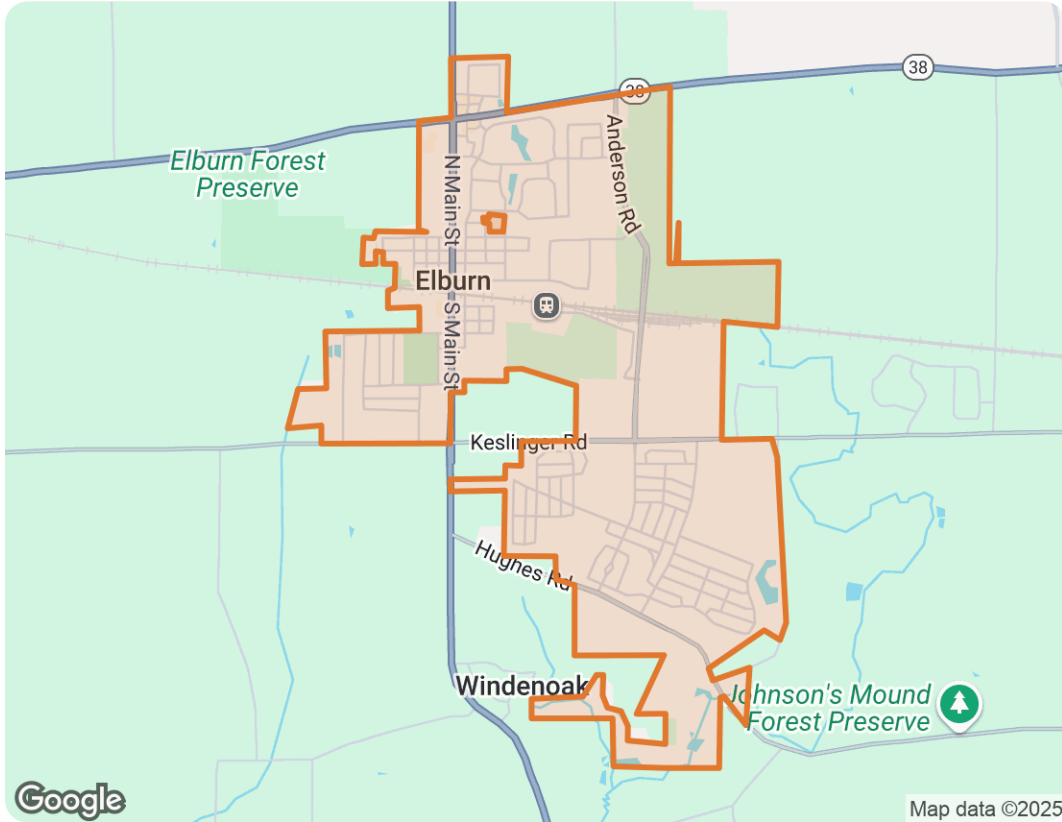


Elburn, Illinois



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Market Trends

Market Trends for Elburn, Illinois

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.12

↑ 21.14% MoM

Sold to List Price %

99.7%

↑ 0.14% MoM

Median Days in RPR

15

↓ 66.67% MoM

Median Sold Price

\$475,000

↓ 17.39% MoM

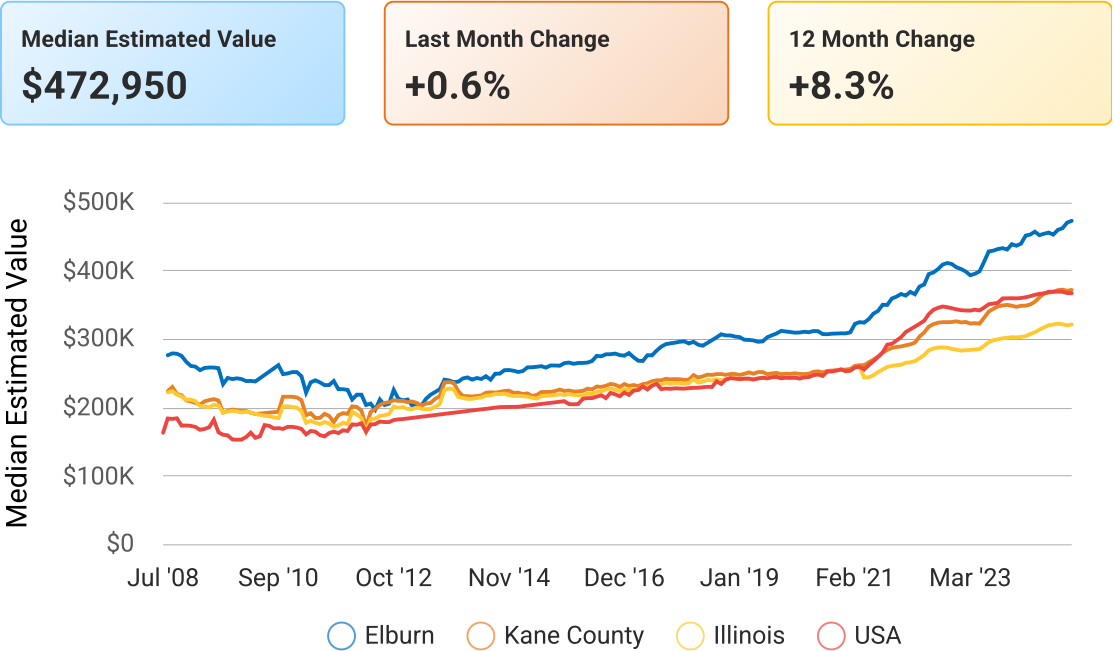
January 2025 Median Estimated Property Value

