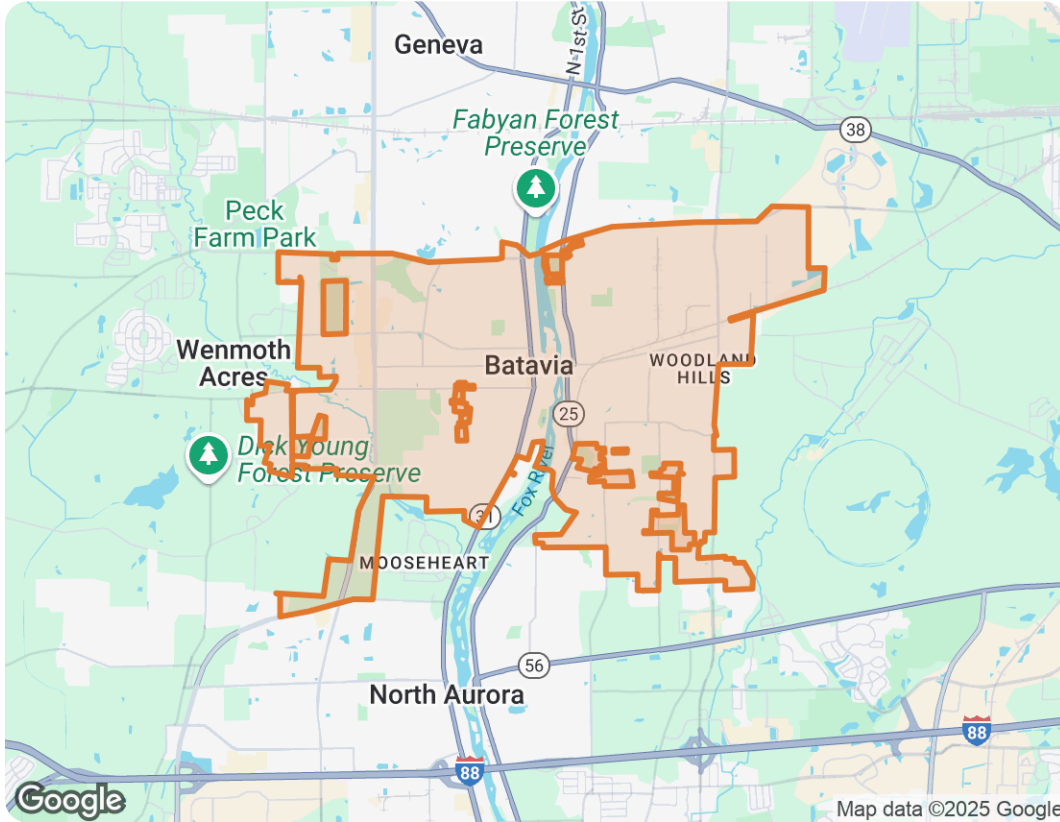


## Batavia, Illinois



### Nicholas Kein

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# Market Trends

## Market Trends for Batavia, Illinois

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

1.22

↑ 11.93% MoM

Sold to List Price %

101%

↑ 1.79% MoM

Median Days in RPR

24

↑ 118.18% MoM

Median Sold Price

\$491,250

↑ 29.28% MoM

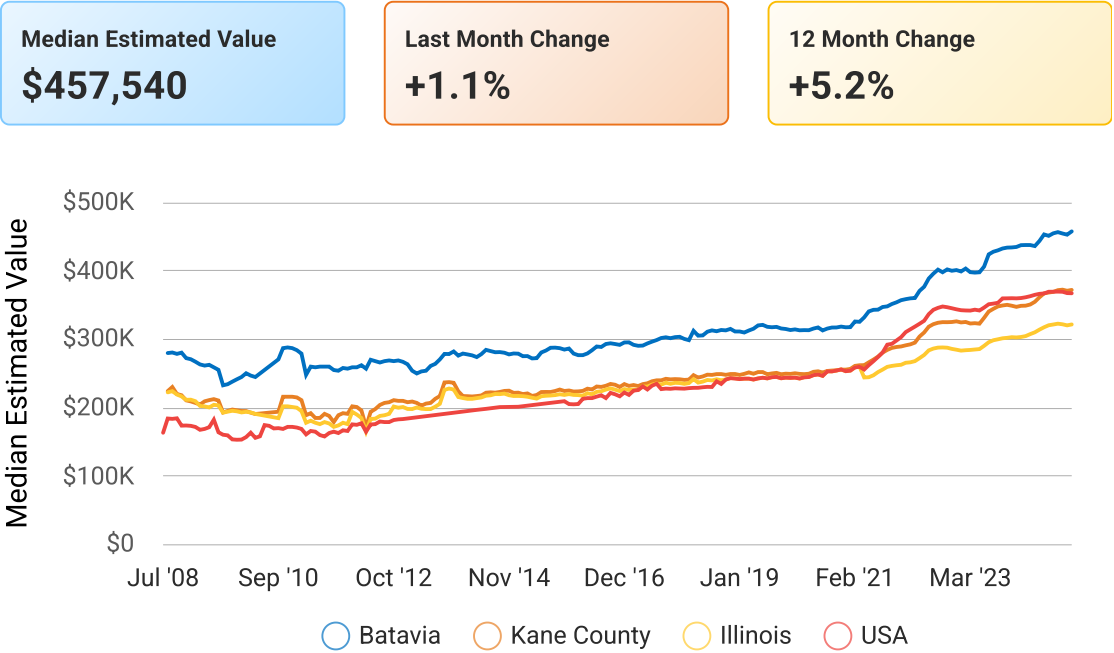
## January 2025 Median Estimated Property Value

