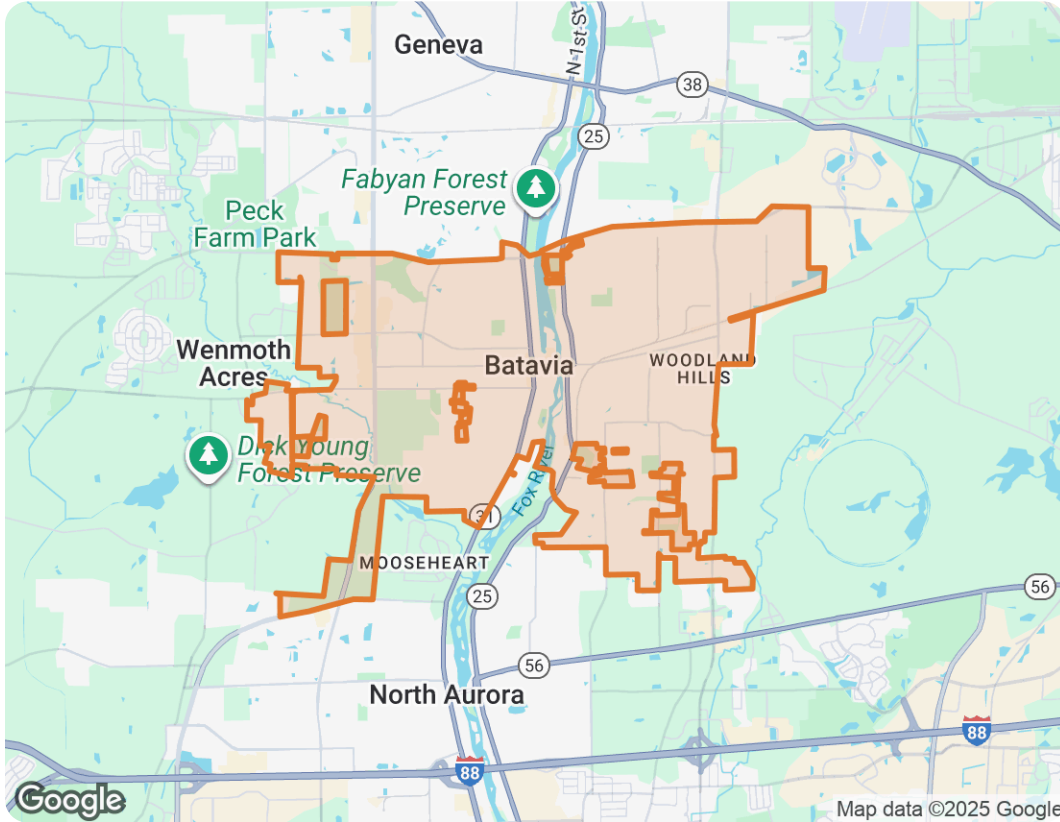


Batavia, Illinois



Nicholas Kein

ABR, SRES

📞 Work (630) 405-3855 | 📞 Work (630) 405-3855

✉️ nick@kombrink.com

🌐 www.onesourcesells.com



Market Trends

Market Trends for Batavia, Illinois

Single Family + Condo/Townhouse/Apt.

September 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

0.26

↓ 3.7% MoM

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

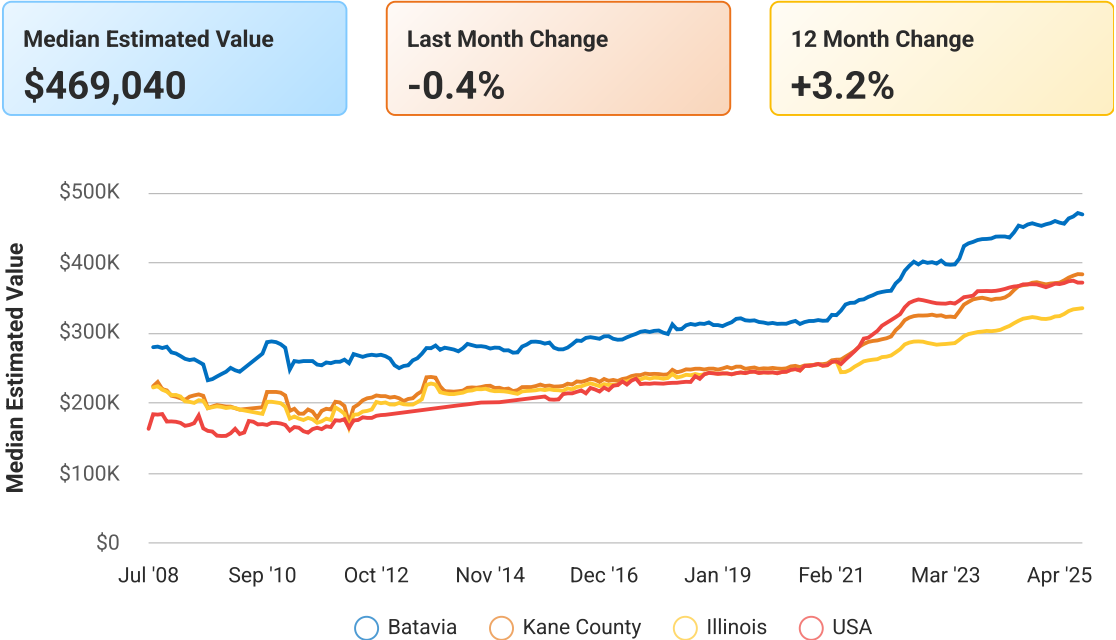
September 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2025 Active Listings

