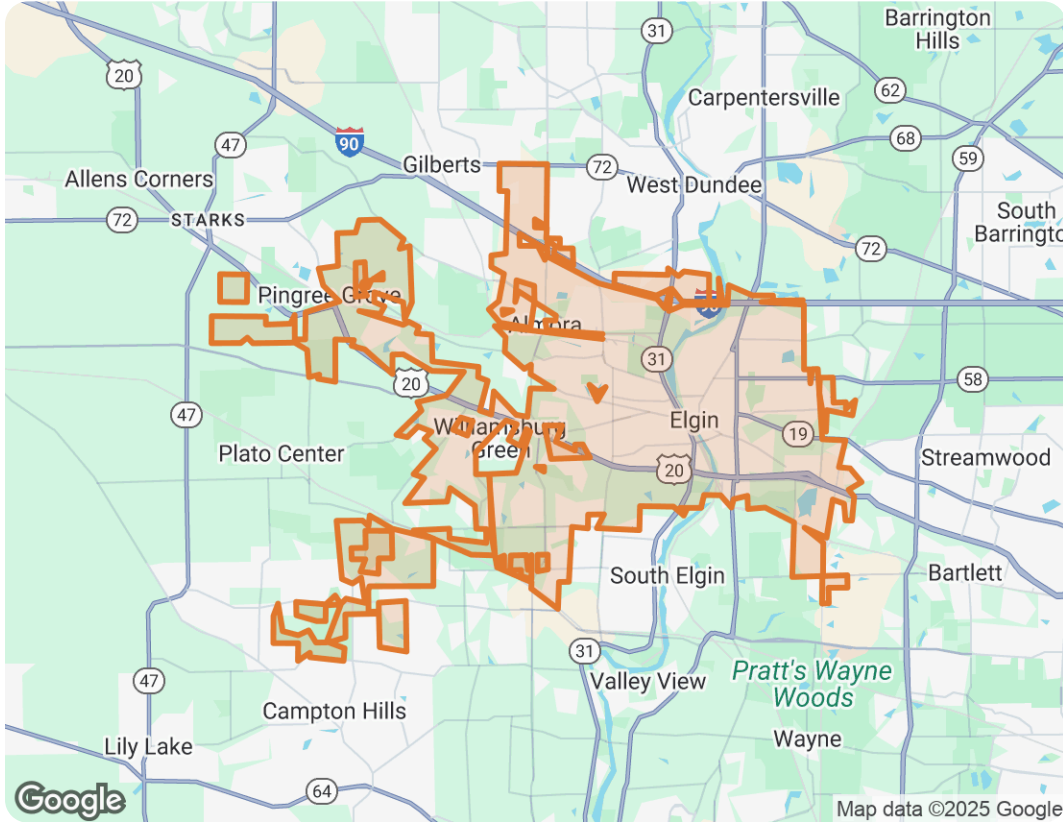


## Elgin, Illinois



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# Market Trends

## Market Trends for Elgin, Illinois

Single Family + Condo/Townhouse/Apt.

