

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



Wilmette

- 10.4%

+ 31.8%

- 34.3%

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	42	35	- 16.7%	386	378	- 2.1%
Under Contract (includes Contingent and Pending)	33	31	- 6.1%	276	285	+ 3.3%
Closed Sales	18	23	+ 27.8%	271	295	+ 8.9%
Median Sales Price*	\$1,088,000	\$1,375,000	+ 26.4%	\$1,000,000	\$1,175,000	+ 17.5%
Average Sales Price*	\$1,320,500	\$1,618,193	+ 22.5%	\$1,212,173	\$1,305,195	+ 7.7%
Percent of Original List Price Received*	103.3%	104.6%	+ 1.3%	101.7%	102.7%	+ 1.0%
Average Market Time	25	14	- 44.0%	27	31	+ 14.8%
Inventory of Homes for Sale at Month End	29	16	- 44.8%	--	--	--

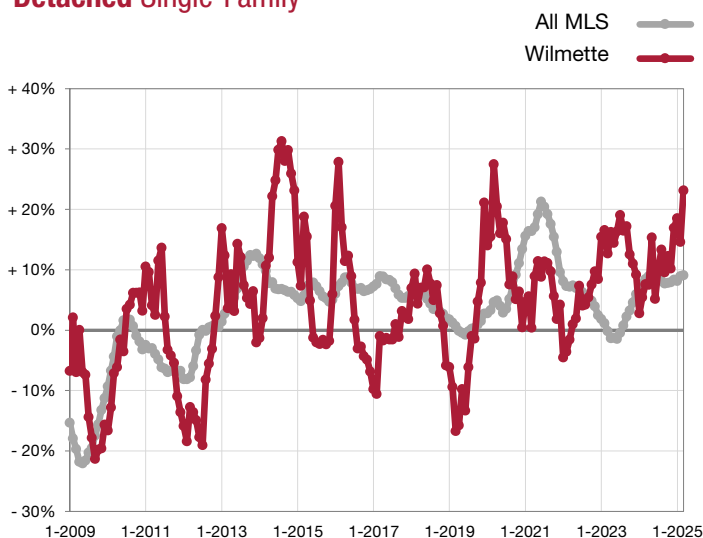
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	6	8	+ 33.3%	112	112	0.0%
Under Contract (includes Contingent and Pending)	9	4	- 55.6%	95	88	- 7.4%
Closed Sales	4	6	+ 50.0%	92	91	- 1.1%
Median Sales Price*	\$423,500	\$612,000	+ 44.5%	\$450,000	\$499,000	+ 10.9%
Average Sales Price*	\$450,500	\$663,167	+ 47.2%	\$480,608	\$572,799	+ 19.2%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	98.8%	99.8%	+ 1.0%
Average Market Time	92	48	- 47.8%	37	37	0.0%
Inventory of Homes for Sale at Month End	6	7	+ 16.7%	--	--	--

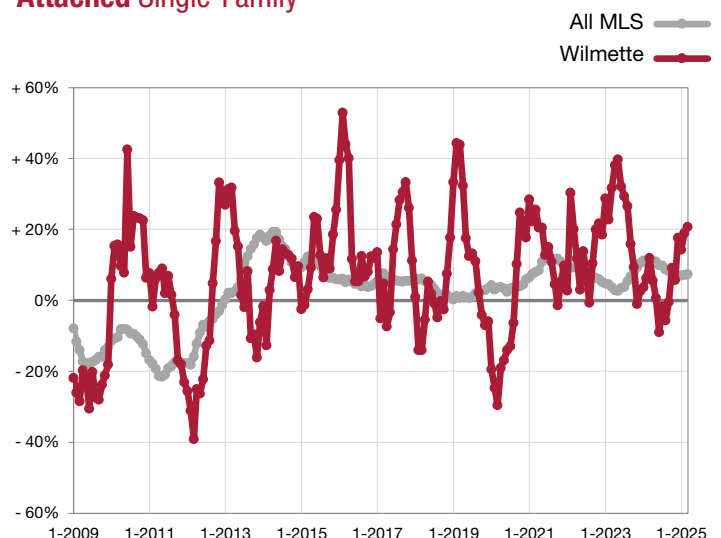
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.