

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



Woodstock

+ 18.2%

0.0%

+ 30.0%

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	24	26	+ 8.3%	362	364	+ 0.6%
Under Contract (includes Contingent and Pending)	23	17	- 26.1%	268	269	+ 0.4%
Closed Sales	22	23	+ 4.5%	268	281	+ 4.9%
Median Sales Price*	\$372,500	\$349,000	- 6.3%	\$320,000	\$350,000	+ 9.4%
Average Sales Price*	\$361,041	\$356,574	- 1.2%	\$355,323	\$376,572	+ 6.0%
Percent of Original List Price Received*	98.0%	98.8%	+ 0.8%	99.2%	99.8%	+ 0.6%
Average Market Time	60	56	- 6.7%	46	32	- 30.4%
Inventory of Homes for Sale at Month End	25	32	+ 28.0%	--	--	--

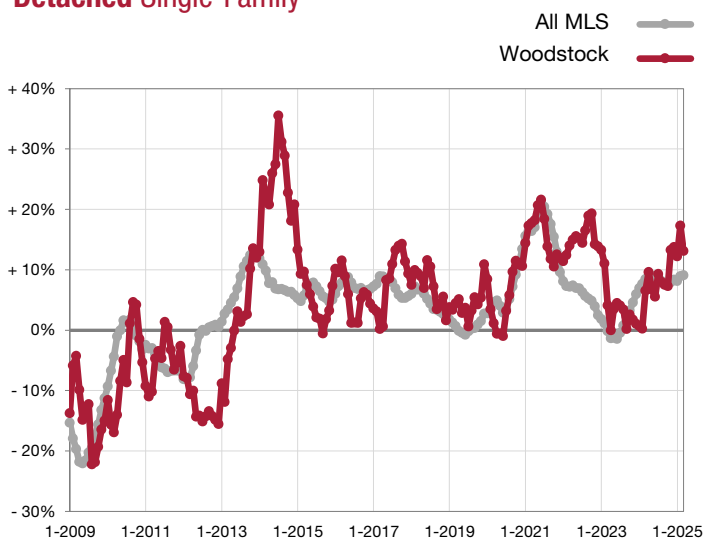
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	9	13	+ 44.4%	89	101	+ 13.5%
Under Contract (includes Contingent and Pending)	5	11	+ 120.0%	76	82	+ 7.9%
Closed Sales	8	7	- 12.5%	80	77	- 3.8%
Median Sales Price*	\$232,000	\$225,000	- 3.0%	\$214,500	\$225,000	+ 4.9%
Average Sales Price*	\$271,125	\$251,179	- 7.4%	\$221,915	\$232,176	+ 4.6%
Percent of Original List Price Received*	100.4%	100.8%	+ 0.4%	100.1%	98.9%	- 1.2%
Average Market Time	9	12	+ 33.3%	21	26	+ 23.8%
Inventory of Homes for Sale at Month End	5	7	+ 40.0%	--	--	--

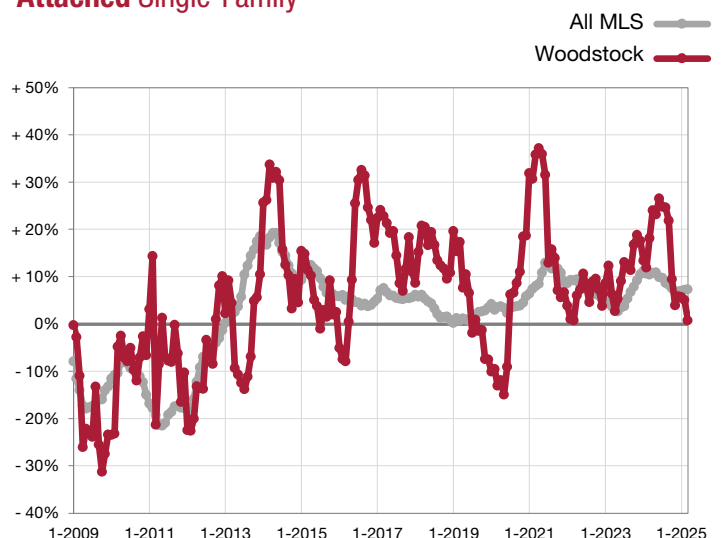
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.