

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



Wheeling

+ 5.9%

- 25.0%

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	14	6	- 57.1%	156	130	- 16.7%
Under Contract (includes Contingent and Pending)	6	8	+ 33.3%	117	102	- 12.8%
Closed Sales	8	5	- 37.5%	122	103	- 15.6%
Median Sales Price*	\$304,500	\$480,000	+ 57.6%	\$347,500	\$405,000	+ 16.5%
Average Sales Price*	\$319,875	\$441,200	+ 37.9%	\$362,456	\$409,381	+ 12.9%
Percent of Original List Price Received*	94.7%	104.8%	+ 10.7%	100.7%	101.1%	+ 0.4%
Average Market Time	52	13	- 75.0%	21	26	+ 23.8%
Inventory of Homes for Sale at Month End	9	6	- 33.3%	--	--	--

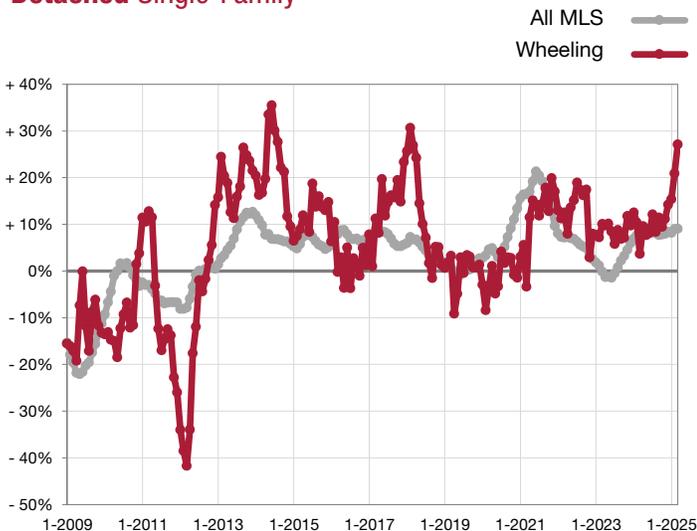
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	37	48	+ 29.7%	323	386	+ 19.5%
Under Contract (includes Contingent and Pending)	39	35	- 10.3%	268	268	0.0%
Closed Sales	20	16	- 20.0%	252	270	+ 7.1%
Median Sales Price*	\$260,000	\$268,500	+ 3.3%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$291,465	\$281,588	- 3.4%	\$263,934	\$278,855	+ 5.7%
Percent of Original List Price Received*	101.3%	98.8%	- 2.5%	100.9%	100.1%	- 0.8%
Average Market Time	23	36	+ 56.5%	20	26	+ 30.0%
Inventory of Homes for Sale at Month End	18	21	+ 16.7%	--	--	--

* 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.