

Local Market Update – March 2025

A Research Tool Provided by MARIS

MARIS

Adams County, IL

Residential Detached

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	0	- 100.0%	3	0	- 100.0%
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	4	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	86	—	—	86	94	+ 9.3%
Median Sales Price*	\$92,400	—	—	\$92,400	\$335,000	+ 262.6%
Average Sales Price*	\$81,825	—	—	\$81,825	\$335,000	+ 309.4%
Percent of List Price Received*	95.5%	—	—	95.5%	100.0%	+ 4.7%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	3.5	0.8	- 77.1%	—	—	—

Townhouse/Condo

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

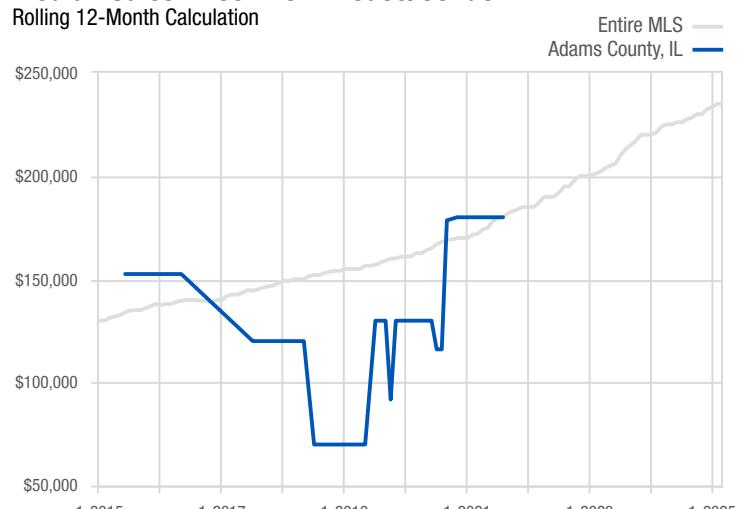
Median Sales Price - Residential Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.