

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



Geneva

+ 23.3%

- 13.3%

+ 17.4%

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	28	28	0.0%	398	377	- 5.3%
Under Contract (includes Contingent and Pending)	28	18	- 35.7%	304	294	- 3.3%
Closed Sales	23	18	- 21.7%	304	309	+ 1.6%
Median Sales Price*	\$495,000	\$465,000	- 6.1%	\$475,000	\$525,000	+ 10.5%
Average Sales Price*	\$525,239	\$495,028	- 5.8%	\$533,079	\$585,601	+ 9.9%
Percent of Original List Price Received*	99.1%	100.1%	+ 1.0%	99.8%	99.5%	- 0.3%
Average Market Time	33	35	+ 6.1%	27	26	- 3.7%
Inventory of Homes for Sale at Month End	20	19	- 5.0%	--	--	--

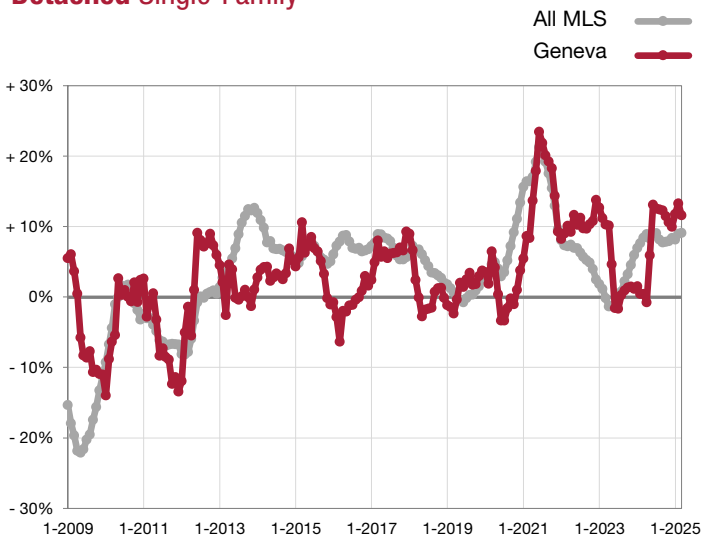
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	2	9	+ 350.0%	102	142	+ 39.2%
Under Contract (includes Contingent and Pending)	6	7	+ 16.7%	87	106	+ 21.8%
Closed Sales	7	8	+ 14.3%	82	107	+ 30.5%
Median Sales Price*	\$374,000	\$365,500	- 2.3%	\$349,500	\$380,000	+ 8.7%
Average Sales Price*	\$434,143	\$360,113	- 17.1%	\$386,250	\$404,021	+ 4.6%
Percent of Original List Price Received*	99.6%	102.2%	+ 2.6%	100.5%	100.4%	- 0.1%
Average Market Time	36	18	- 50.0%	37	23	- 37.8%
Inventory of Homes for Sale at Month End	3	8	+ 166.7%	--	--	--

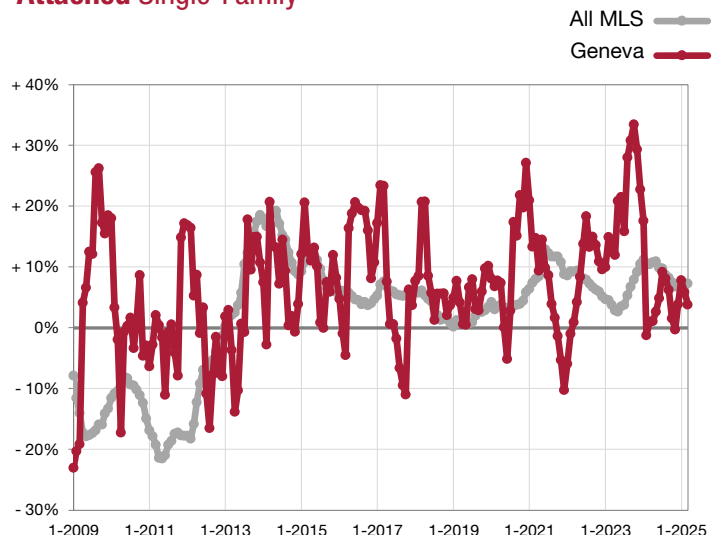
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.