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



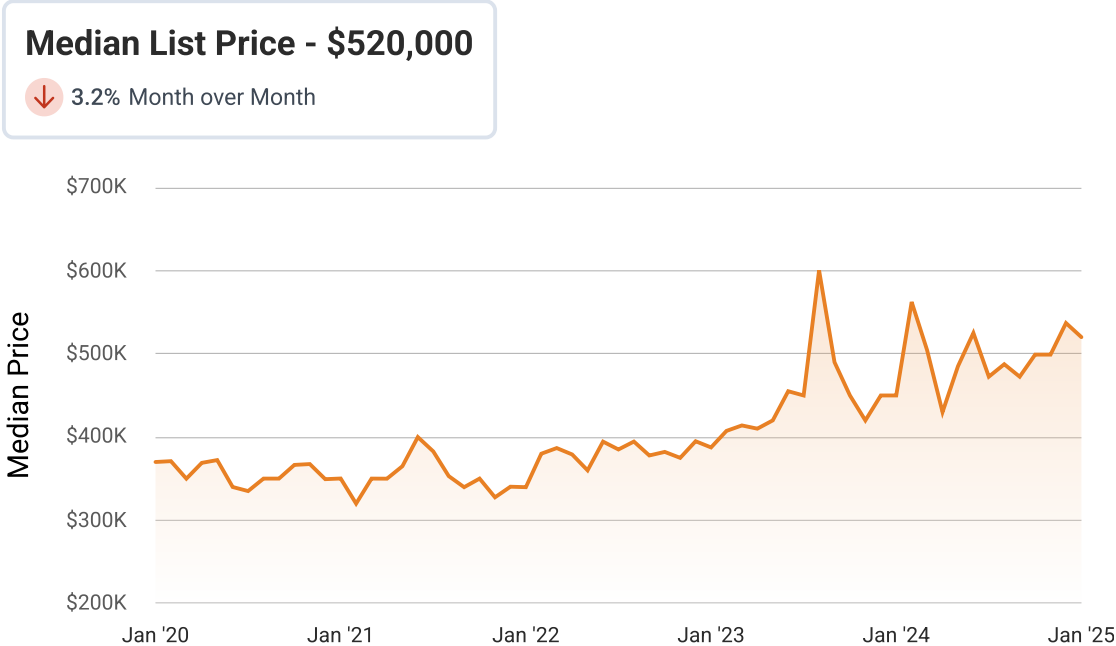
## Active Listings

### 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



## 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



# 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: 1/31/2025	–	\$452,730 +1.06%	\$456,420 +0.25%	\$434,750 +5.24%	\$398,980 +14.68%	\$358,530 +27.62%
Median Sold Price Last Updated: 1/31/2025	–	\$355,000 +43.87%	\$425,000 +20.18%	\$372,500 +37.11%	\$300,000 +70.25%	\$321,000 +59.11%
Median List Price Last Updated: 1/31/2025	–	\$536,950 -3.16%	\$499,000 +4.21%	\$449,900 +15.58%	\$387,450 +34.21%	\$339,666 +53.09%

**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 Filters Selected

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 90

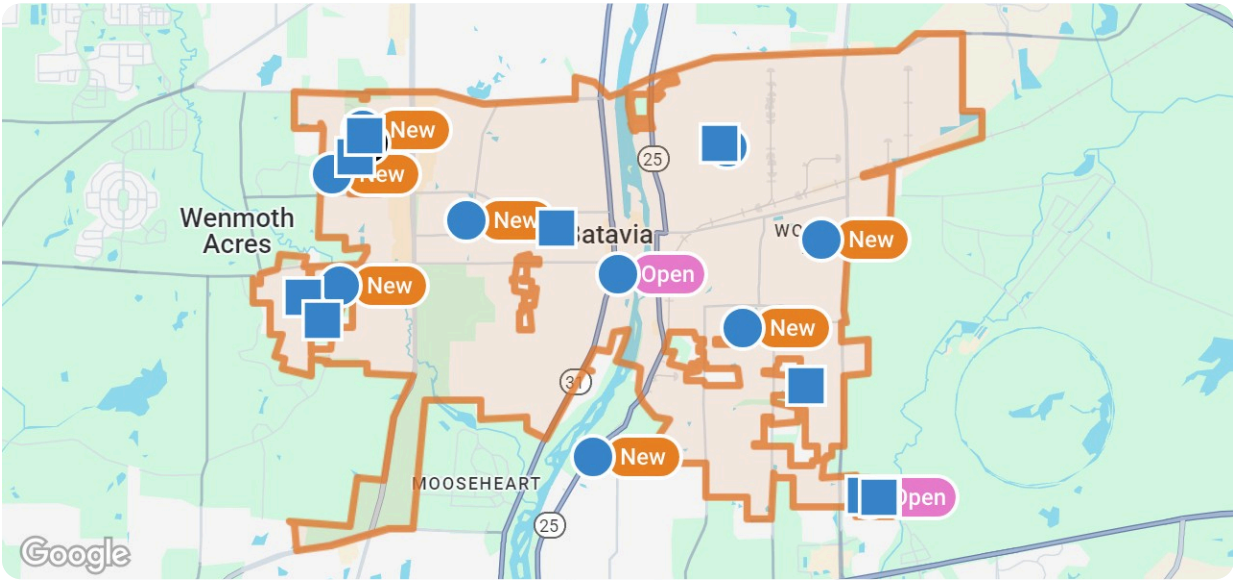
**Change Types:** New Listings, Pending, Closed

