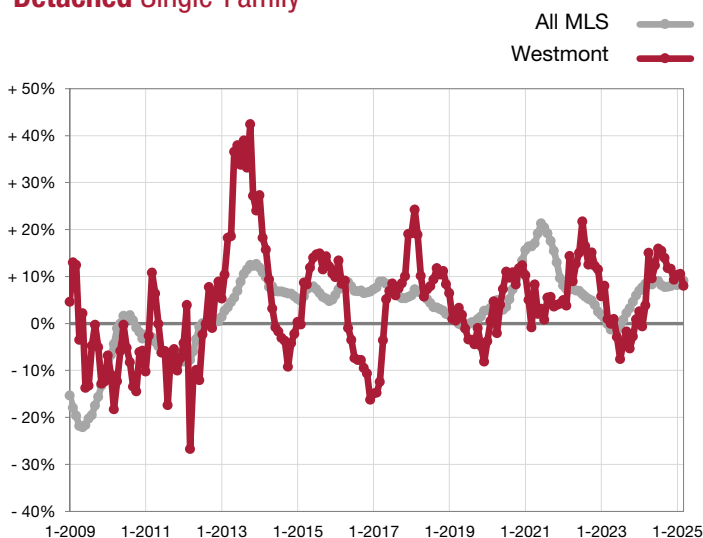
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	9	4	- 55.6%	106	130	+ 22.6%
Under Contract (includes Contingent and Pending)	6	6	0.0%	92	93	+ 1.1%
Closed Sales	11	10	- 9.1%	92	94	+ 2.2%
Median Sales Price*	\$315,000	<b>\$279,000</b>	- 11.4%	\$275,000	<b>\$284,500</b>	+ 3.5%
Average Sales Price*	\$431,418	<b>\$315,390</b>	- 26.9%	\$321,042	<b>\$324,801</b>	+ 1.2%
Percent of Original List Price Received*	101.7%	<b>96.8%</b>	- 4.8%	101.7%	<b>98.8%</b>	- 2.9%
Average Market Time	25	57	+ 128.0%	21	44	+ 109.5%
Inventory of Homes for Sale at Month End	3	4	+ 33.3%	--	--	--

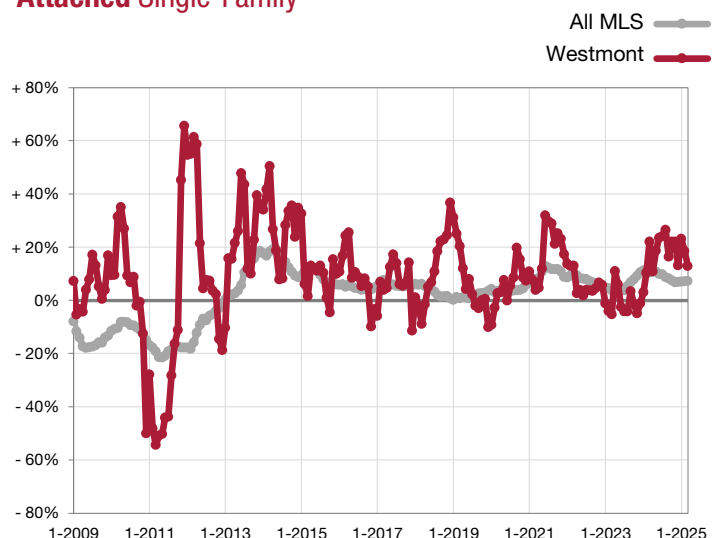
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.