September 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

0.27

↑ 17.39% MoM

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

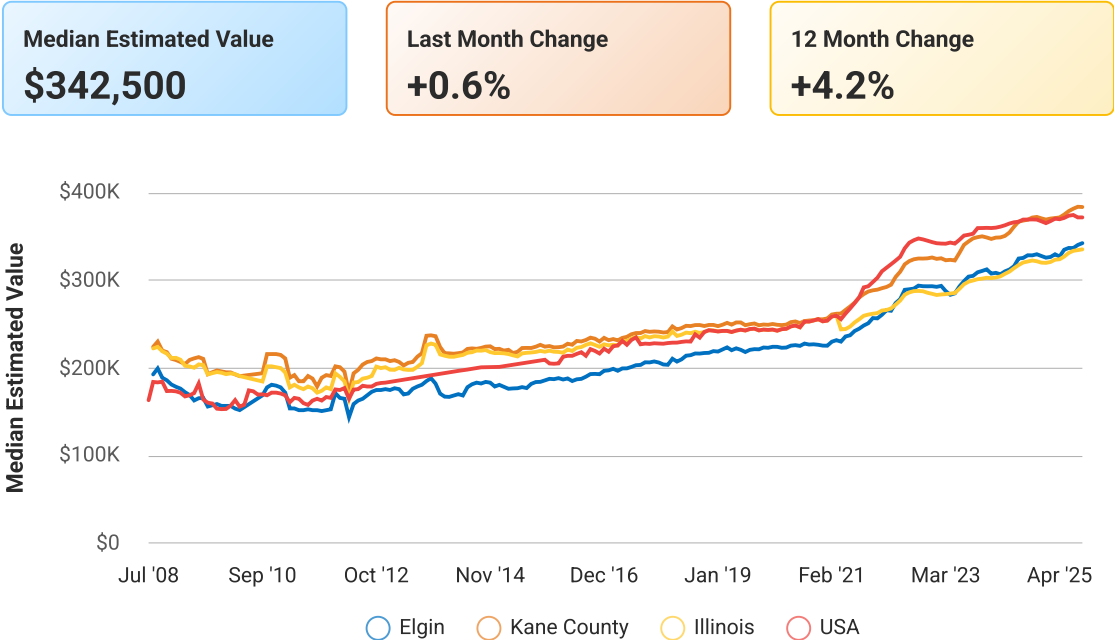
## September 2025 Median Estimated Property Value

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

Elgin, Illinois

Single Family + Condo/Townhouse/Apt.

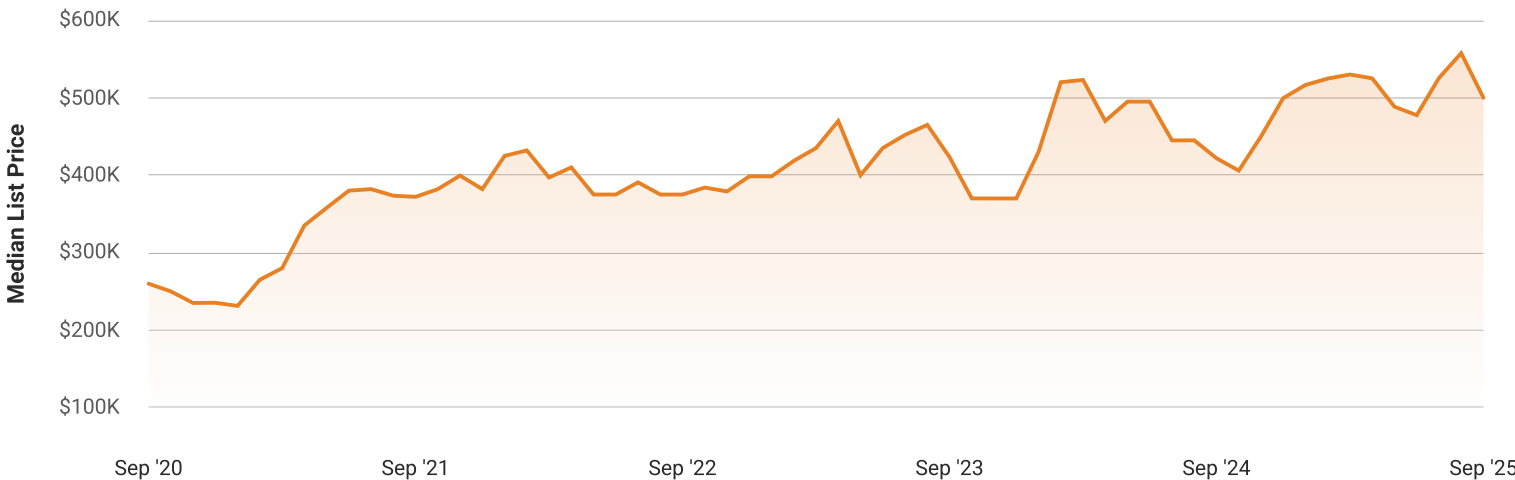
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$499,900