Batavia, Illinois

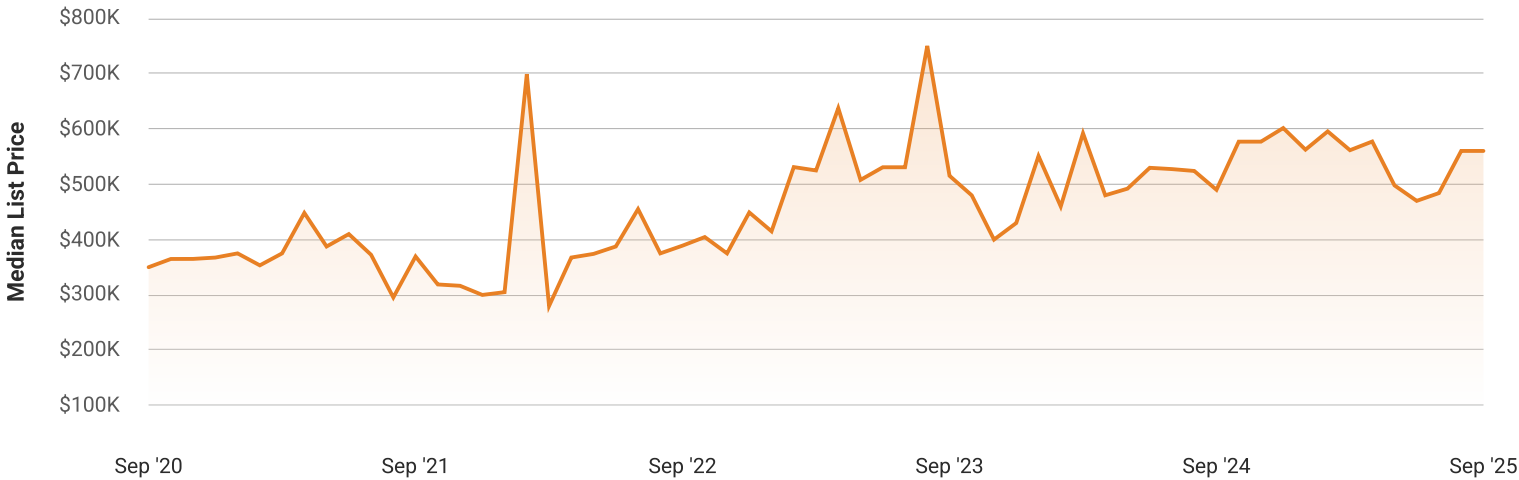
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$560,193

