

# 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



## North Aurora

**+ 20.6%**

**- 39.3%**

**- 2.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	26	31	+ 19.2%	258	218	- 15.5%
Under Contract (includes Contingent and Pending)	20	16	- 20.0%	182	147	- 19.2%
Closed Sales	24	13	- 45.8%	183	156	- 14.8%
Median Sales Price*	\$502,500	<b>\$400,000</b>	- 20.4%	\$424,990	<b>\$440,000</b>	+ 3.5%
Average Sales Price*	\$495,462	<b>\$442,953</b>	- 10.6%	\$422,650	<b>\$452,600</b>	+ 7.1%
Percent of Original List Price Received*	101.0%	<b>97.3%</b>	- 3.7%	100.5%	<b>100.3%</b>	- 0.2%
Average Market Time	26	52	+ 100.0%	34	43	+ 26.5%
Inventory of Homes for Sale at Month End	28	31	+ 10.7%	--	--	--

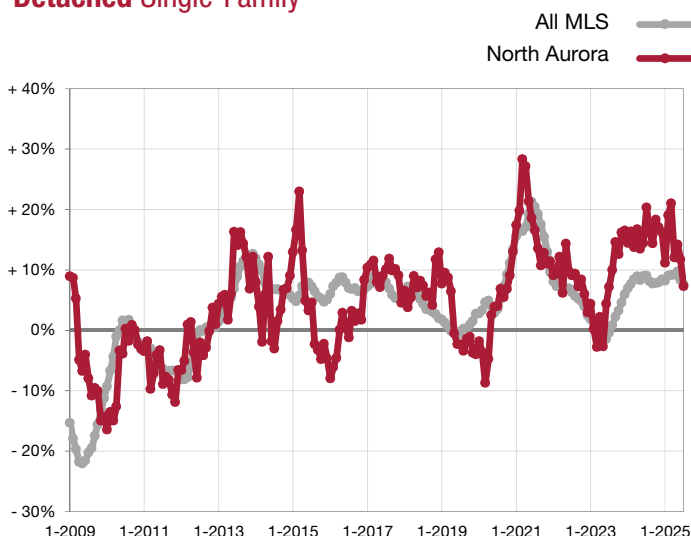
### Attached Single-Family

	July			Trailing 12 Months		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
New Listings	8	10	+ 25.0%	102	77	- 24.5%
Under Contract (includes Contingent and Pending)	5	5	0.0%	76	62	- 18.4%
Closed Sales	4	4	0.0%	83	64	- 22.9%
Median Sales Price*	\$303,750	<b>\$287,500</b>	- 5.3%	\$300,000	<b>\$300,000</b>	0.0%
Average Sales Price*	\$314,373	<b>\$298,750</b>	- 5.0%	\$303,838	<b>\$302,950</b>	- 0.3%
Percent of Original List Price Received*	97.4%	<b>98.9%</b>	+ 1.5%	99.5%	<b>99.8%</b>	+ 0.3%
Average Market Time	55	37	- 32.7%	29	40	+ 37.9%
Inventory of Homes for Sale at Month End	11	7	- 36.4%	--	--	--

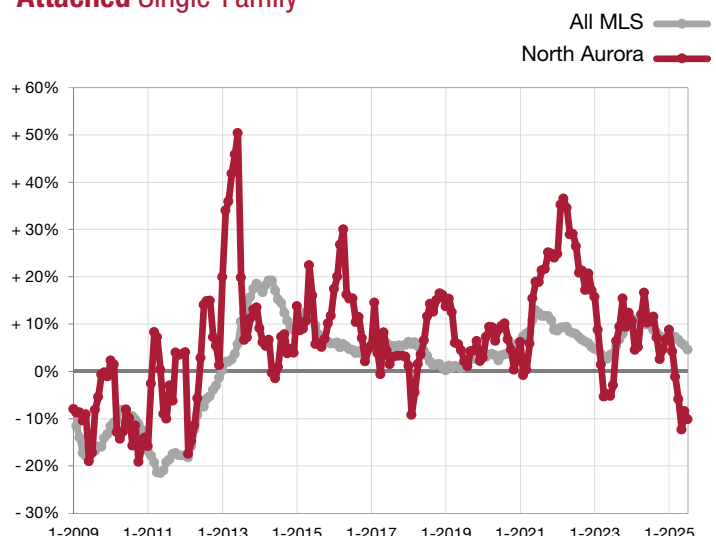
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.