↓ 10.3% Month over Month



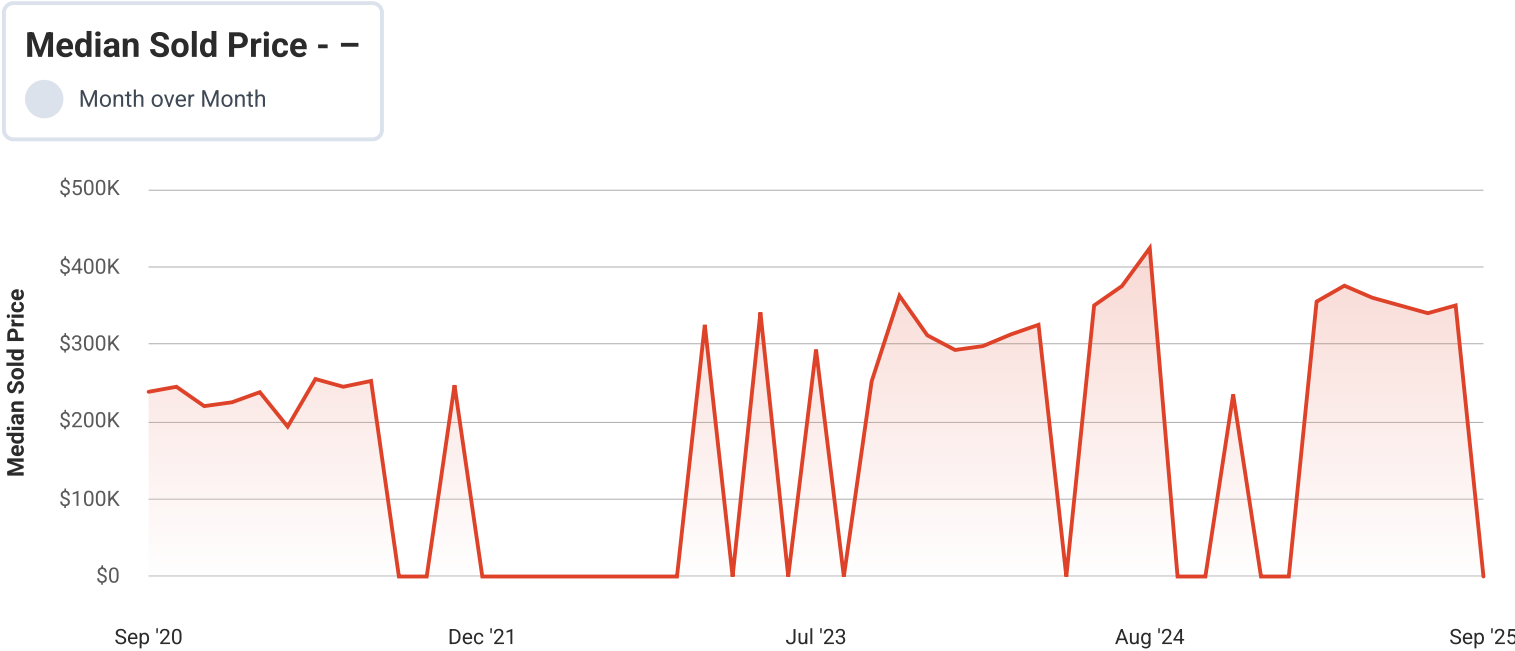
## September 2025 Sold Listings

Elgin, 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

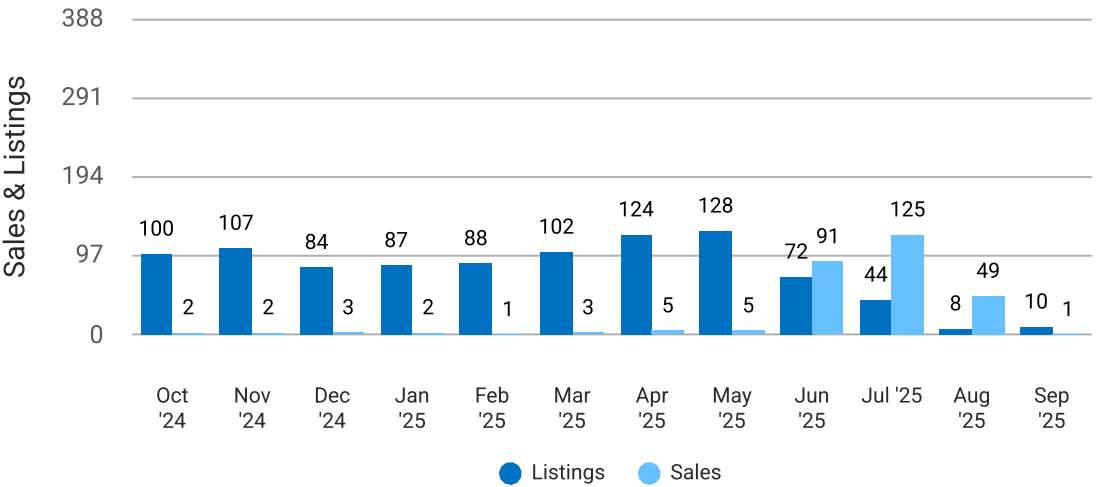


## Total Sales and Active Listings

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



