

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



Batavia

- 32.6%

- 3.6%

+ 21.1%

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	36	21	- 41.7%	352	381	+ 8.2%
Under Contract (includes Contingent and Pending)	29	20	- 31.0%	265	269	+ 1.5%
Closed Sales	19	18	- 5.3%	252	278	+ 10.3%
Median Sales Price*	\$480,000	\$505,000	+ 5.2%	\$440,000	\$480,000	+ 9.1%
Average Sales Price*	\$457,800	\$534,053	+ 16.7%	\$485,135	\$510,203	+ 5.2%
Percent of Original List Price Received*	99.9%	100.9%	+ 1.0%	99.3%	100.4%	+ 1.1%
Average Market Time	47	20	- 57.4%	28	26	- 7.1%
Inventory of Homes for Sale at Month End	18	20	+ 11.1%	--	--	--

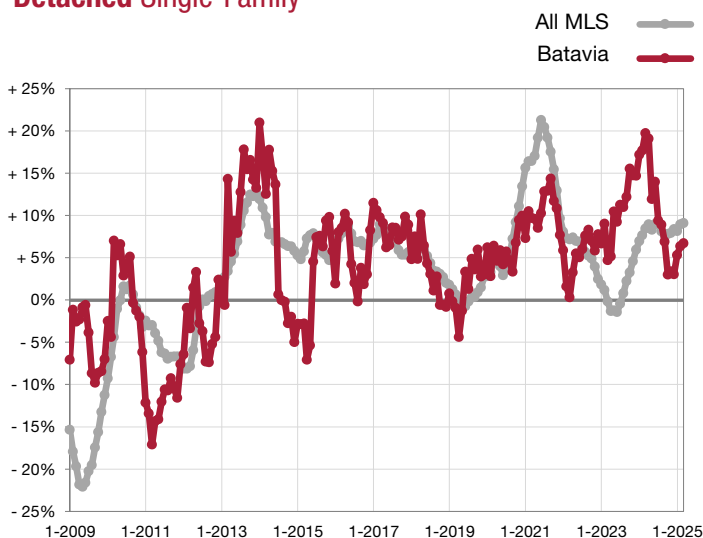
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	7	8	+ 14.3%	87	97	+ 11.5%
Under Contract (includes Contingent and Pending)	7	7	0.0%	81	76	- 6.2%
Closed Sales	9	9	0.0%	99	74	- 25.3%
Median Sales Price*	\$309,900	\$317,493	+ 2.5%	\$331,775	\$325,000	- 2.0%
Average Sales Price*	\$324,200	\$317,377	- 2.1%	\$335,650	\$336,726	+ 0.3%
Percent of Original List Price Received*	99.6%	100.7%	+ 1.1%	99.7%	100.3%	+ 0.6%
Average Market Time	26	21	- 19.2%	27	16	- 40.7%
Inventory of Homes for Sale at Month End	1	3	+ 200.0%	--	--	--

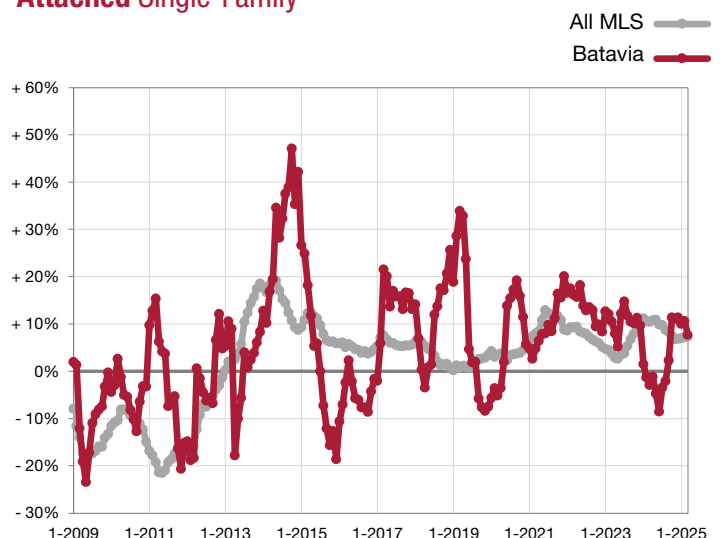
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.