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



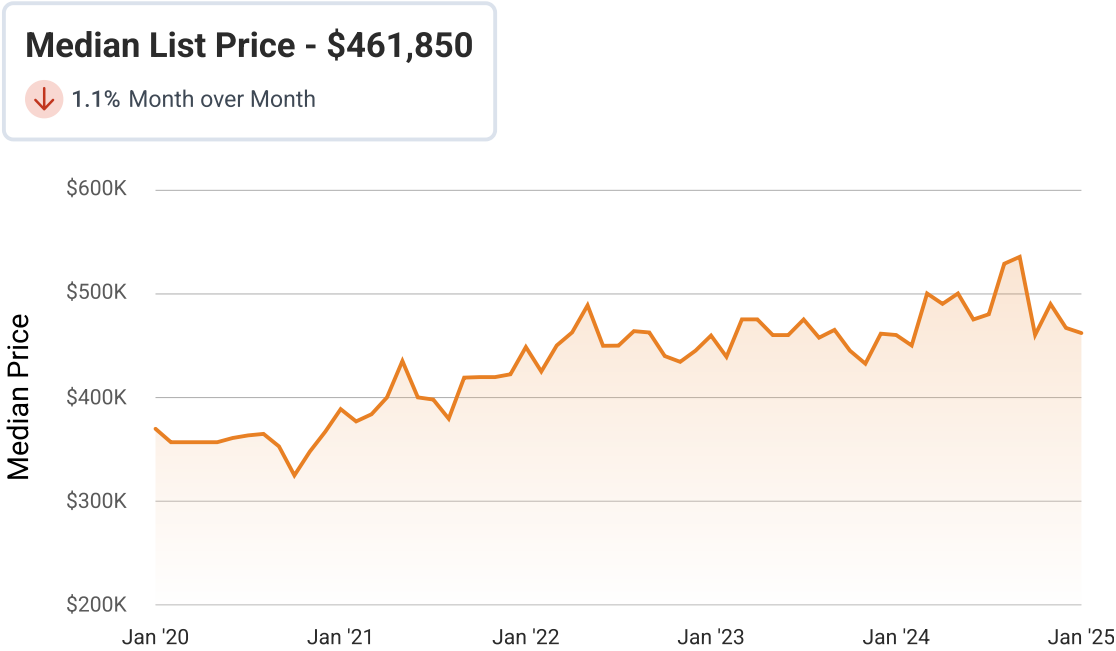
Active Listings

Elburn, 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



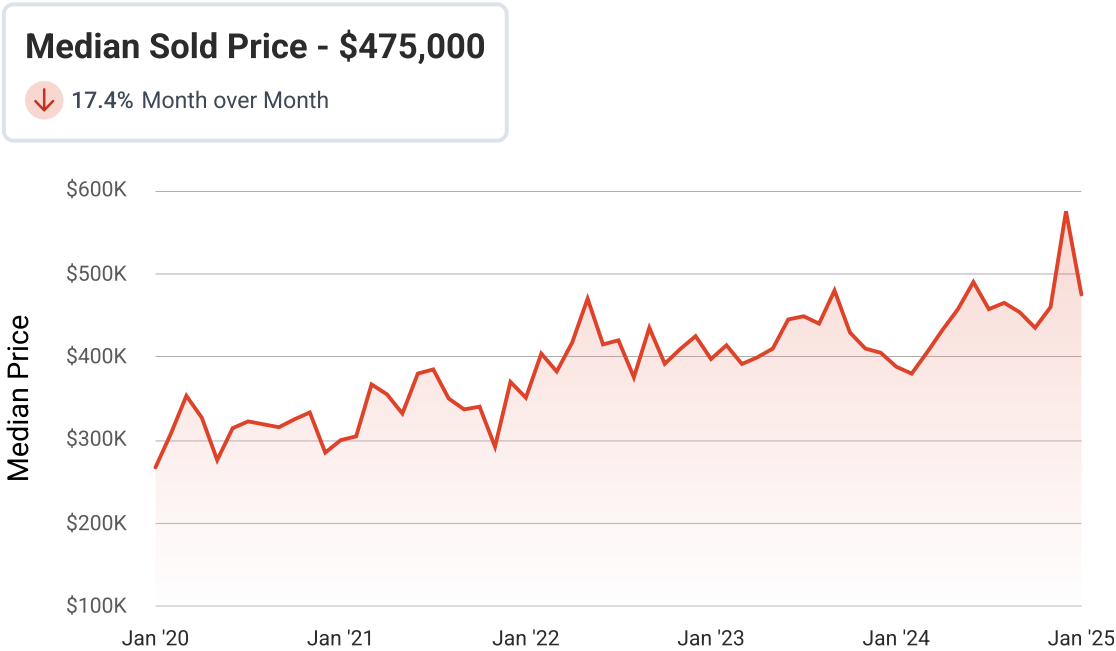
Sold Listings

Elburn, 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	-	\$470,290 +0.57%	\$459,790 +2.86%	\$436,550 +8.34%	\$402,580 +17.48%	\$363,740 +30.02%
Median Sold Price Last Updated: 1/31/2025	-	\$515,000 +25.83%	\$444,000 +45.95%	\$361,500 +79.25%	\$357,500 +81.26%	\$361,000 +79.5%
Median List Price Last Updated: 1/31/2025	-	\$466,800 -1.06%	\$460,050 +0.39%	\$459,950 +0.41%	\$459,450 +0.52%	\$448,402 +3%

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.

