

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of August 14, 2025



Geneva

+ 10.0%

Change in
New Listings
All Properties

+ 41.0%

Change in
Closed Sales
All Properties

+ 34.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	35	40	+ 14.3%	392	394	+ 0.5%
Under Contract (includes Contingent and Pending)	37	27	- 27.0%	308	288	- 6.5%
Closed Sales	26	48	+ 84.6%	301	299	- 0.7%
Median Sales Price*	\$512,500	\$542,765	+ 5.9%	\$495,000	\$545,000	+ 10.1%
Average Sales Price*	\$511,597	\$592,201	+ 15.8%	\$541,308	\$608,469	+ 12.4%
Percent of Original List Price Received*	100.1%	99.0%	- 1.1%	99.6%	99.2%	- 0.4%
Average Market Time	12	22	+ 83.3%	26	26	0.0%
Inventory of Homes for Sale at Month End	27	34	+ 25.9%	--	--	--

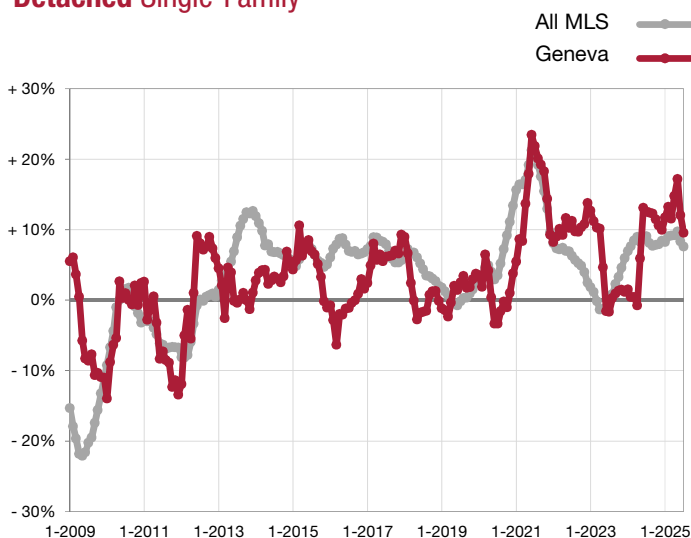
Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	15	15	0.0%	130	127	- 2.3%
Under Contract (includes Contingent and Pending)	9	6	- 33.3%	100	96	- 4.0%
Closed Sales	13	7	- 46.2%	101	96	- 5.0%
Median Sales Price*	\$385,000	\$381,000	- 1.0%	\$374,900	\$380,500	+ 1.5%
Average Sales Price*	\$407,769	\$396,786	- 2.7%	\$404,271	\$405,808	+ 0.4%
Percent of Original List Price Received*	99.9%	97.2%	- 2.7%	100.3%	100.5%	+ 0.2%
Average Market Time	15	13	- 13.3%	35	22	- 37.1%
Inventory of Homes for Sale at Month End	8	13	+ 62.5%	--	--	--

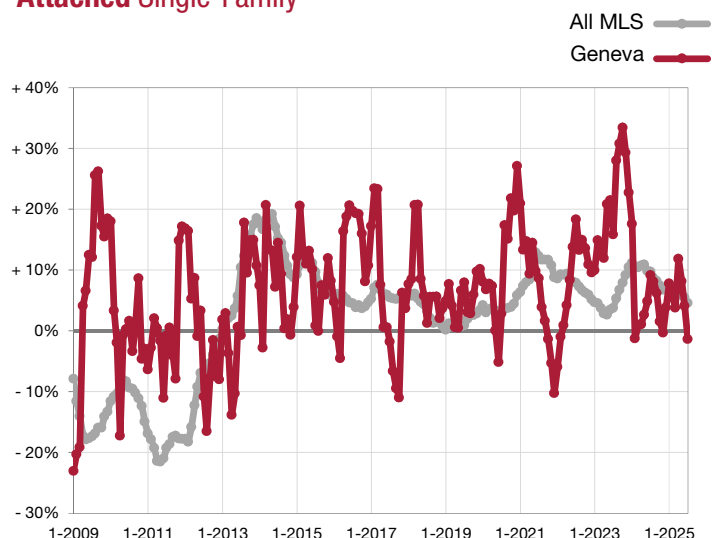
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.