# Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY **MIDWEST REAL ESTATE DATA LLC**
RESIDENTIAL ACTIVITY ONLY | Data current as of October 14, 2026

MRED Midwest Real Estate Data

## Geneva

| + 30.6% | + 42.9% | + 19.6% |
|---|---|---|
| Change in **New Listings** All Properties | Change in **Closed Sales** All Properties | Change in **Inventory of Homes** All Properties |

## Detached Single-Family

| | September | | | Trailing 12 Months | | |
|---|---|---|---|---|---|---|
| | 9-2025 | 9-2026 | + / – | 9-2025 | 9-2026 | + / – |
| New Listings | 39 | **42** | + 7.7% | 400 | **424** | + 6.0% |
| Under Contract (includes Contingent and Pending) | 20 | **22** | + 10.0% | 286 | **306** | + 7.0% |
| Closed Sales | 23 | **30** | + 30.4% | 302 | **305** | + 1.0% |
| Median Sales Price* | $585,000 | **$637,000** | + 8.9% | $555,500 | **$610,000** | + 9.8% |
| Average Sales Price* | $633,648 | **$727,667** | + 14.8% | $610,653 | **$658,567** | + 7.8% |
| Percent of Original List Price Received* | 99.4% | **99.6%** | + 0.2% | 99.6% | **100.0%** | + 0.4% |
| Average Market Time | 31 | **26** | - 16.1% | 25 | **31** | + 24.0% |
| Inventory of Homes for Sale at Month End | 41 | **35** | - 14.6% | -- | -- | -- |

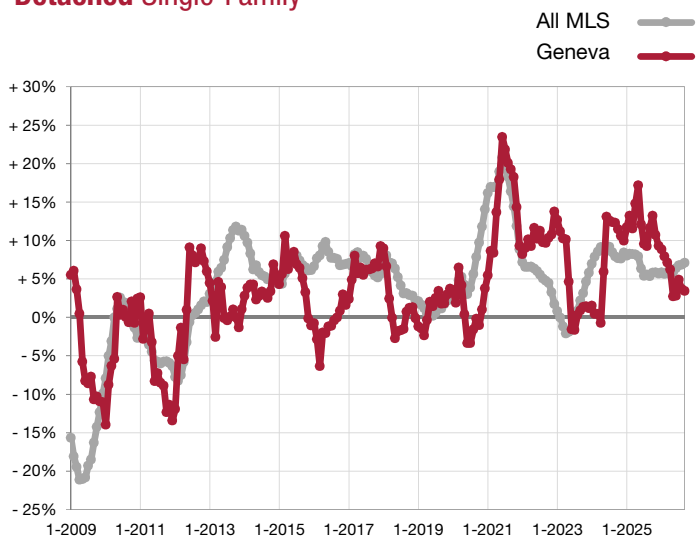
## Attached Single-Family

| | September | | | Trailing 12 Months | | |
|---|---|---|---|---|---|---|
| | 9-2025 | 9-2026 | + / – | 9-2025 | 9-2026 | + / – |
| New Listings | 10 | **22** | + 120.0% | 119 | **166** | + 39.5% |
| Under Contract (includes Contingent and Pending) | 9 | **8** | - 11.1% | 89 | **104** | + 16.9% |
| Closed Sales | 5 | **10** | + 100.0% | 95 | **93** | - 2.1% |
| Median Sales Price* | $400,000 | **$447,500** | + 11.9% | $375,000 | **$390,000** | + 4.0% |
| Average Sales Price* | $397,400 | **$470,965** | + 18.5% | $400,482 | **$420,688** | + 5.0% |
| Percent of Original List Price Received* | 99.7% | **99.4%** | - 0.3% | 100.5% | **99.6%** | - 0.9% |
| Average Market Time | 18 | **15** | - 16.7% | 21 | **29** | + 38.1% |
| Inventory of Homes for Sale at Month End | 10 | **26** | + 160.0% | -- | -- | -- |

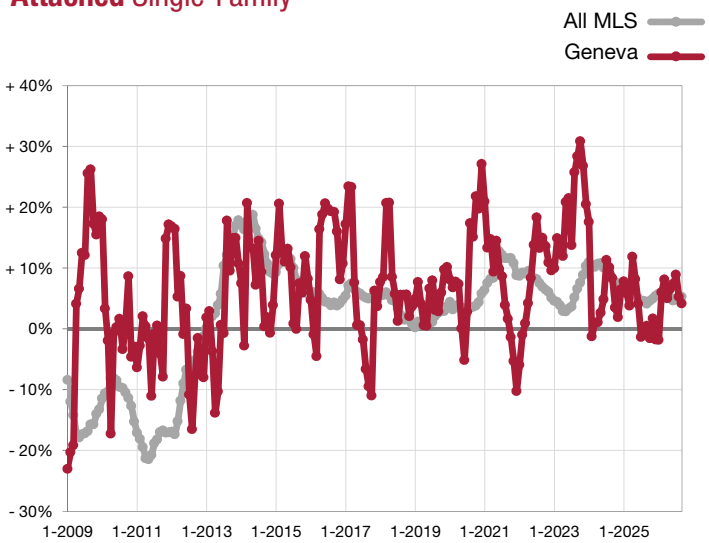
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.

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