

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



Chicagoland PMSA

Cook, DeKalb, DuPage, Grundy, Kane,
Kendall, Lake, McHenry, and Will counties

+ 1.3%

Change in
New Listings
All Properties

- 3.3%

Change in
Closed Sales
All Properties

+ 1.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	6,756	6,842	+ 1.3%	81,164	84,765	+ 4.4%
Under Contract (includes Contingent and Pending)	5,228	5,240	+ 0.2%	54,323	54,333	+ 0.0%
Closed Sales	4,109	3,839	- 6.6%	54,400	54,565	+ 0.3%
Median Sales Price*	\$374,000	\$395,000	+ 5.6%	\$360,000	\$390,000	+ 8.3%
Average Sales Price*	\$465,949	\$507,462	+ 8.9%	\$450,018	\$492,817	+ 9.5%
Percent of Original List Price Received*	98.7%	98.8%	+ 0.1%	98.8%	99.1%	+ 0.3%
Average Market Time	54	61	+ 13.0%	45	44	- 2.2%
Inventory of Homes for Sale at Month End	6667	6702	+ 0.5%	--	--	--

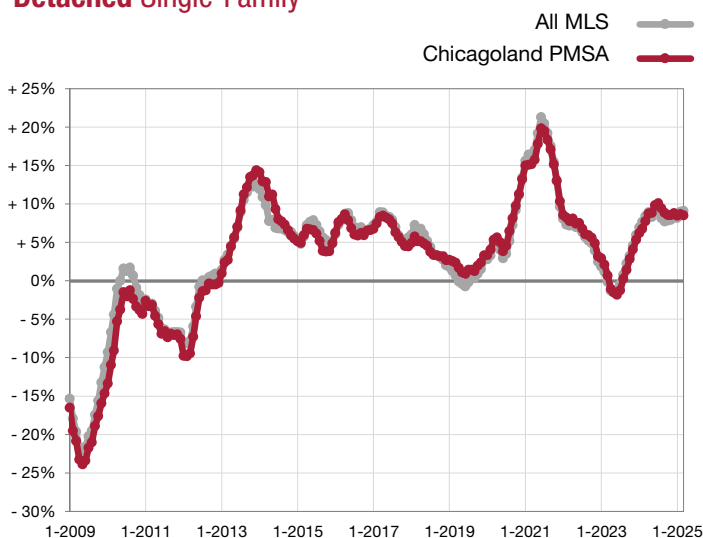
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	4,523	4,585	+ 1.4%	49,348	52,736	+ 6.9%
Under Contract (includes Contingent and Pending)	3,565	3,550	- 0.4%	33,787	34,506	+ 2.1%
Closed Sales	2,755	2,799	+ 1.6%	33,589	34,677	+ 3.2%
Median Sales Price*	\$290,000	\$310,000	+ 6.9%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$359,751	\$386,725	+ 7.5%	\$344,805	\$372,972	+ 8.2%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	99.3%	99.1%	- 0.2%
Average Market Time	52	54	+ 3.8%	43	43	0.0%
Inventory of Homes for Sale at Month End	4145	4230	+ 2.1%	--	--	--

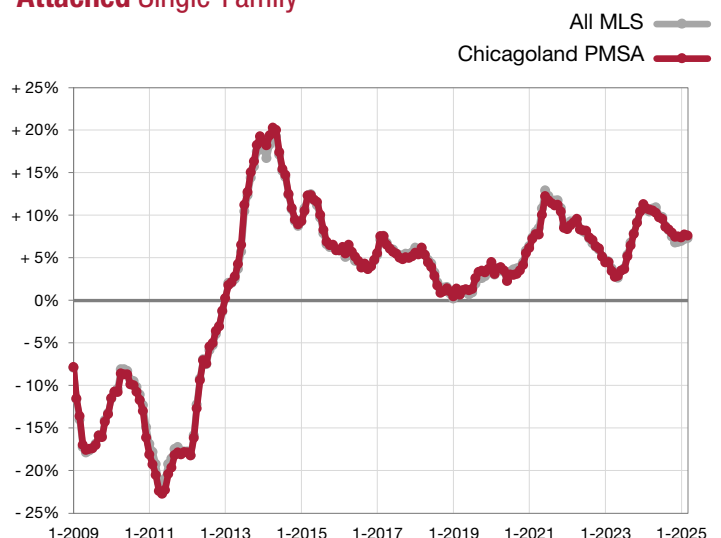
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.