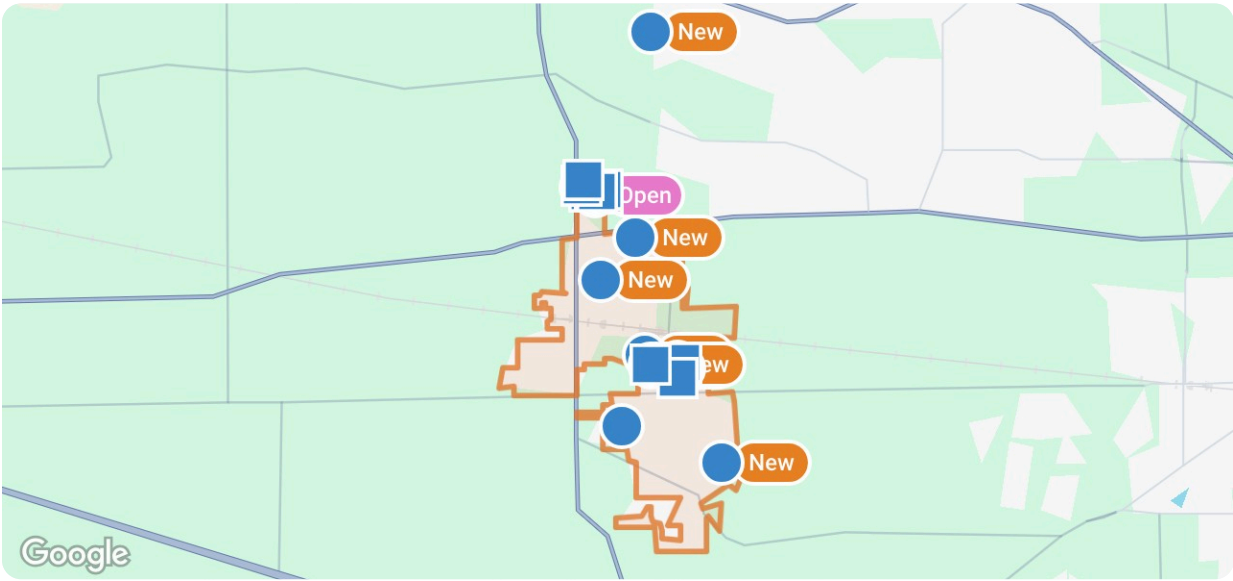
Market Activity

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



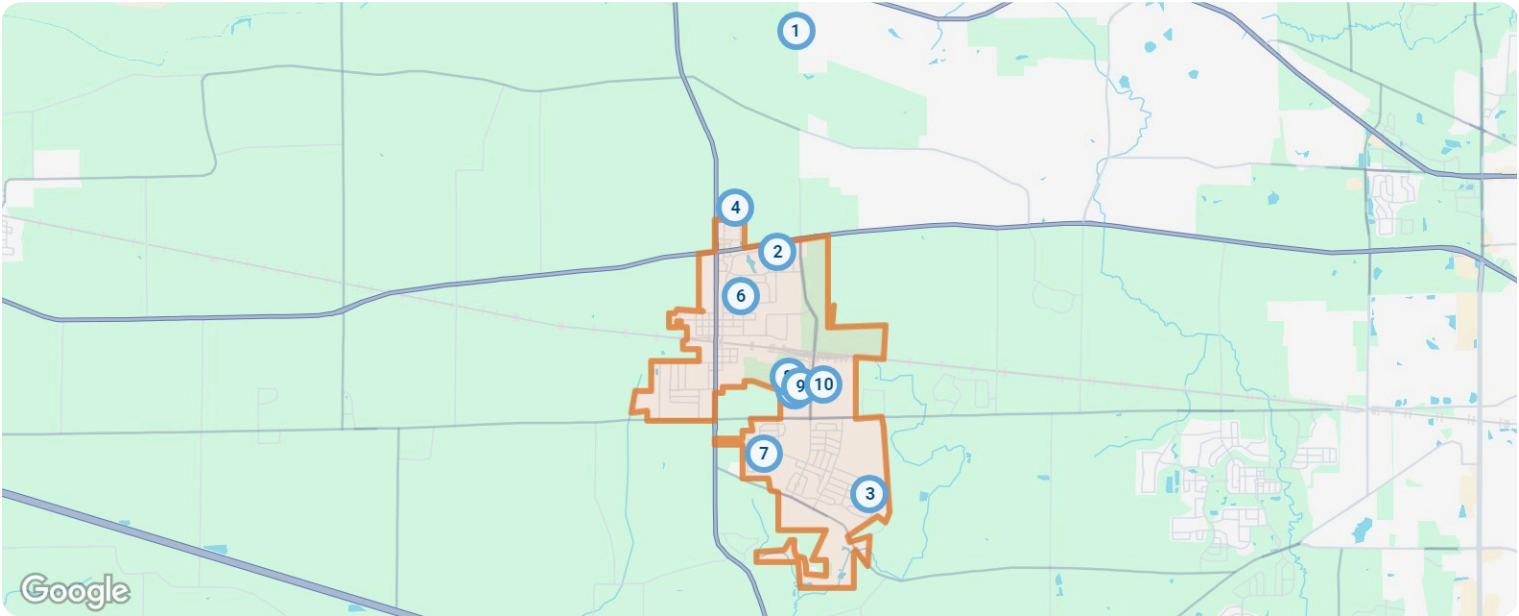
- Legend**
- For Sale
 - For Sale Pending
 - Recently Closed






	New	Pending	Closed
Number of Properties	10	3	10
Lowest Listing Price / Est.Value	\$325,900	\$406,200	\$406,624
Median Listing Price / Est.Value	\$450,000	\$510,000	\$464,400
Highest Listing Price / Est.Value	\$519,000	\$514,900	\$515,000
Average Price / sqft	\$204	\$208	\$203
Median Price / sqft	\$213	\$203	\$198
Average Days in RPR	35	110	142
Median Days in RPR	18	94	139
Total Volume	\$3,987,900	\$1,431,100	\$4,606,034
Source	Listings	Listings	Public Records & Listings