**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size (acre): Any, Year Built: Any

## Summary

For Sale Activity in the Last 3 Months



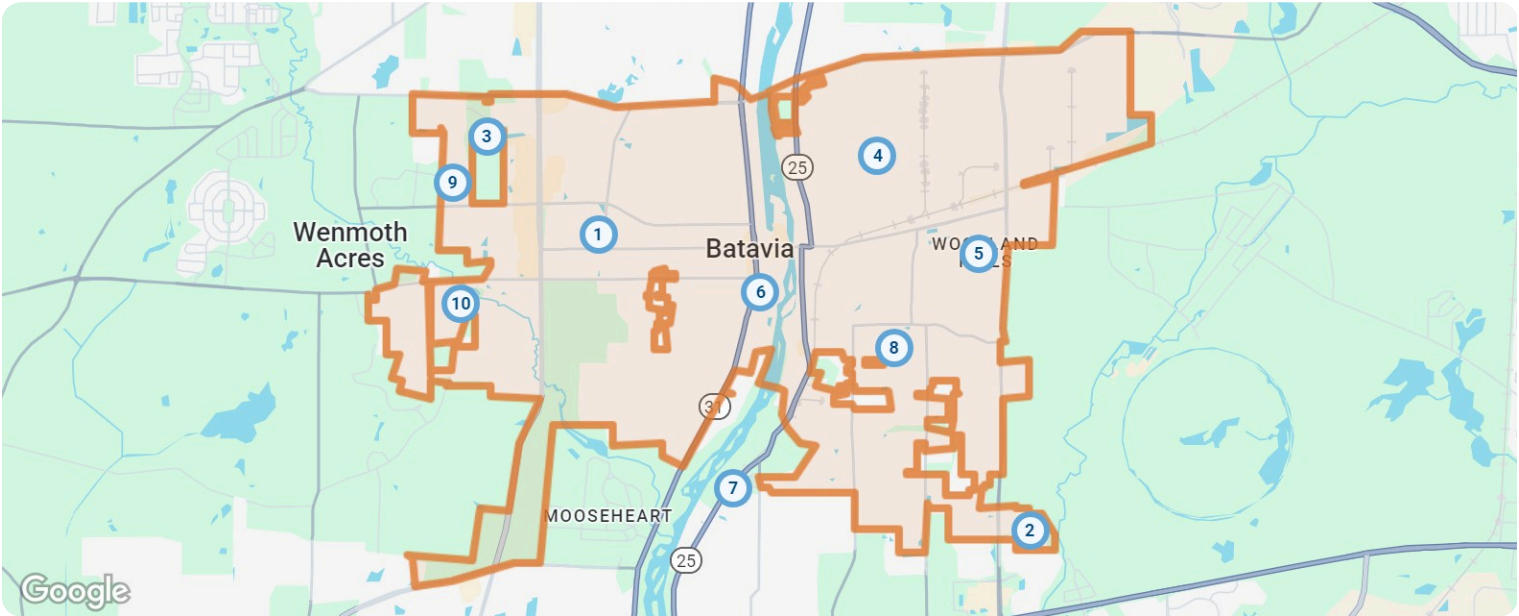
- Legend**
- For Sale
  - For Sale Pending
  - Recently Closed


	New	Pending	Closed
Number of Properties	10	1	10
Lowest Listing Price / Est.Value	\$315,000	\$608,081	\$375,000
Median Listing Price / Est.Value	\$467,500	\$608,081	\$426,500
Highest Listing Price / Est.Value	\$1,299,000	\$608,081	\$999,000
Average Price / sqft	\$204	\$212	\$205
Median Price / sqft	\$193	\$212	\$193
Average Days in RPR	19	86	98
Median Days in RPR	7	86	62
Total Volume	\$5,492,893	\$608,081	\$5,477,826
Source	Listings	Listings	Public Records & Listings

## Property Details

New

Source: Listings



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	 <div>1430 Clybourne St Batavia, IL 60510 MLS ID: 12278427 ● Active / For Sale <i>Listing Courtesy of Baird &amp; Warner Fox Valley - Geneva</i></div>	Single Family	3/3	1,738	&ndash;	1991	2/12/2025 1 day	\$315,000 \$181/sq ft
2	 <div>2002 Stuttle Rd Batavia, IL 60510 MLS ID: 12277797 ● Active / For Sale <i>Listing Courtesy of john greene, Realtor</i></div>	Single Family	3/3	2,175	&ndash;	2021	2/12/2025 1 day	\$410,000 \$189/sq ft
3	 <div>668 Branson Dr Batavia, IL 60510 MLS ID: 12286342 ● Active / For Sale <i>Listing Courtesy of Twin Vines Real Estate Svcs</i></div>	Single Family	4/3	3,169	&ndash;	2025	2/7/2025 6 days	\$660,993 \$209/sq ft
4	 <div>747 Lake Ct Batavia, IL 60510 MLS ID: 12168897 ● Active Under Contract / For Sale <i>Listing Courtesy of Coldwell Banker Realty</i></div>	Single Family	4/3	2,128	0.25 acres	1979	9/20/2024 146 days	\$354,900 \$167/sq ft
5	 <div>326 Meadowrue Ln Batavia, IL 60510 MLS ID: 12285183 ● Active / For Sale <i>Listing Courtesy of eXp Realty, LLC</i></div>	Single Family	3/3	1,452	0.44 acres	1977	2/4/2025 9 days	\$360,000 \$248/sq ft



