

RESIDENTIAL MARKET UPDATE:

MARCH 2025



CLOSED SALES

YTD 2025
1,669
2024 YTD 1,666
CHANGE + 0.2%

NEW LISTINGS

YTD 2025
2,237
2024 YTD 2,053
CHANGE 9.0%%

DAYS ON MARKET

YTD 2025
58
2024 YTD 57
CHANGE +1.8%

PENDING SALES

YTD 2025
\$1,855
2024 YTD 1,797
CHANGE + 3.2%

MEDIAN SALES PRICE

YTD 2025
\$180,000
2024 YTD \$175,000
CHANGE +2.9%

AVERAGE SALE PRICE

YTD 2025
\$215,959
2024 YTD \$210,815
CHANGE +2.4%



THIS REPORT REPRESENTS RESIDENTIAL SALES FOR THE SOUTHWESTERN ILLINOIS AREA OF MADISON, ST. CLAIR, MONROE, RANDOLPH, JERSEY, CALHOUN, BOND, THE SOUTHERN PORTION OF MACOUPIN COUNTY SOUTH OF ROUTE 16, AND ALL OF CLINTON COUNTY.

(EXCEPT FOR THE EASTERNMOST TOWNSHIPS OF IRISHTOWN, CARLYLE, CLEMENT, LAKE, EAST FORK, MERIDIAN, AND BROOKSIDE).

THE NUMBERS ARE BASED ON DATA PROVIDED BY MULTIPLE LISTING SERVICES (MLS) MARIS. THESE REPORTS REPRESENT ALL MLS-LISTED RESIDENTIAL REAL ESTATE TRANSACTIONS. THE METRICS DO NOT INCLUDE "FOR SALE BY OWNER."