Property Details

New

Source: Listings

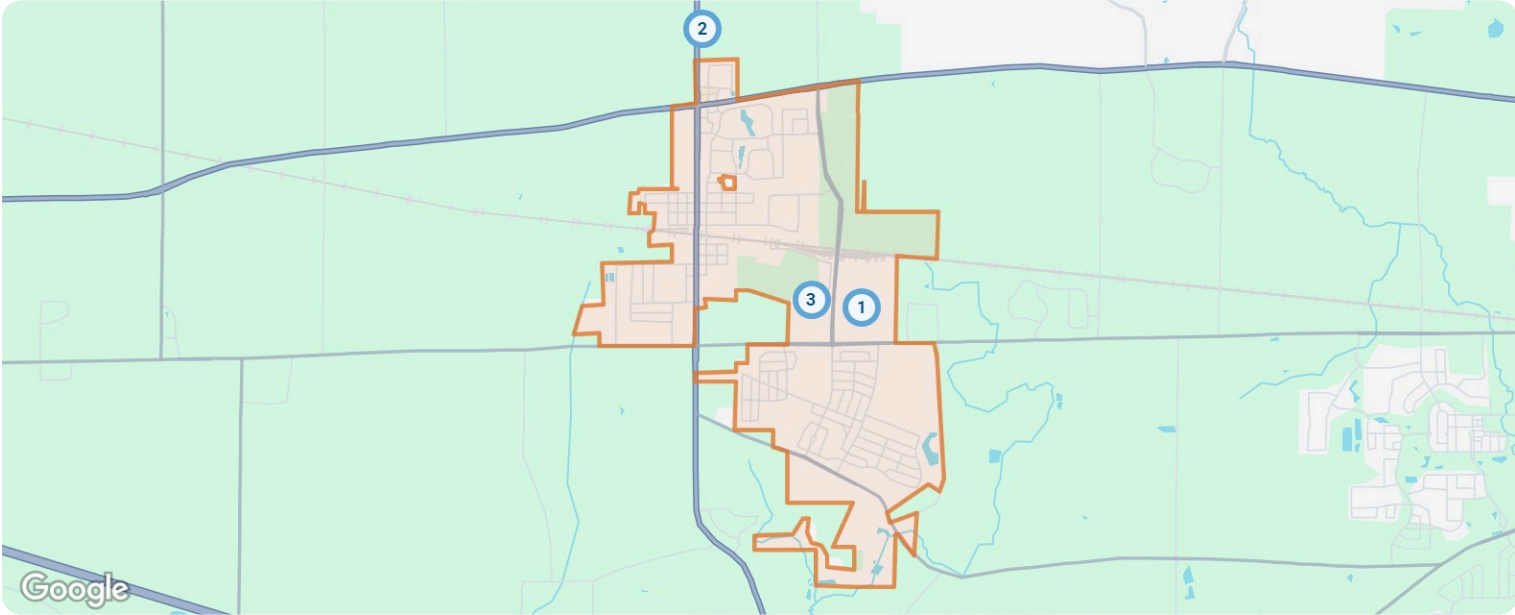





New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>4N450 Anderson Rd Elburn, IL 60119 MLS ID: 12284190 ● Active / For Sale</p> <p><i>Listing Courtesy of Baird & Warner</i></p>	Single Family	4/3	2,144	0.98 acres	1978	12/27/2024 48 days	\$449,000 \$209/sq ft
2	 <p>672 Westlake Dr Elburn, IL 60119 MLS ID: 12283703 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Inspire</i></p>	Single Family	4/3	3,991	0.28 acres	2001	2/3/2025 10 days	\$450,000 \$113/sq ft
3	 <p>1455 Fairfield Dr Elburn, IL 60119 MLS ID: 12280949 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Premiere Properties</i></p>	Single Family	4/3	3,349	0.27 acres	—	1/30/2025 14 days	— —/sq ft
4	 <p>235 Conway St Elburn, IL 60119 MLS ID: 12288150 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Infinity</i></p>	Single Family	3/2	1,866	–	2023	2/12/2025 1 day	\$425,000 \$228/sq ft
5	 <p>885 Simpson Ave Elburn, IL 60119 MLS ID: 12279288 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,370	–	2019	1/28/2025 16 days	\$519,000 \$219/sq ft

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	 <p>328 E Willow St Elburn, IL 60119 MLS ID: 12254492</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Chicago</i></p>	Single Family	3/3	1,246	0.46 acres	1977	12/11/2024 64 days	\$325,900 \$262/sq ft
7	 <p>1118 Berry St Elburn, IL 60119 MLS ID: 12276447</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	4/3	2,560	8,738 sq ft	2004	1/24/2025 20 days	\$460,000 \$180/sq ft
8	 <p>765 Simpson Ave Elburn, IL 60119 MLS ID: 12281335</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Southwestern Real Estate, Inc.</i></p>	Single Family	3/2	2,133	7,405 sq ft	2019	1/31/2025 13 days	\$479,000 \$225/sq ft
9	 <p>923 Station Blvd Elburn, IL 60119 MLS ID: 12216544</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Chicago</i></p>	Single Family	3/4	1,874	3,415 sq ft	2018	12/5/2024 70 days	\$400,000 \$213/sq ft
10	 <p>1033 Station Blvd Elburn, IL 60119 MLS ID: 12188356</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of @properties Christie's International Real Estate</i></p>	Single Family	4/3	2,595	–	2020	11/7/2024 98 days	\$480,000 \$185/sq ft