Market Activity Report

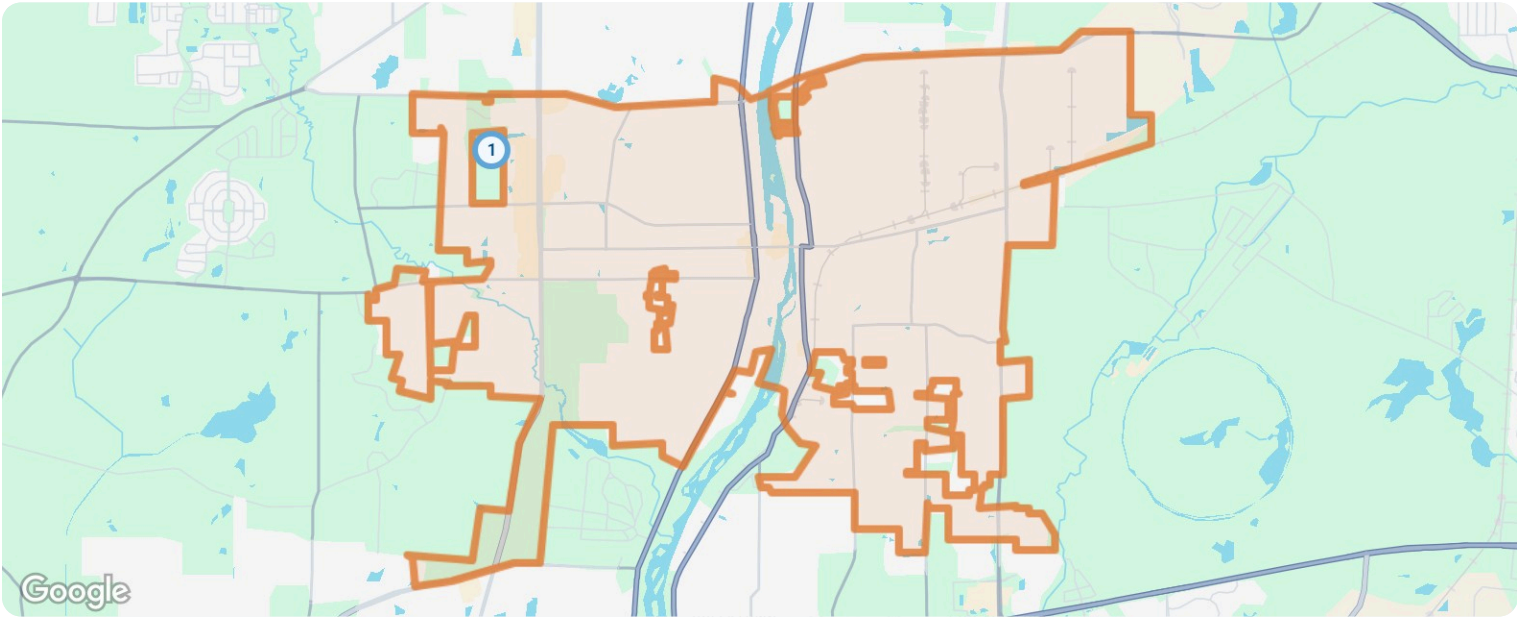
# Batavia, Illinois



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		Single Family	4/2	1,774	3,060 sq ft	1900	2/12/2025 1 day	\$319,000 \$180/sq ft
	<b>217 Elm St Batavia, IL 60510</b> MLS ID: 12289808							
	● Active / For Sale							
Listing Courtesy of Legacy Properties, A Sarah Leonard Company, LLC								
7		Single Family	6/5	3,381	0.5 acres	1977	2/5/2025 8 days	\$525,000 \$155/sq ft
	<b>2S964 Shagbark Dr Batavia, IL 60510</b> MLS ID: 12279917							
	● Active / For Sale							
Listing Courtesy of RE/MAX All Pro - St Charles								
8		Single Family	4/3	2,781	0.29 acres	1993	2/6/2025 7 days	\$550,000 \$198/sq ft
	<b>957 Lund Ln Batavia, IL 60510</b> MLS ID: 12285883							
	● Active / For Sale							
Listing Courtesy of Baird & Warner Fox Valley - Geneva								
9		Single Family	5/4	3,055	0.33 acres	2003	2/10/2025 3 days	\$699,000 \$229/sq ft
	<b>2574 Spring Green Way Batavia, IL 60510</b> MLS ID: 12287824							
	● Active / For Sale							
Listing Courtesy of Keller Williams Inspire - Geneva								
10		Single Family	4/5	4,539	0.48 acres	2019	2/4/2025 9 days	\$1,299,000 \$286/sq ft
	<b>410 Joslyn Way Batavia, IL 60510</b> MLS ID: 12175254							
	● Active / For Sale							
Listing Courtesy of RE/MAX Suburban								