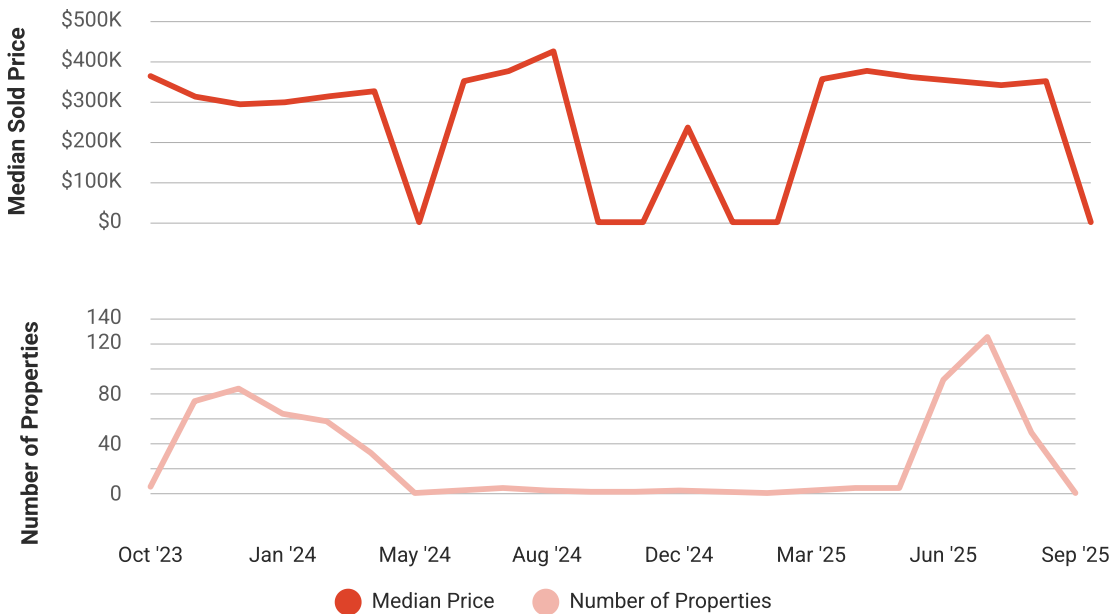
## Median Sold Price vs Sold Listings

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



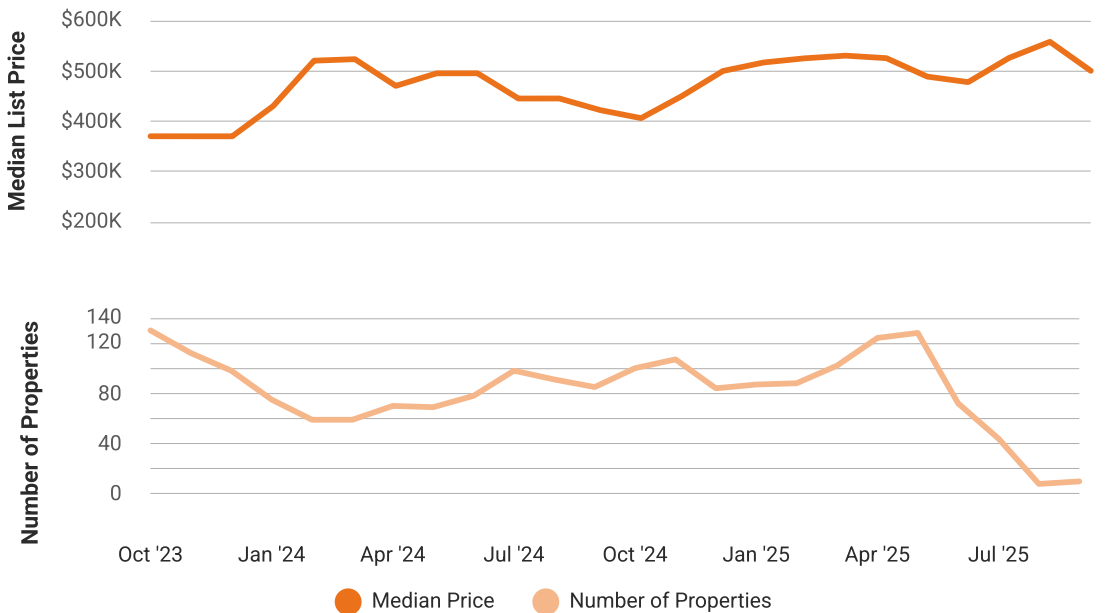
## Median List Price vs Active Listings

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	\$342,500	\$340,400 +0.62%	\$337,000 +1.63%	\$328,640 +4.22%	\$305,170 +12.23%	\$294,030 +16.48%
Median Sold Price Last Updated: 9/30/2025	–	\$350,000	\$350,000	–	\$252,000	–
Median List Price Last Updated: 9/30/2025	\$499,900	\$557,500 -10.33%	\$477,450 +4.7%	\$421,870 +18.5%	\$423,445 +18.06%	\$374,995 +33.31%