Pending

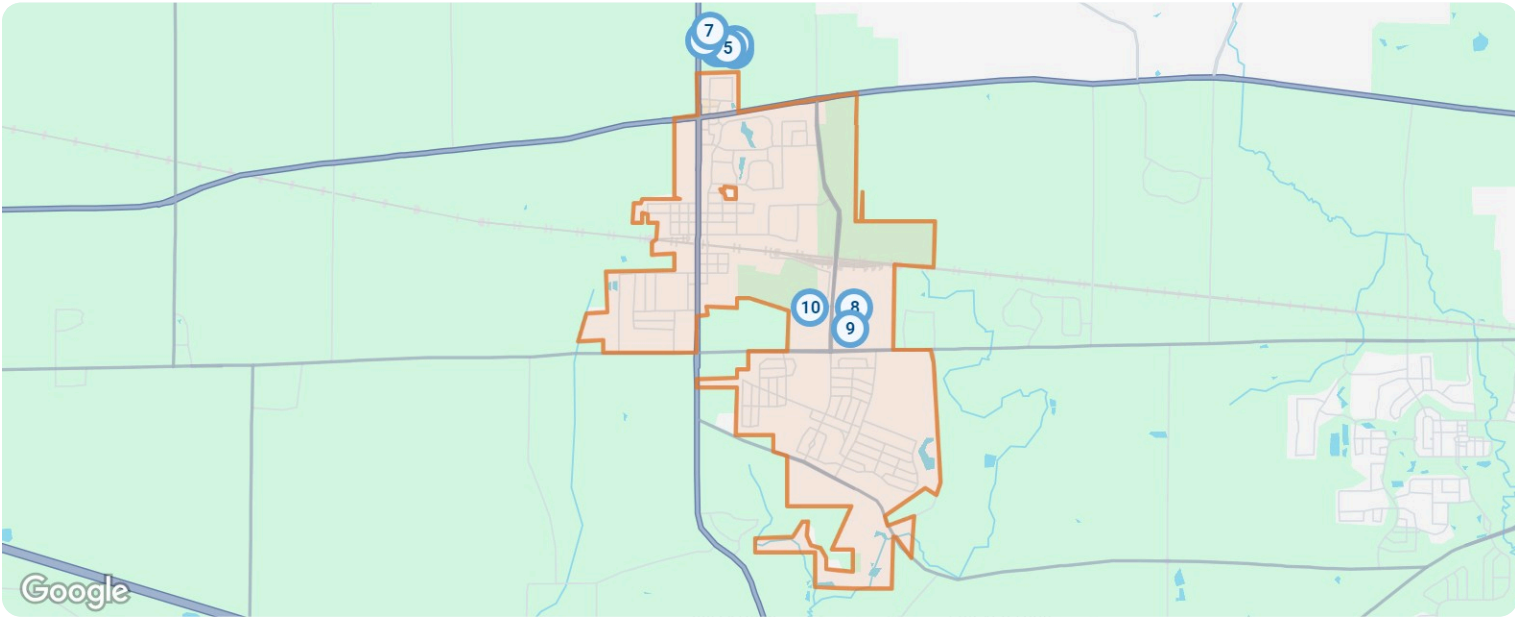
Source: Listings
























Pending: 3 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	<div><div><div>610 Cherry Cir Elburn, IL 60119 MLS ID: 12208178</div><div><div><div></div></div><div>Pending / For Sale</div></div></div></div> <div>Listing Courtesy of HomeSmart Connect LLC</div>	Single Family	3/2	2,089	– 2024	11/11/2024	\$510,000 \$244/sq ft	11/19/2024 94 days
2	<div><div><div>1376 Keller St Elburn, IL 60119 MLS ID: 12121451</div><div><div><div></div></div><div>Pending / For Sale</div></div></div></div> <div>Listing Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	4/3	2,907	9,583 sq ft 2024	7/31/2024	\$514,900 \$177/sq ft	12/18/2024 197 days
3	<div><div><div>872 Simpson Ave Elburn, IL 60119 MLS ID: 12264511</div><div><div><div></div></div><div>Pending / For Sale</div></div></div></div> <div>Listing Courtesy of HomeSmart Connect LLC</div>	Single Family	3/3	1,997	– 2024	1/4/2025	\$406,200 \$203/sq ft	2/6/2025 40 days