## Pending

Source: Listings





Market Activity Report

# Batavia, Illinois

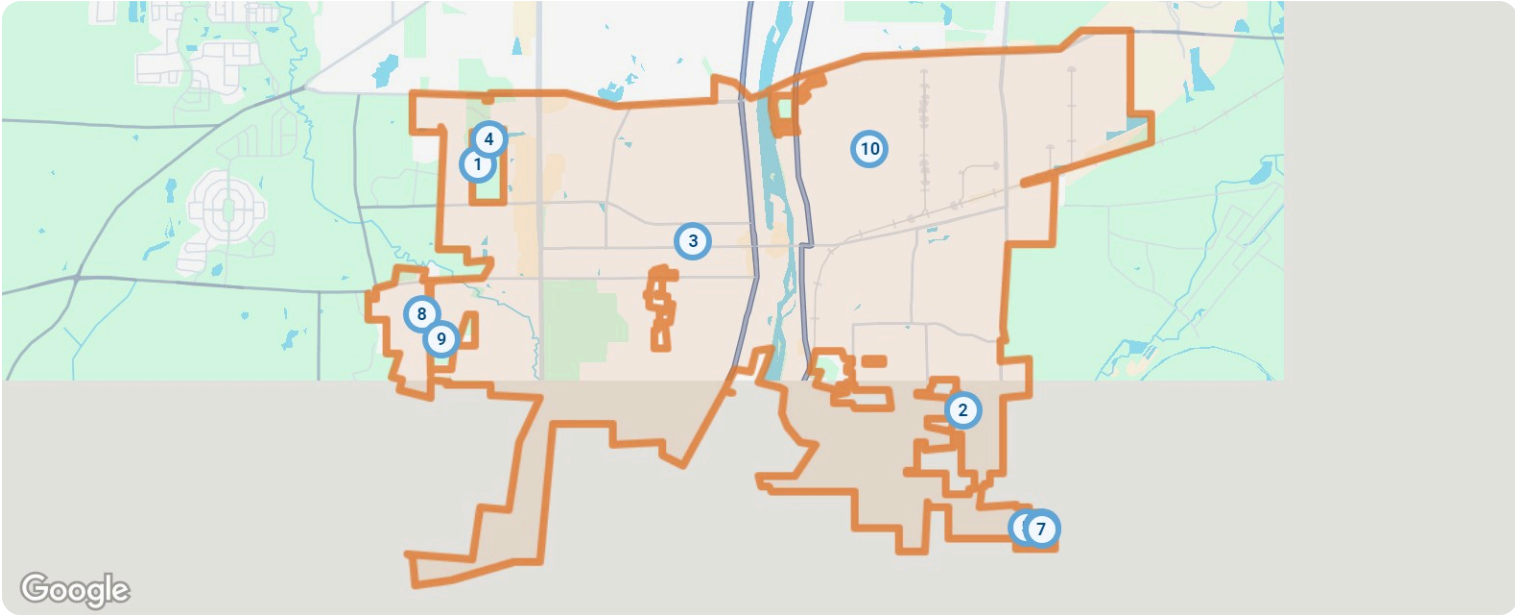


Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
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1		<b>552 Freedlund Ct</b> <b>Batavia, IL 60510</b> MLS ID: 12213275	Single Family	4/3	2,875	&ndash; 2024	11/19/2024	\$608,081 \$212/sq ft	11/25/2024 86 days
	 Pending / For Sale								
	Listing Courtesy of Twin Vines Real Estate Svcs								

## Closed

Source: Public Records and Listings



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 %
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1		<b>368 Schroeder Trl</b> <b>Batavia, IL 60510</b> MLS ID: 12067361 <div><div></div> Closed / For Sale</div>	Single Family	5/3	3,263	&ndash; 2024	2/12/2025 258 days	\$692,292 \$212/sq ft	<div><div></div></div> 1.39%
Courtesy of Twin Vines Real Estate Svcs									
2		<b>1170 Hanover Dr</b> <b>Batavia, IL 60510</b> MLS ID: 12259379 <div><div></div> Closed / For Sale</div>	Single Family	3/3	1,718	10,018 sq ft 1987	2/12/2025 54 days	\$438,000 \$255/sq ft	<div><div></div></div> 2.67%
Courtesy of One Source Realty									
3		<b>16 N Mallory Ave</b> <b>Batavia, IL 60510</b> MLS ID: 12261070 <div><div></div> Closed / For Sale</div>	Single Family	3/2	1,296	7,017 sq ft 1930	2/4/2025 28 days	\$382,000 \$295/sq ft	<div><div></div></div> 1.87%
Courtesy of HomeSmart Connect LLC									
4		<b>665 Branson Dr</b> <b>Batavia, IL 60510</b> MLS ID: 12020895 <div><div></div> Closed / For Sale</div>	Single Family	4/3	3,126	&ndash; 2024	1/10/2025 281 days	\$631,534 \$202/sq ft	<div><div></div></div> 0.8%
Courtesy of Twin Vines Real Estate Svcs									