0% Month over Month



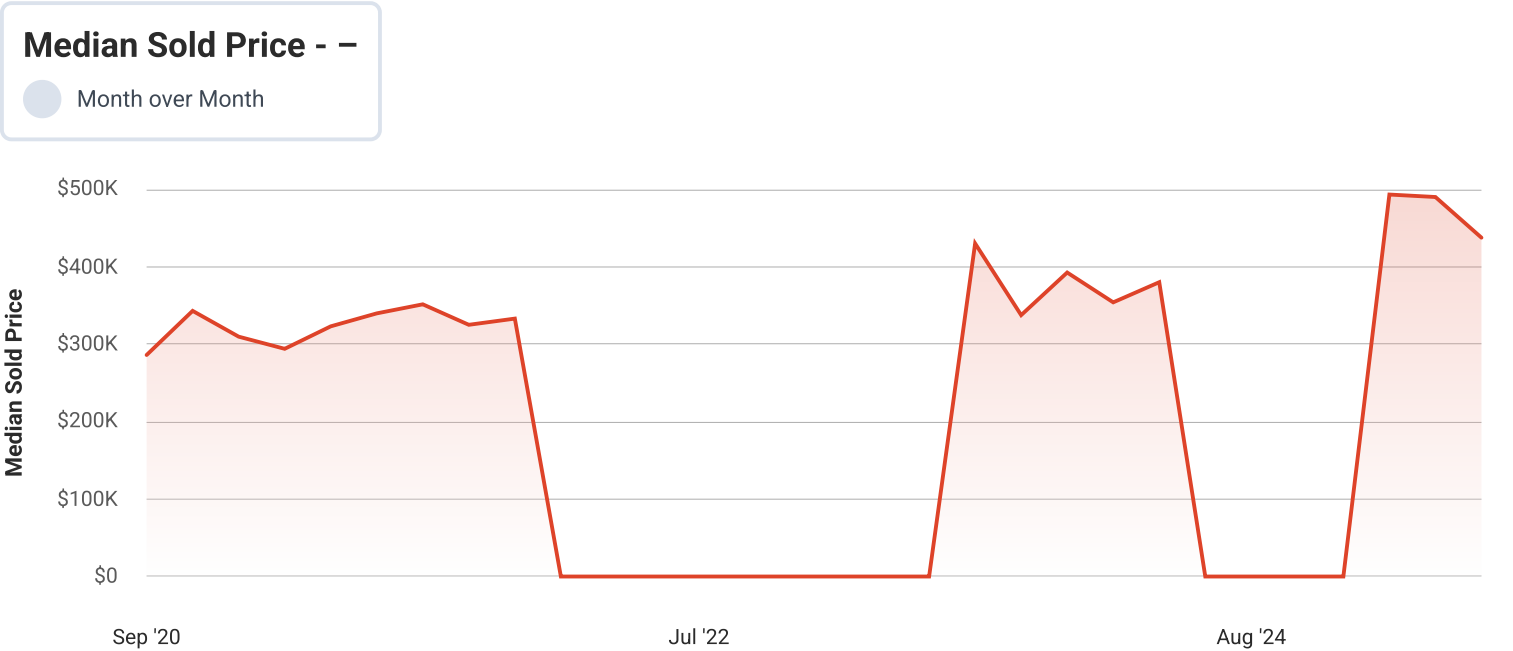
Sold Listings

Batavia, Illinois

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

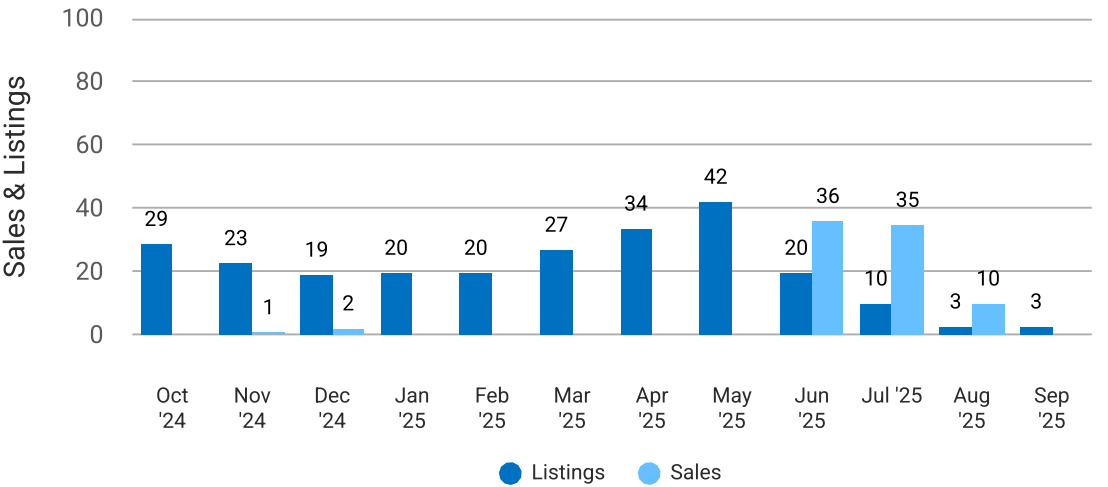


Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed
Update Frequency: Monthly



