

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



Wheaton

+ 1.4%

Change in
New Listings
All Properties

+ 1.2%

Change in
Closed Sales
All Properties

+ 36.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	46	48	+ 4.3%	566	634	+ 12.0%
Under Contract (includes Contingent and Pending)	43	37	- 14.0%	446	478	+ 7.2%
Closed Sales	73	64	- 12.3%	467	475	+ 1.7%
Median Sales Price*	\$570,000	\$557,000	- 2.3%	\$505,000	\$535,000	+ 5.9%
Average Sales Price*	\$597,242	\$684,459	+ 14.6%	\$571,796	\$611,871	+ 7.0%
Percent of Original List Price Received*	102.0%	102.4%	+ 0.4%	101.1%	101.2%	+ 0.1%
Average Market Time	20	22	+ 10.0%	28	26	- 7.1%
Inventory of Homes for Sale at Month End	28	35	+ 25.0%	--	--	--

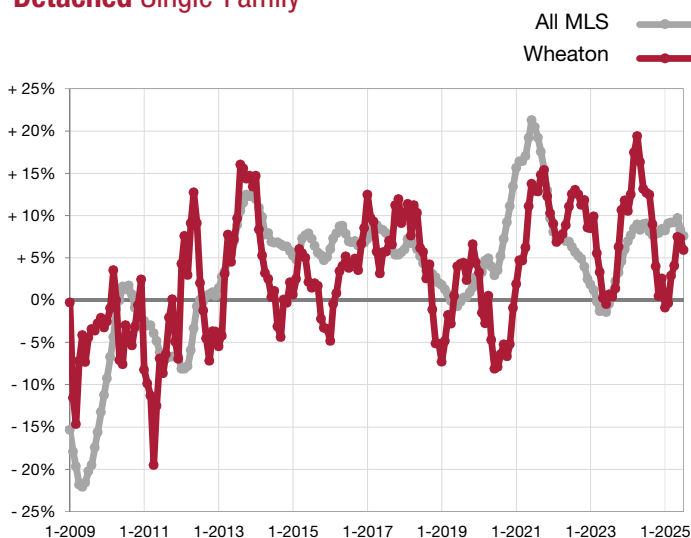
Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	23	22	- 4.3%	207	254	+ 22.7%
Under Contract (includes Contingent and Pending)	21	16	- 23.8%	178	198	+ 11.2%
Closed Sales	13	23	+ 76.9%	173	207	+ 19.7%
Median Sales Price*	\$250,000	\$252,000	+ 0.8%	\$265,000	\$275,000	+ 3.8%
Average Sales Price*	\$298,781	\$268,152	- 10.3%	\$309,258	\$313,060	+ 1.2%
Percent of Original List Price Received*	104.3%	100.4%	- 3.7%	101.4%	100.0%	- 1.4%
Average Market Time	7	16	+ 128.6%	18	23	+ 27.8%
Inventory of Homes for Sale at Month End	8	14	+ 75.0%	--	--	--

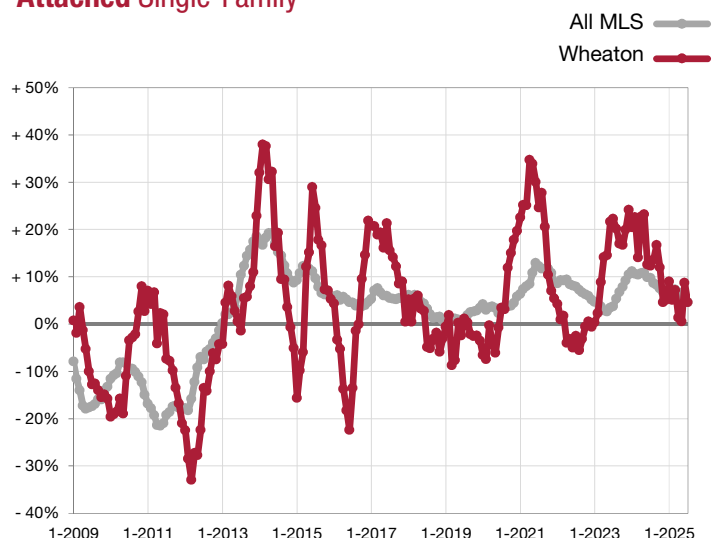
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.