Market Activity Report

# Batavia, Illinois

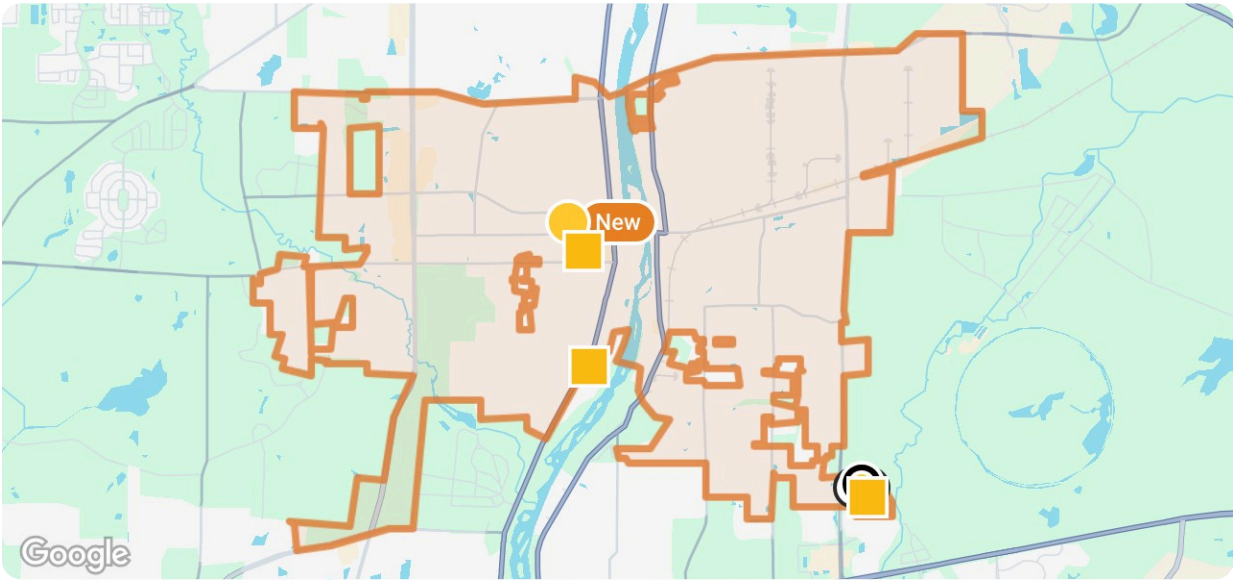


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
5	 1603 Sager Way Batavia, IL 60510 MLS ID: 12163537 Closed / For Sale <i>Courtesy of PRG Group, LLC</i>	Single Family	3/3	2,221	&ndash; 2022	12/11/2024 86 days	\$390,000 \$176/sq ft	↓ 2.48%
6	 1755 Carlstedt Dr Batavia, IL 60510 MLS ID: 12217552 Closed / For Sale <i>Courtesy of Jameson Sotheby's International Realty</i>	Single Family	3/3	2,275	&ndash; 2020	12/30/2024 34 days	\$415,000 \$182/sq ft	↓ 1.19%
7	 1773 Carlstedt Dr Batavia, IL 60510 MLS ID: 12158934 Closed / For Sale <i>Courtesy of Century 21 Circle</i>	Single Family	3/3	2,221	&ndash; 2020	11/21/2024 69 days	\$380,000 \$171/sq ft	↓ 2.54%
8	 538 Lusted Ln Batavia, IL 60510 MLS ID: 12214940 Closed / For Sale <i>Courtesy of The HomeCourt Real Estate</i>	Single Family	5/5	6,488	0.36 acres 2005	2/6/2025 76 days	\$999,000 \$154/sq ft	–
9	 2648 Barker Dr Batavia, IL 60510 MLS ID: 12212596 Closed / For Sale <i>Courtesy of Village Realty, Inc.</i>	Single Family	4/5	3,600	0.33 acres 2019	1/10/2025 52 days	\$775,000 \$215/sq ft	–
10	 806 Hamlet St Batavia, IL 60510 MLS ID: 12192838 Closed / For Sale <i>Courtesy of @properties Christie's International Real Estate</i>	Single Family	3/2	2,031	0.56 acres 1970	12/4/2024 42 days	\$375,000 \$185/sq ft	↑ 7.14%



## Summary

For Lease Activity in the Last 3 Months



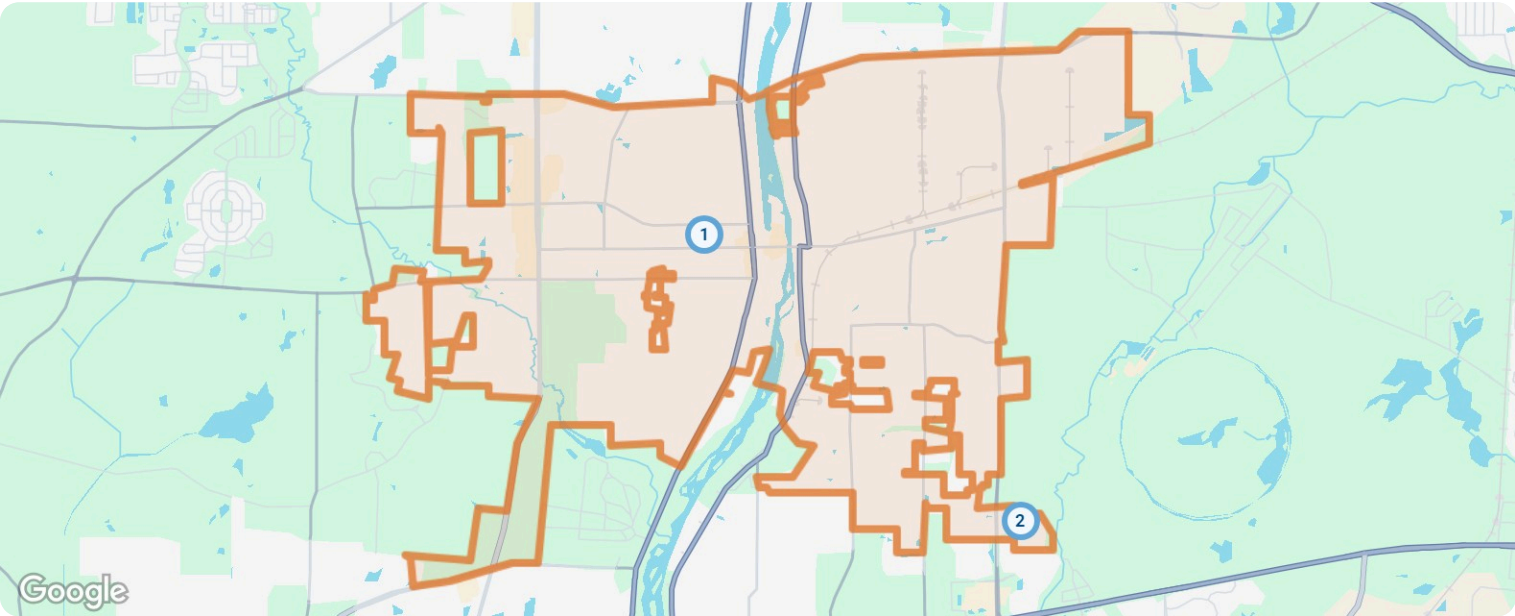
- Legend**
- For Lease
  - For Lease Pending
  - Recently Leased