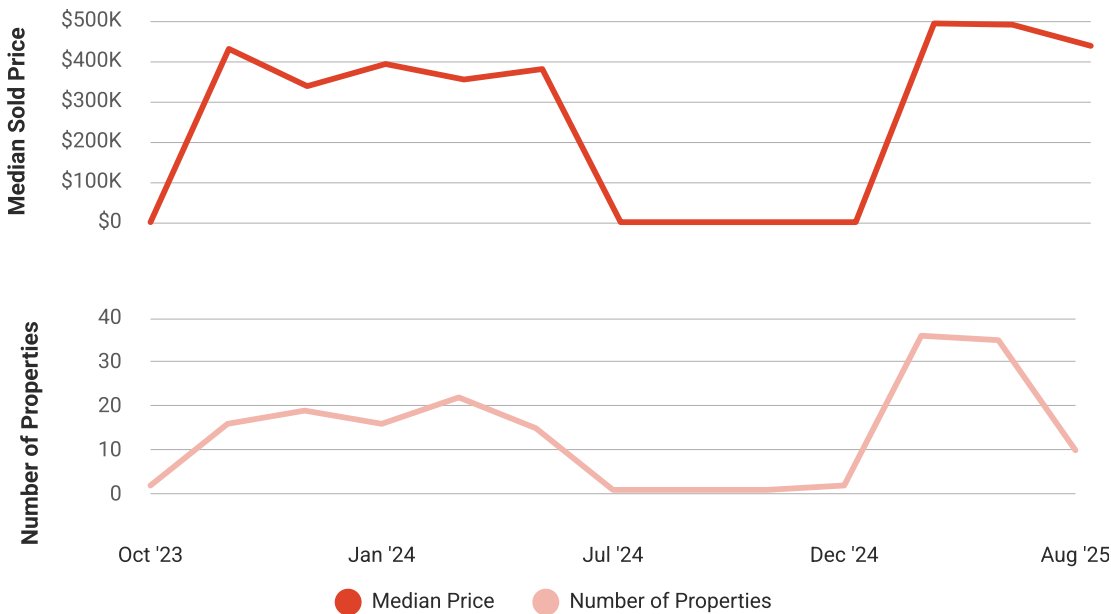
Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



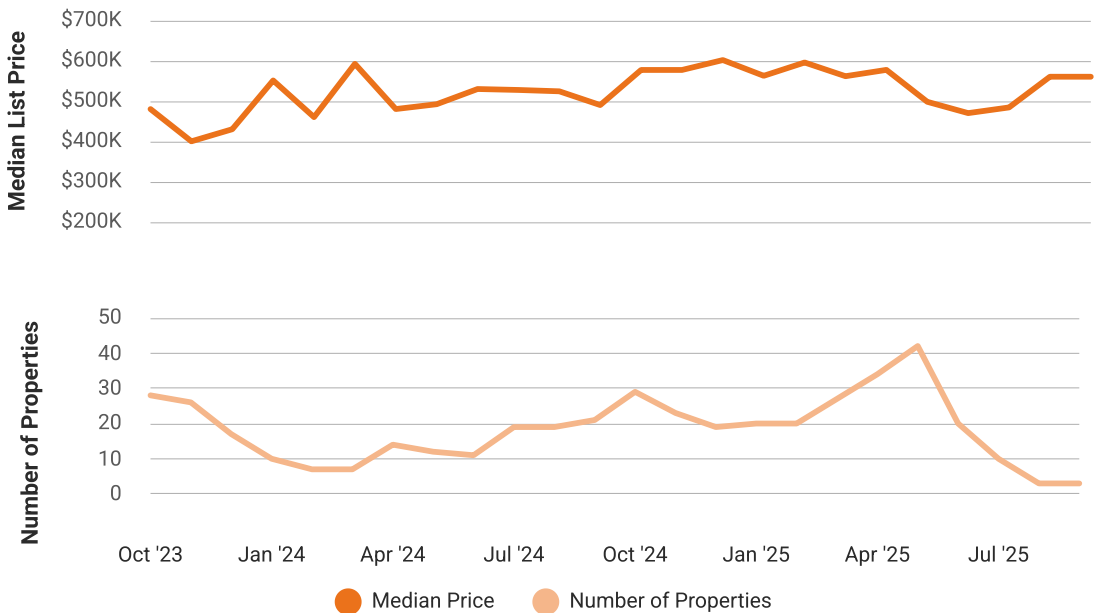
Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2025	\$469,040	\$471,010 -0.42%	\$463,360 +1.23%	\$454,680 +3.16%	\$429,840 +9.12%	\$397,810 +17.91%
Median Sold Price Last Updated: 9/30/2025	–	\$437,500	\$493,186	–	–	–
Median List Price Last Updated: 9/30/2025	\$560,193	\$560,193 0%	\$469,900 +19.22%	\$489,900 +14.35%	\$515,288 +8.71%	\$389,000 +44.01%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

