

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



Kane County

+ 14.4%

Change in
New Listings
All Properties

+ 1.0%

Change in
Closed Sales
All Properties

+ 20.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	601	686	+ 14.1%	5,882	6,248	+ 6.2%
Under Contract (includes Contingent and Pending)	414	429	+ 3.6%	4,399	4,400	+ 0.0%
Closed Sales	430	467	+ 8.6%	4,370	4,460	+ 2.1%
Median Sales Price*	\$440,001	\$450,000	+ 2.3%	\$403,001	\$420,000	+ 4.2%
Average Sales Price*	\$464,961	\$491,270	+ 5.7%	\$433,375	\$461,280	+ 6.4%
Percent of Original List Price Received*	100.9%	99.8%	- 1.1%	100.1%	99.6%	- 0.5%
Average Market Time	25	30	+ 20.0%	34	36	+ 5.9%
Inventory of Homes for Sale at Month End	510	610	+ 19.6%	--	--	--

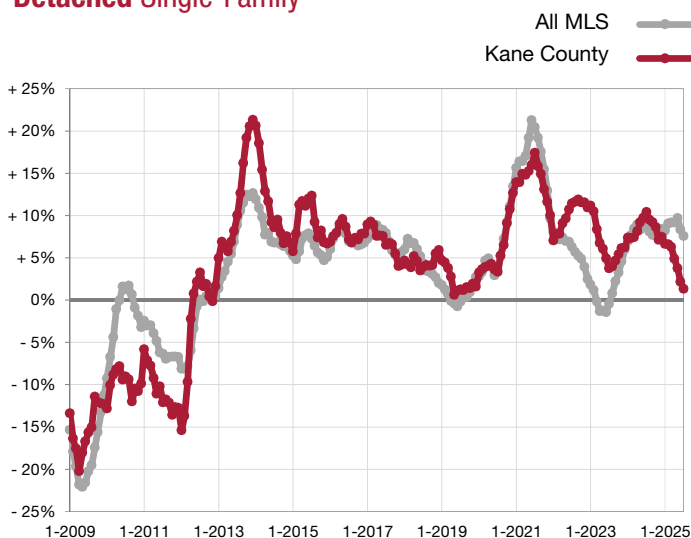
Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	227	261	+ 15.0%	2,076	2,403	+ 15.8%
Under Contract (includes Contingent and Pending)	143	168	+ 17.5%	1,631	1,650	+ 1.2%
Closed Sales	166	135	- 18.7%	1,584	1,627	+ 2.7%
Median Sales Price*	\$304,495	\$307,000	+ 0.8%	\$285,000	\$299,990	+ 5.3%
Average Sales Price*	\$311,102	\$312,570	+ 0.5%	\$290,902	\$302,895	+ 4.1%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	100.0%	99.0%	- 1.0%
Average Market Time	23	27	+ 17.4%	28	37	+ 32.1%
Inventory of Homes for Sale at Month End	181	225	+ 24.3%	--	--	--

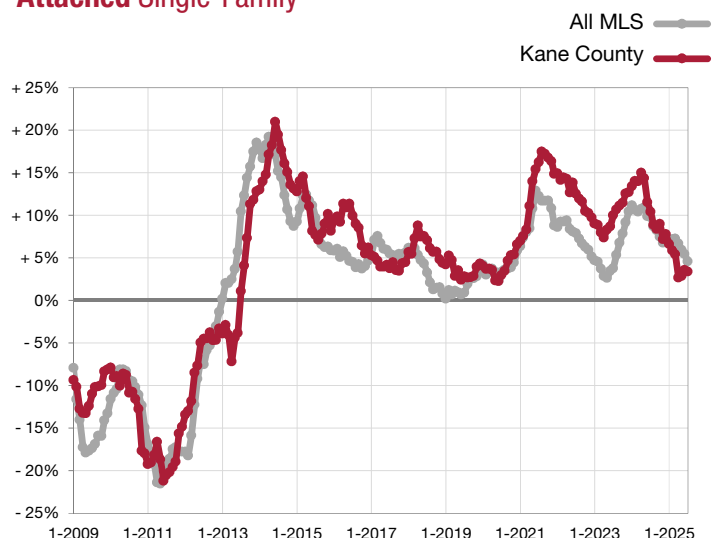
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.