	New	Pending	Closed
Number of Properties	2	1	4
Lowest Listing Price / Est.Value	\$1,800	\$2,700	–
Median Listing Price / Est.Value	\$2,250	\$2,700	–
Highest Listing Price / Est.Value	\$2,700	\$2,700	–
Average Price / sqft	\$2	\$2	–
Median Price / sqft	\$2	\$2	–
Average Days in RPR	34	42	18
Median Days in RPR	34	42	12
Total Volume	\$4,500	\$2,700	–
Source	Listings	Listings	Public Records & Listings

## Property Details

New

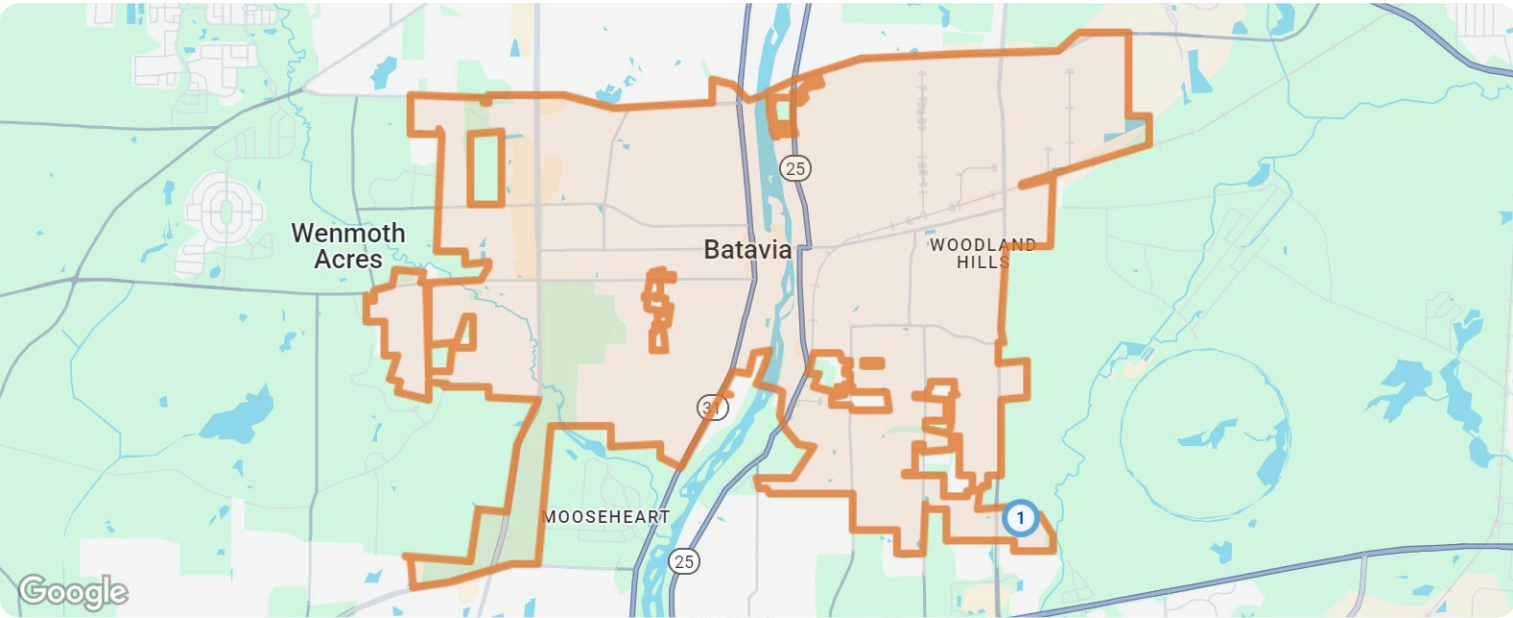
Source: Listings




New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <div><b>613 Houston St, #613</b> <b>Batavia, IL 60510</b> MLS ID: 12221065 ● Active / For Lease</div> <div>Courtesy of Exit Realty Redefined</div>	Single Family	3/2	1,300	&ndash;	–	12/13/2024 62 days	\$1,800 mo. \$1/sq ft
2	 <div><b>2009 Stuttle Rd, #2009</b> <b>Batavia, IL 60510</b> MLS ID: 12286839 ● Active / For Lease</div> <div>Courtesy of RE/MAX Suburban</div>	Single Family	3/3	1,400	&ndash;	2020	2/8/2025 5 days	\$2,700 mo. \$2/sq ft