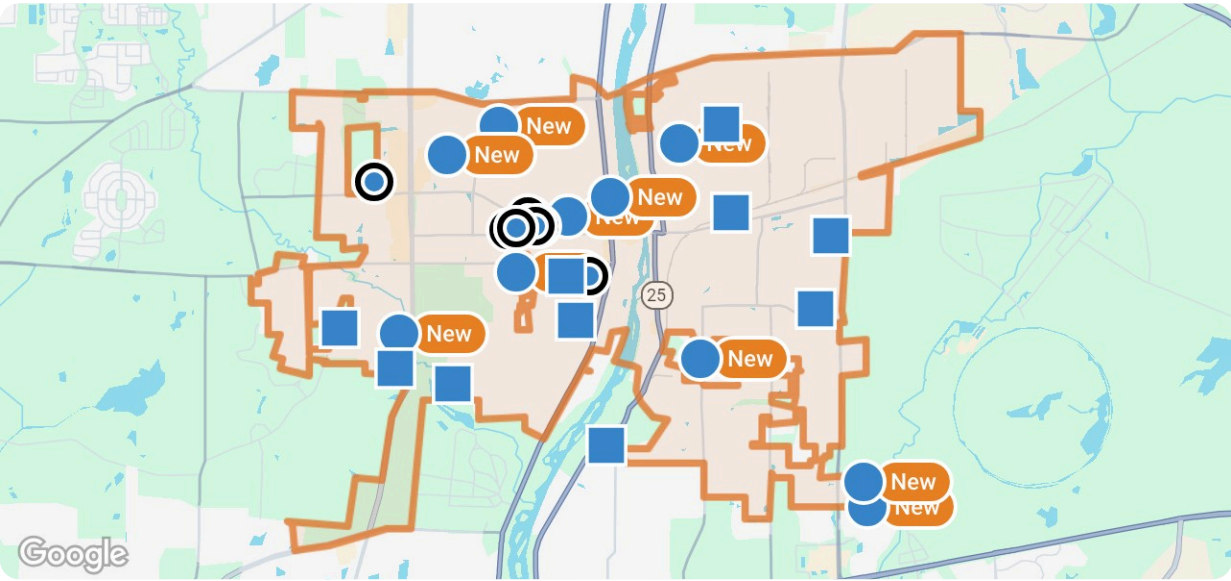
Change Types: New Listings, Pending, Closed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



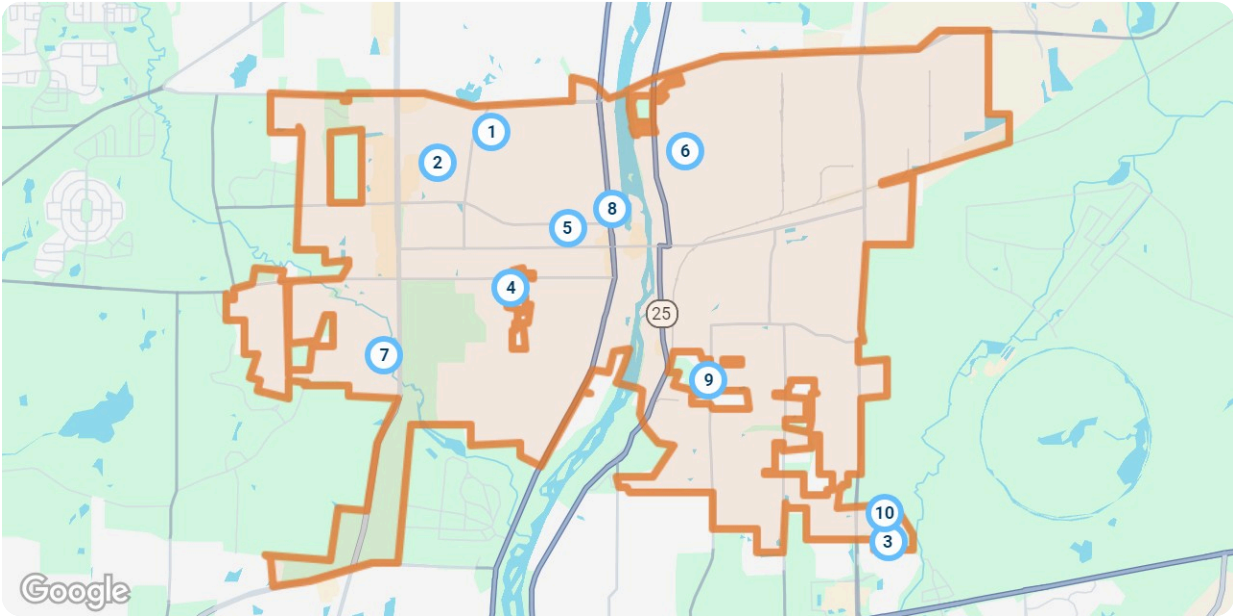
- Legend**
- For Sale
 - For Sale Pending
 - Recently Closed

