

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



Glen Ellyn

+ 55.0%

Change in
New Listings
All Properties

+ 33.3%

Change in
Closed Sales
All Properties

+ 18.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	32	49	+ 53.1%	430	522	+ 21.4%
Under Contract (includes Contingent and Pending)	23	32	+ 39.1%	314	351	+ 11.8%
Closed Sales	29	44	+ 51.7%	317	342	+ 7.9%
Median Sales Price*	\$625,000	\$737,500	+ 18.0%	\$562,000	\$606,250	+ 7.9%
Average Sales Price*	\$707,476	\$899,784	+ 27.2%	\$664,708	\$740,237	+ 11.4%
Percent of Original List Price Received*	100.5%	103.7%	+ 3.2%	100.0%	100.7%	+ 0.7%
Average Market Time	17	25	+ 47.1%	27	30	+ 11.1%
Inventory of Homes for Sale at Month End	30	31	+ 3.3%	--	--	--

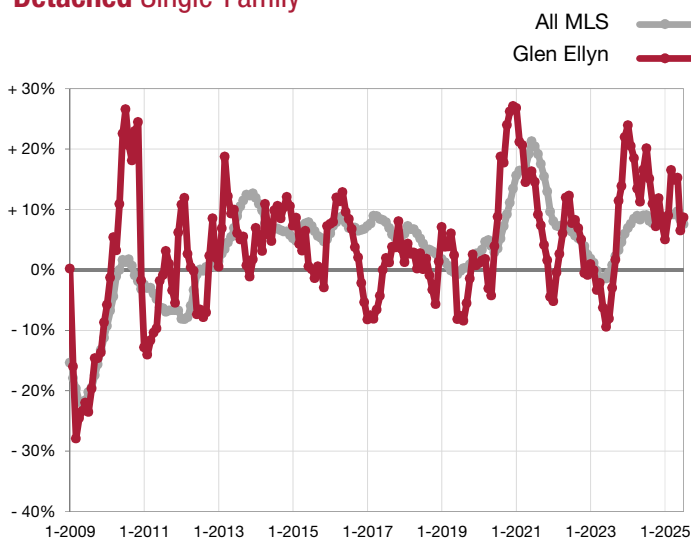
Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	8	13	+ 62.5%	160	169	+ 5.6%
Under Contract (includes Contingent and Pending)	10	8	- 20.0%	128	108	- 15.6%
Closed Sales	13	12	- 7.7%	125	110	- 12.0%
Median Sales Price*	\$440,000	\$280,000	- 36.4%	\$250,000	\$271,750	+ 8.7%
Average Sales Price*	\$409,677	\$358,611	- 12.5%	\$306,647	\$349,270	+ 13.9%
Percent of Original List Price Received*	100.1%	99.0%	- 1.1%	100.0%	99.4%	- 0.6%
Average Market Time	29	39	+ 34.5%	26	28	+ 7.7%
Inventory of Homes for Sale at Month End	7	13	+ 85.7%	--	--	--

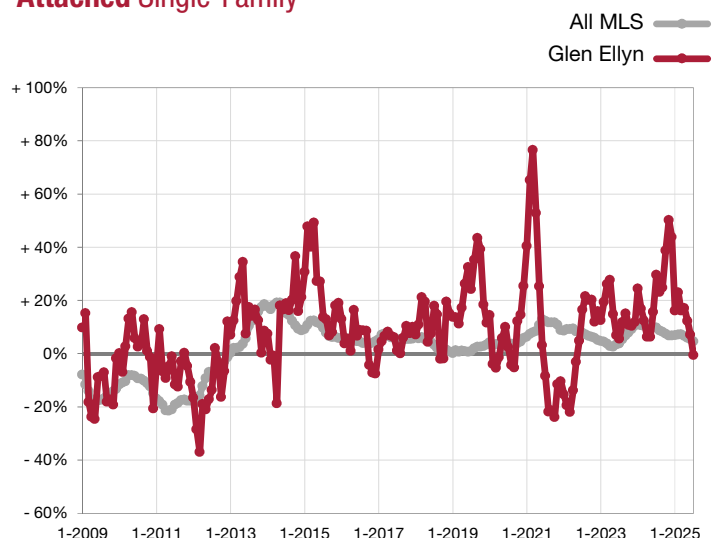
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.