**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.

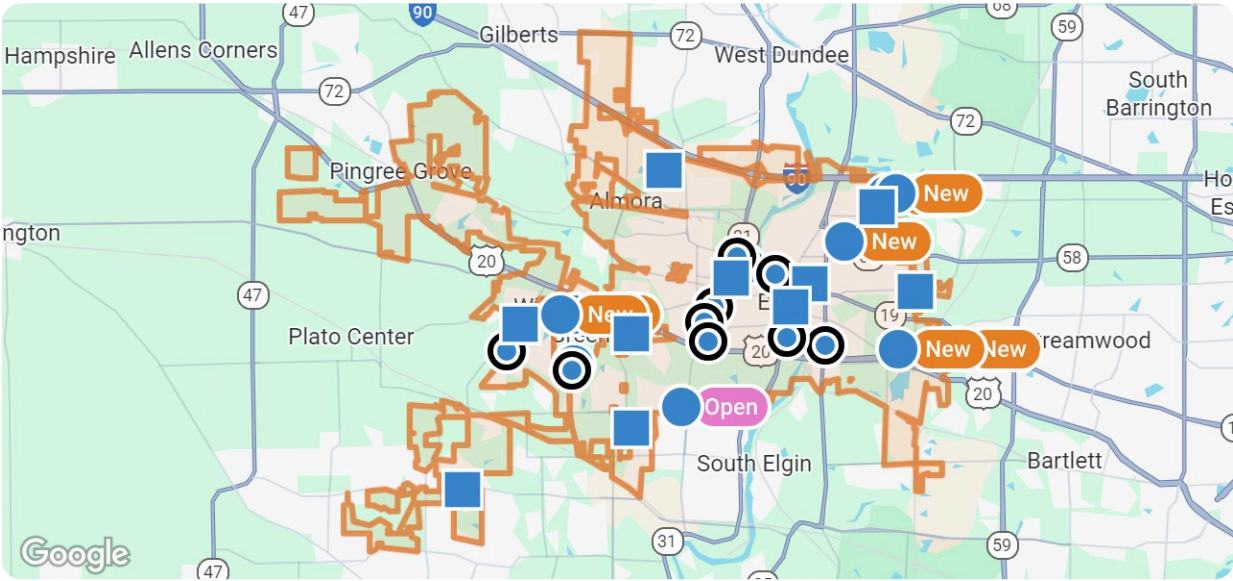
# Market Activity

### 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

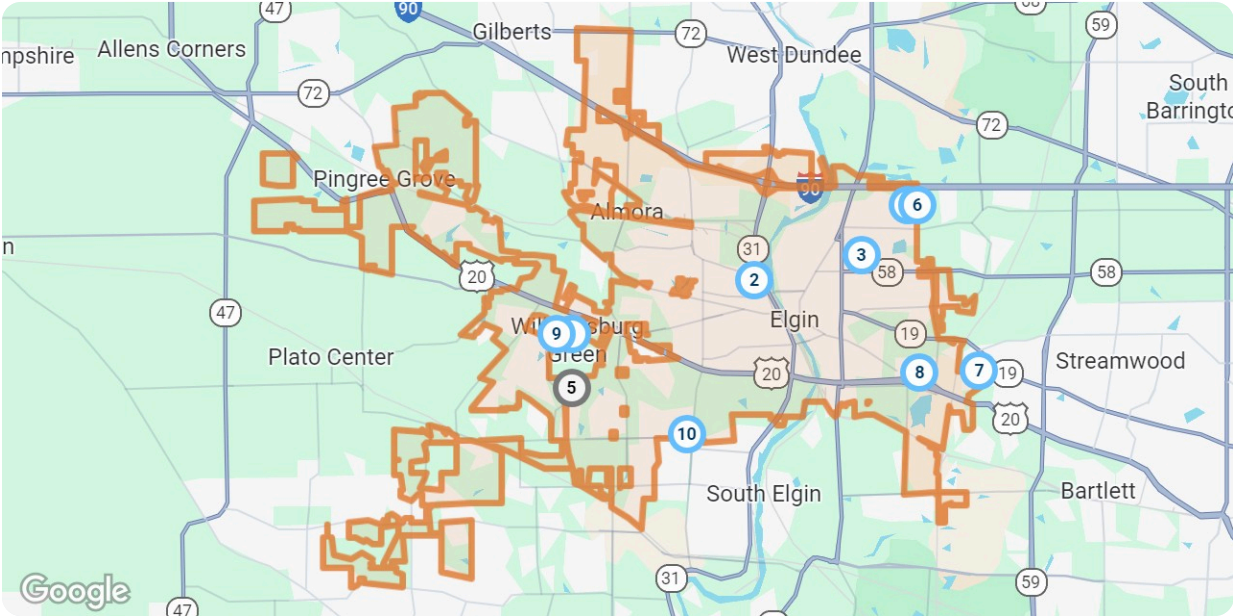
	New	Pending	Closed
Number of Properties	10	9	10
Lowest Listing Price / Est.Value	\$259,900	\$220,000	\$225,000
Median Listing Price / Est.Value	\$332,400	\$320,000	\$330,750
Highest Listing Price / Est.Value	\$700,000	\$559,000	\$735,000
Average Price / sqft	\$192	\$186	\$189
Median Price / sqft	\$196	\$190	\$190
Average Days in RPR	18	38	18
Median Days in RPR	14	19	13
Total Volume	\$3,853,584	\$3,100,900	\$3,750,900
Source	Listings	Listings	Public Records & Listings