	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	\$329,900	\$429,990	\$250,000
Median Listing Price / Est.Value	\$391,500	\$530,931	\$449,750
Highest Listing Price / Est.Value	\$900,000	\$700,000	\$919,000
Average Price / sqft	\$236	\$256	\$252
Median Price / sqft	\$219	\$237	\$235
Average Days in RPR	7	23	5
Median Days in RPR	6	4	5
Total Volume	\$4,547,598	\$5,499,271	\$5,120,790
Source	Listings	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 655 Blackhawk Dr Batavia, IL 60510 MLS ID: 12499746 ● Active / For Sale <i>Listing Courtesy of One Source Realty</i>	Single Family	4/4	2,485	0.25 acres	1989	10/20/2025 – days	\$519,900 \$209/sq ft
2	 467 Taubert Ave Batavia, IL 60510 MLS ID: 12498098 ● Active / For Sale <i>Listing Courtesy of RE/MAX All Pro - St Charles</i>	Single Family	4/3	2,253	1,385 sqft	1991	10/17/2025 3 days	\$555,000 \$246/sq ft
3	 1639 Bentz Way Batavia, IL 60510 MLS ID: 12498450 ● Active / For Sale <i>Listing Courtesy of Keller Williams Premiere Properties</i>	Single Family	3/3	1,894	–	2023	10/24/2025 -4 days	\$385,000 \$203/sq ft
4	 231 Evergreen Dr Batavia, IL 60510 MLS ID: 12489613 ● Active / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices Starck Real Estate</i>	Single Family	3/2	1,080	0.38 acres	1955	10/16/2025 4 days	\$398,000 \$369/sq ft
5	 125 N Jackson St Batavia, IL 60510 MLS ID: 12493387 ● Active / For Sale <i>Listing Courtesy of Keller Williams Infinity</i>	Single Family	3/1	1,223	10,545 sqft	1882	10/10/2025 10 days	\$339,999 \$278/sq ft