Closed

Source: Public Records and Listings

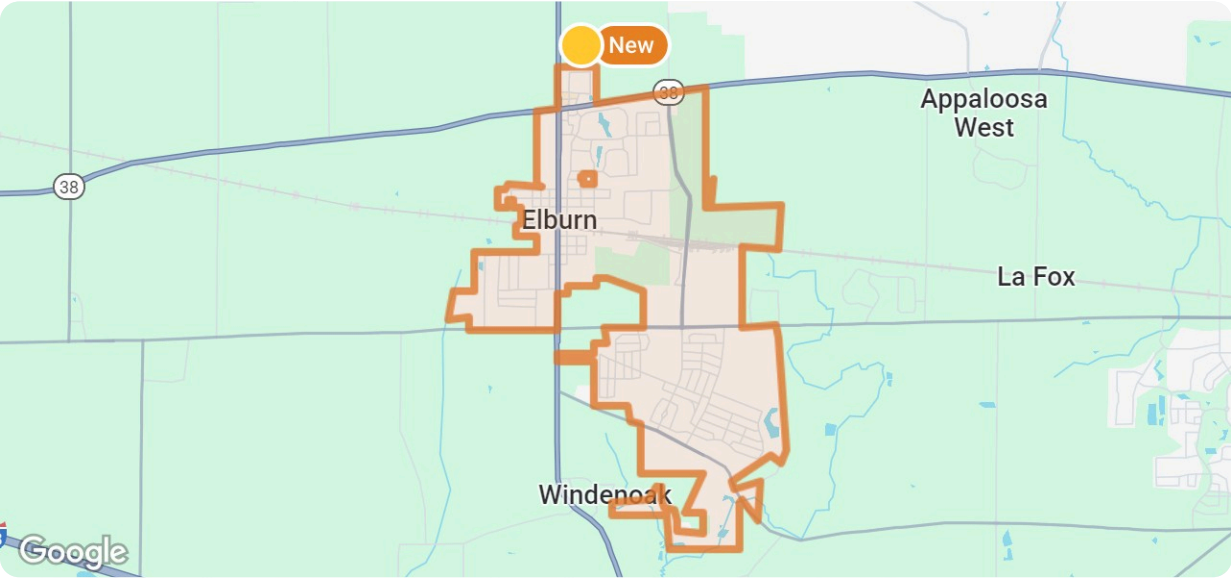


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <div>1335 Collins Dr Elburn, IL 60119 MLS ID: 12145402</div> <div><div></div> Closed / For Sale</div> <div>Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	4/3	2,612	– 2024	11/26/2024 96 days	\$459,900 \$176/sq ft	–
2	 <div>1359 Collins Dr Elburn, IL 60119 MLS ID: 12152404</div> <div><div></div> Closed / For Sale</div> <div>Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	4/3	2,907	9,583 sq ft 2024	1/21/2025 143 days	\$469,900 \$162/sq ft	–

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 %
3	 <p>204 Conway St Elburn, IL 60119 MLS ID: 12066059</p> <p> Closed / For Sale</p> <p><i>Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	4/3	2,907	9,583 sq ft 2024	1/9/2025 229 days	\$502,385 \$173/sq ft	 0.5%
4	 <p>228 Conway St Elburn, IL 60119 MLS ID: 12101799</p> <p> Closed / For Sale</p> <p><i>Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	4/3	2,448	– 2024	11/15/2024 135 days	\$468,900 \$192/sq ft	–
5	 <p>244 Conway St Elburn, IL 60119 MLS ID: 12127334</p> <p> Closed / For Sale</p> <p><i>Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	3/3	1,988	– 2024	11/22/2024 113 days	\$422,900 \$213/sq ft	–
6	 <p>1384 Keller St Elburn, IL 60119 MLS ID: 12121337</p> <p> Closed / For Sale</p> <p><i>Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	3/2	1,866	– 2024	12/20/2024 148 days	\$429,900 \$230/sq ft	–
7	 <p>1439 Keller St Elburn, IL 60119 MLS ID: 12152409</p> <p> Closed / For Sale</p> <p><i>Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	4/3	2,907	9,583 sq ft 2024	12/30/2024 121 days	\$515,000 \$177/sq ft	 5.89%
8	 <p>616 Maplewood Cir Elburn, IL 60119 MLS ID: 12202735</p> <p> Closed / For Sale</p> <p><i>Courtesy of HomeSmart Connect LLC</i></p>	Single Family	3/2	1,613	– 2024	1/24/2025 82 days	\$474,125 \$294/sq ft	–
9	 <p>705 Maplewood Cir Elburn, IL 60119 MLS ID: 12066356</p> <p> Closed / For Sale</p> <p><i>Courtesy of HomeSmart Connect LLC</i></p>	Single Family	3/3	2,133	– 2024	11/15/2024 173 days	\$456,400 \$214/sq ft	–
10	 <p>880 Simpson Ave Elburn, IL 60119 MLS ID: 12116861</p> <p> Closed / For Sale</p> <p><i>Courtesy of HomeSmart Connect LLC</i></p>	Single Family	4/3	1,997	– 2024	1/17/2025 181 days	\$406,624 \$204/sq ft	 3%

