

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."