Market Activity Report

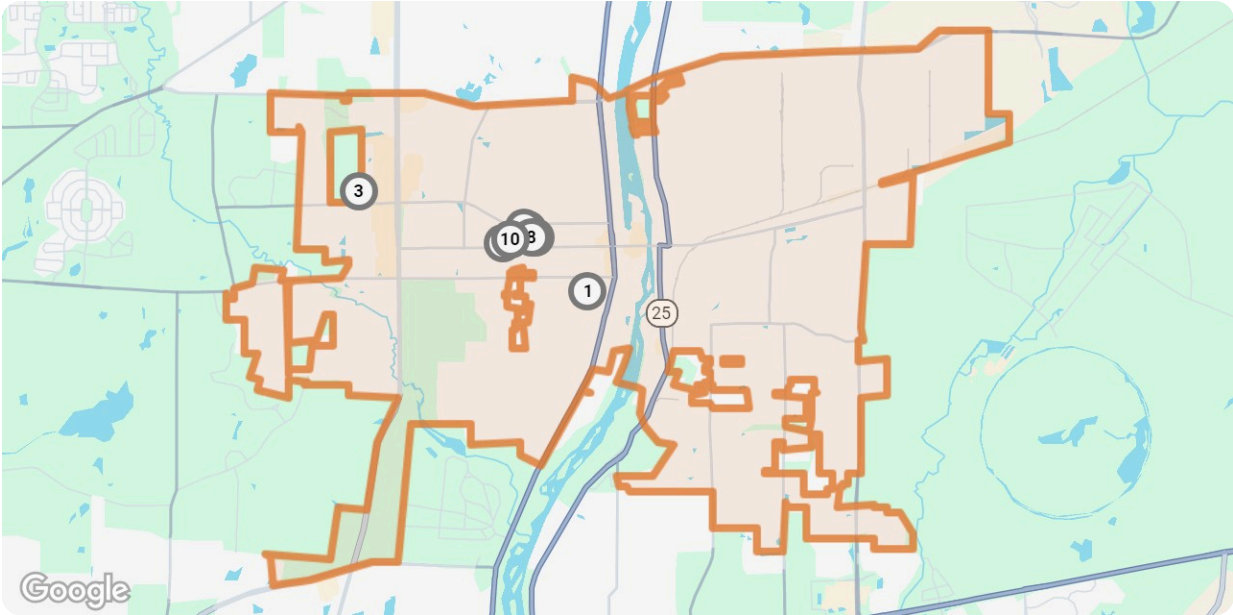
Batavia, Illinois



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6		317 Lake St Batavia, IL 60510 MLS ID: 12456794 ● Active / For Sale <i>Listing Courtesy of G Real Estate Co.</i>	Single Family	4/2	1,500	0.25 acres	1910	10/8/2025 12 days \$354,900 \$237/sq ft
7		884 Twin Elms Ln Batavia, IL 60510 MLS ID: 12494608 ● Active / For Sale <i>Listing Courtesy of Baird & Warner</i>	Single Family	4/4	4,676	0.31 acres	2000	10/15/2025 5 days \$900,000 \$192/sq ft
8		250 N Batavia Ave Batavia, IL 60510 MLS ID: 12482608 ● Active / For Sale <i>Listing Courtesy of Grandview Realty LLC</i>	Single Family	4/2	1,772	–	1900	9/27/2025 23 days \$329,900 \$186/sq ft
9		1111 Hart Rd Batavia, IL 60510 MLS ID: 12163239 ● Active / For Sale <i>Listing Courtesy of Wirtz Real Estate Group Inc.</i>	Single Family	4/2	1,744	0.39 acres	2001	10/14/2025 6 days \$399,900 \$229/sq ft
10		1548 Wind Energy Pass Batavia, IL 60510 MLS ID: 12495517 ● Active / For Sale <i>Listing Courtesy of Redfin Corporation</i>	Single Family	3/3	1,776	–	2022	10/14/2025 6 days \$364,999 \$206/sq ft

Pending

Source: Listings



Legend




















● Pending



Market Activity Report

Batavia, Illinois



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR	
1		426 Elm St Batavia, IL 60510 MLS ID: 12461506	Single Family	3/3	1,472	8,624 sqft 1989	9/3/2025	\$460,000 \$313/sq ft	9/7/2025 4 days
		 Pending / For Sale							
		Listing Courtesy of @properties Christie's International Real Estate							
2		41 Weirich Way, #77005 Batavia, IL 60510 MLS ID: 12441821	Single Family	3/3	2,097	– 2025	8/8/2025	\$429,990 \$205/sq ft	10/10/2025 63 days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
3		266 Branson Dr Batavia, IL 60510 MLS ID: 12455723	Single Family	2/2	1,963	– 2025	8/25/2025	\$621,581 \$317/sq ft	8/25/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
4		116 Furnas Dr Batavia, IL 60510 MLS ID: 12489234	Single Family	5/4	3,118	– 2025	10/6/2025	\$700,000 \$225/sq ft	10/6/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
5		128 Furnas Dr Batavia, IL 60510 MLS ID: 12470655	Single Family	4/3	2,774	– 2025	9/12/2025	\$668,960 \$241/sq ft	9/15/2025 3 days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
6		131 Furnas Dr Batavia, IL 60510 MLS ID: 12473239	Single Family	3/3	2,426	– 2025	9/16/2025	\$551,512 \$227/sq ft	9/16/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
7		918 Houston St Batavia, IL 60510 MLS ID: 12480960	Single Family	4/3	2,557	– 2025	9/25/2025	\$564,825 \$221/sq ft	9/25/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
8		934 Houston St Batavia, IL 60510 MLS ID: 12477988	Single Family	2/2	1,502	– 2025	9/22/2025	\$510,349 \$340/sq ft	9/22/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
9		1054 Houston St, #89004 Batavia, IL 60510 MLS ID: 12464793	Single Family	3/3	2,097	– 2025	9/5/2025	\$492,054 \$235/sq ft	9/5/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							
10		1058 Houston St, #74003 Batavia, IL 60510 MLS ID: 12481117	Single Family	3/3	2,097	– 2025	9/25/2025	\$500,000 \$238/sq ft	9/25/2025 – days
		 Pending / For Sale							
		Listing Courtesy of Twin Vines Real Estate Svcs							