Summary

For Lease Activity in the Last 3 Months



Legend

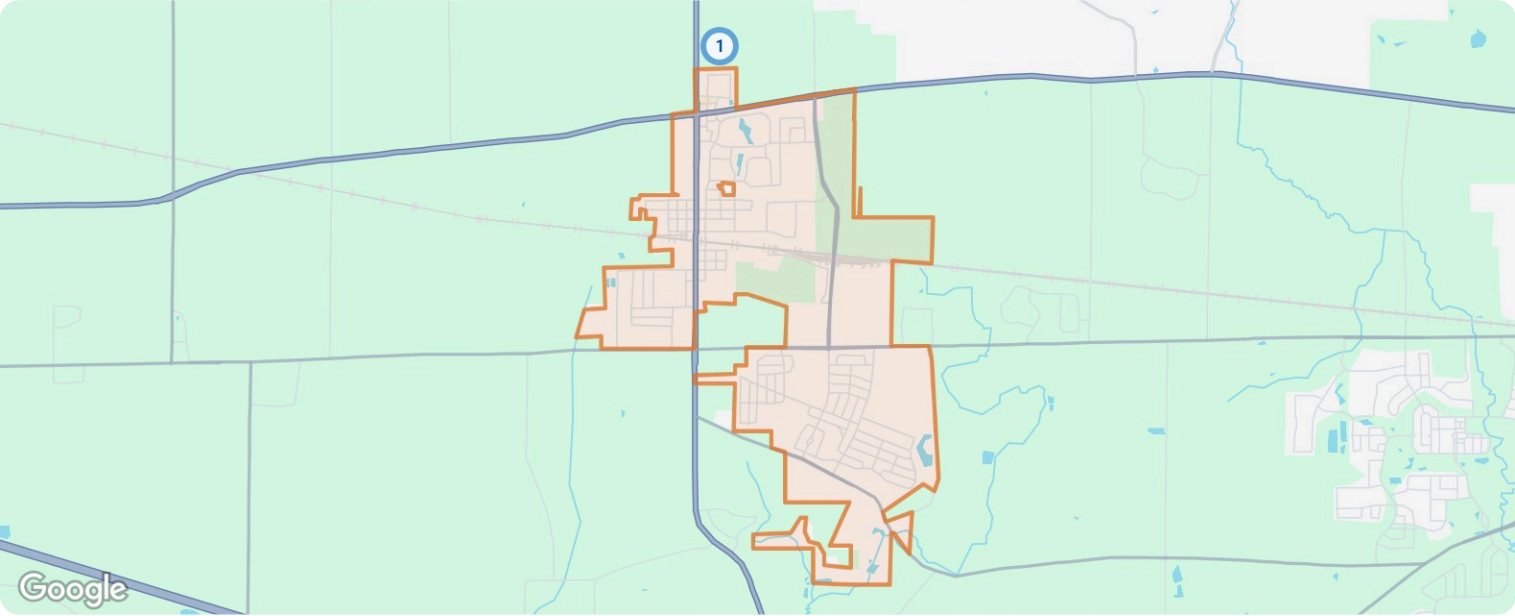
● For Lease


	New
Number of Properties	1
Lowest Listing Price / Est.Value	\$3,725
Median Listing Price / Est.Value	\$3,725
Highest Listing Price / Est.Value	\$3,725
Average Price / sqft	\$2
Median Price / sqft	\$2
Average Days in RPR	27
Median Days in RPR	27
Total Volume	\$3,725
Source	Listings

Property Details

New

Source: Listings



New: 1 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>220 Conway St Elburn, IL 60119 MLS ID: 12272775 ● Active / For Lease</div> <div>Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	3/2	1,965	–	2024	1/17/2025 27 days	\$3,725 mo. \$2/sq ft

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- 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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