## Pending

Source: Listings

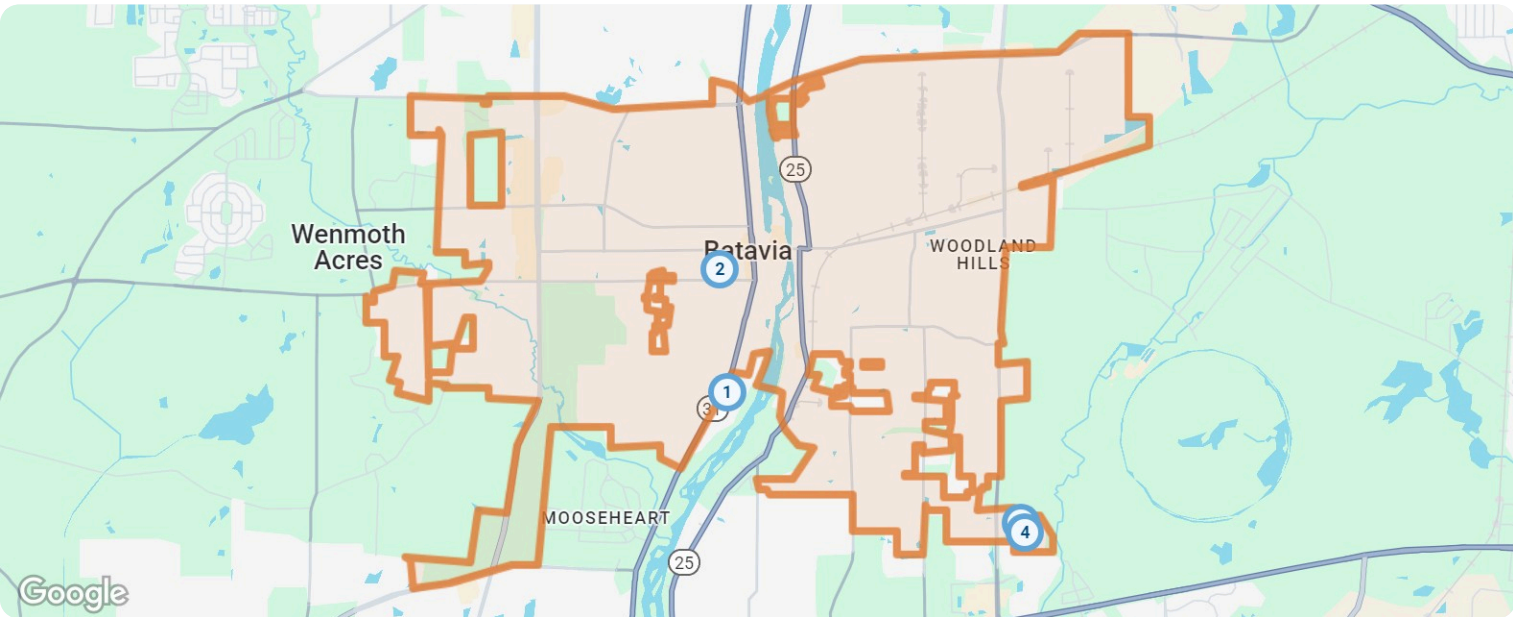


Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		1531 Wind Energy Pass Batavia, IL 60510 MLS ID: 12262905 ● Pending / For Lease	Single Family	3/3	1,591	&ndash; 2022	1/2/2025 \$2,700 mo. \$2/sq ft	2/1/2025 42 days


Courtesy of Baird & Warner Fox Valley - Geneva

## Closed

Source: Public Records and Listings





Closed: 4 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	 <b>1128 S Batavia Ave</b> <b>Batavia, IL 60510</b> MLS ID: 12218571 Closed / For Lease <i>Courtesy of EverBright Realty</i>	Single Family	3/2	2,622	&ndash; 1941	12/7/2024 8 days	– \$1/sq ft	–
2	 <b>107 S Jefferson St</b> <b>Batavia, IL 60510</b> MLS ID: 12213587 Closed / For Lease <i>Courtesy of Coldwell Banker Realty</i>	Single Family	3/3	2,290	&ndash; 1865	12/7/2024 15 days	– \$1/sq ft	–
3	 <b>2009 Stuttle Rd, #2009</b> <b>Batavia, IL 60510</b> MLS ID: 12258980 Closed / For Lease <i>Courtesy of RE/MAX Suburban</i>	Single Family	3/3	1,400	&ndash; 2020	2/1/2025 44 days	– \$2/sq ft	–
4	 <b>1990 Stuttle Rd, #1990</b> <b>Batavia, IL 60510</b> MLS ID: 12208749 Closed / For Lease <i>Courtesy of @properties Christie's International Real Estate</i>	Single Family	3/3	2,221	&ndash; 2021	11/20/2024 6 days	– \$1/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).

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