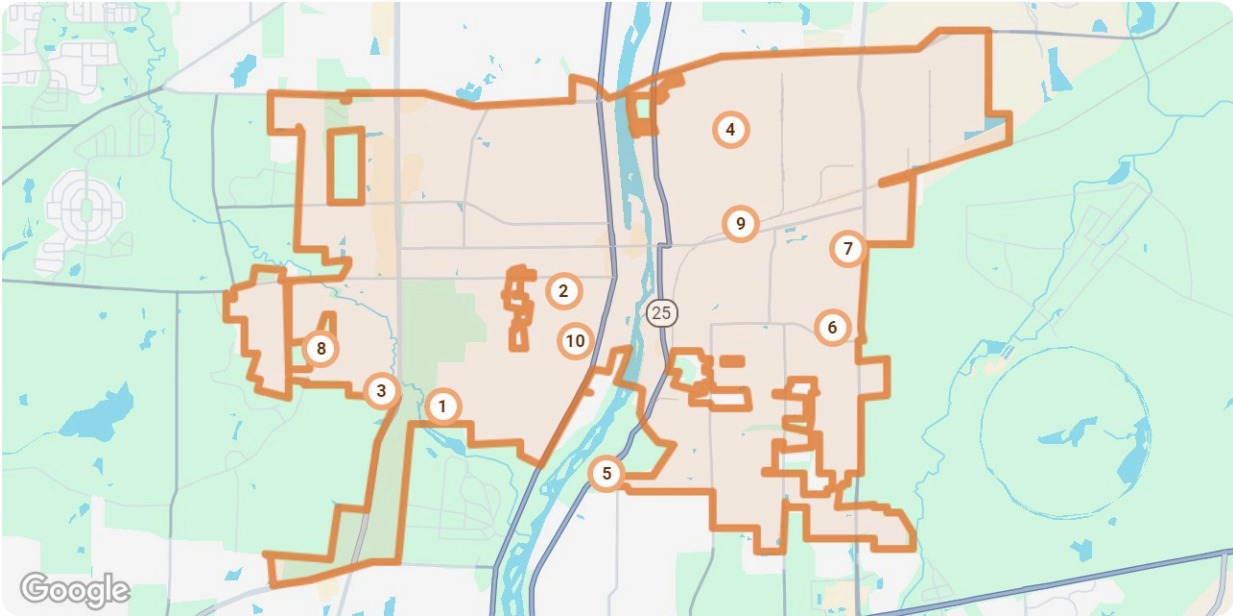
Market Activity Report

Batavia, Illinois



Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <div>1306 McClurg Dr Batavia, IL 60510 MLS ID: 12446928 Closed / For Sale</div> <div>Courtesy of Option Premier LLC</div>	Single Family	4/4	2,650	9,600 sqft 2006	10/15/2025 1 day	\$617,500 \$233/sq ft	↑ 2.93%
2	 <div>305 S Jackson St Batavia, IL 60510 MLS ID: 12465945 Closed / For Sale</div> <div>Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	2/2	1,058	3,800 sqft 1970	9/26/2025 1 day	\$250,000 \$236/sq ft	↑ 4.6%
3	 <div>1147 Twin Elms Ln Batavia, IL 60510 MLS ID: 12437265 Closed / For Sale</div> <div>Courtesy of Realty One Group Excel</div>	Single Family	4/4	3,766	0.26 acres 2003	10/17/2025 11 days	\$919,000 \$244/sq ft	↓ 3.16%
4	 <div>722 Maves Dr Batavia, IL 60510 MLS ID: 12465011 Closed / For Sale</div> <div>Courtesy of CARMARC Realty Group</div>	Single Family	4/4	2,200	0.3 acres 1993	10/17/2025 9 days	\$475,000 \$216/sq ft	↓ 2.46%
5	 <div>2S880 Shagbark Dr Batavia, IL 60510 MLS ID: 12438048 Closed / For Sale</div> <div>Courtesy of @properties Christie's International Real Estate</div>	Single Family	4/3	2,100	1.04 acres 1971	10/15/2025 5 days	\$380,290 \$181/sq ft	↑ 1.41%



Closed: 10 properties			Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6		846 Mandrake Dr Batavia, IL 60510 Closed / Public Record	Single Family	4/–	1,641	0.35 acres 1979	9/26/2025 – days	\$449,500 \$273/sq ft	–
7		230 Woodland Hills Rd Batavia, IL 60510 Closed / Public Record	Single Family	4/–	2,436	0.49 acres 1963	9/26/2025 – days	\$450,000 \$181/sq ft	–
8		2559 Bird Ln Batavia, IL 60510 Closed / Public Record	Single Family	4/–	4,220	0.3 acres 2001	10/6/2025 – days	\$815,000 \$205/sq ft	–
9		202 N Forest Ave Batavia, IL 60510 Closed / Public Record	Single Family	4/–	1,000	0.3 acres 1964	10/6/2025 – days	\$394,500 \$376/sq ft	–
10		732 S Jackson St Batavia, IL 60510 Closed / Public Record	Single Family	3/–	1,022	0.28 acres 1948	10/6/2025 – days	\$370,000 \$326/sq ft	–

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

