

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



Willowbrook

- 18.8%

+ 105.3%

+ 11.1%

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	7	7	0.0%	101	139	+ 37.6%
Under Contract (includes Contingent and Pending)	7	9	+ 28.6%	70	77	+ 10.0%
Closed Sales	6	10	+ 66.7%	74	79	+ 6.8%
Median Sales Price*	\$700,000	\$652,500	- 6.8%	\$547,500	\$580,000	+ 5.9%
Average Sales Price*	\$698,900	\$659,145	- 5.7%	\$609,109	\$651,807	+ 7.0%
Percent of Original List Price Received*	96.8%	99.1%	+ 2.4%	96.1%	98.4%	+ 2.4%
Average Market Time	46	52	+ 13.0%	58	47	- 19.0%
Inventory of Homes for Sale at Month End	8	12	+ 50.0%	--	--	--

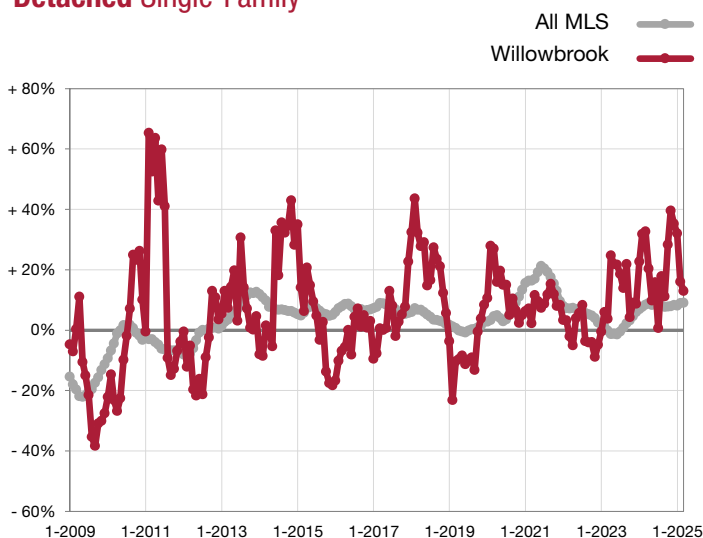
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	25	19	- 24.0%	213	223	+ 4.7%
Under Contract (includes Contingent and Pending)	26	23	- 11.5%	174	168	- 3.4%
Closed Sales	13	29	+ 123.1%	162	181	+ 11.7%
Median Sales Price*	\$320,000	\$175,000	- 45.3%	\$220,250	\$225,000	+ 2.2%
Average Sales Price*	\$278,735	\$195,048	- 30.0%	\$233,579	\$243,412	+ 4.2%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	99.3%	98.9%	- 0.4%
Average Market Time	38	20	- 47.4%	25	24	- 4.0%
Inventory of Homes for Sale at Month End	10	8	- 20.0%	--	--	--

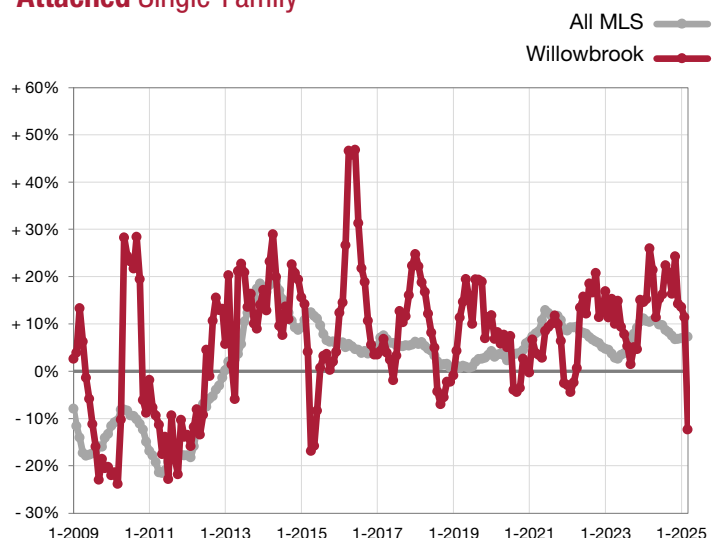
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.