## Market Activity Breakdown

### New

Source: Listings



#### Legend

- Active For Sale
- Pending

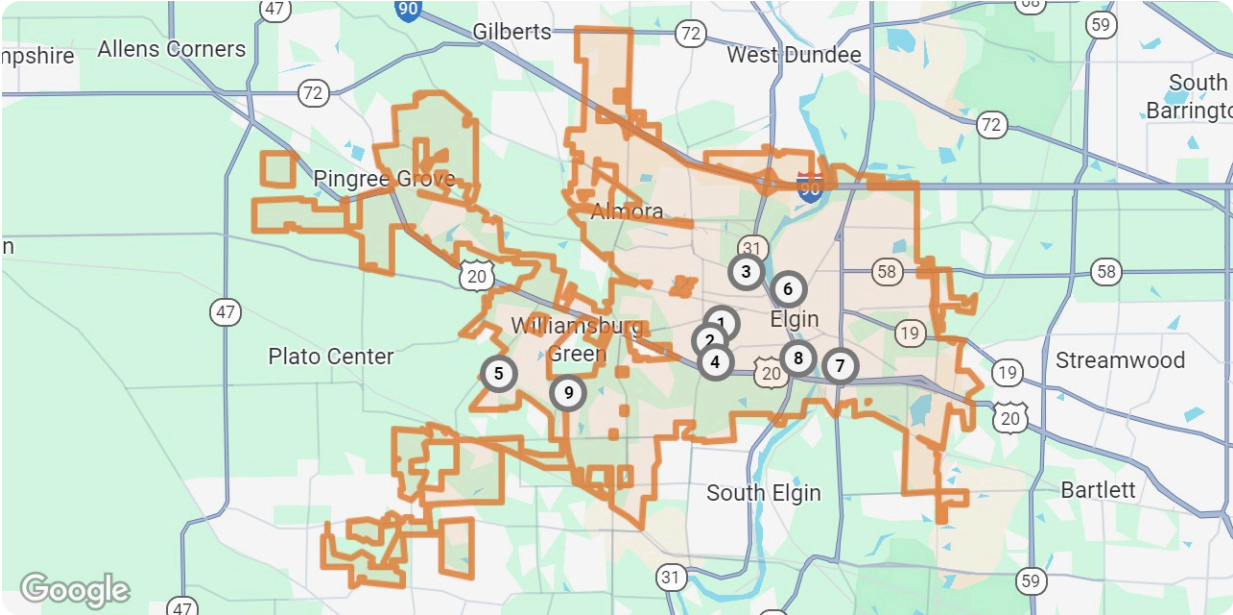
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1		Single Family	4/4	5,508	0.92 acres	1987	10/20/2025 – days	\$700,000 \$127/sq ft
2		Single Family	3/1	1,399	8,450 sqft	1888	9/12/2025 38 days	\$269,900 \$193/sq ft
3		Single Family	3/2	1,429	5,227 sqft	1972	10/18/2025 2 days	\$324,900 \$227/sq ft
4		Single Family	2/2	1,100	10.26 acres	1997	10/14/2025 6 days	\$259,900 \$236/sq ft
5		Single Family	4/3	2,853	10,019 sqft	2025	9/23/2025 27 days	\$569,085 \$199/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><b>1227 Asbury Ct</b> Elgin, IL 60120 MLS ID: 12485725</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,835	17.24 acres	2008	10/3/2025 17 days	\$355,000 \$193/sq ft
7	 <p><b>1301 Little John Dr</b> Elgin, IL 60120 MLS ID: 12496043</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,872	0.68 acres	1962	10/15/2025 5 days	\$424,900 \$227/sq ft
8	 <p><b>700 Mariner Dr</b> Elgin, IL 60120 MLS ID: 12490836</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX Horizon</i></p>	Single Family	3/2	1,680	6,316 sqft	1987	10/10/2025 10 days	\$339,900 \$202/sq ft
9	 <p><b>3043 Marion St</b> Elgin, IL 60124 MLS ID: 12483946</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Success Realty</i></p>	Single Family	3/3	2,000	—	2005	10/6/2025 14 days	\$299,999 \$150/sq ft
10	 <p><b>962 Ascot Dr</b> Elgin, IL 60123 MLS ID: 12429513</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Real People Realty</i></p>	Single Family	3/2	1,904	1,507 sqft	1991	9/3/2025 47 days	\$310,000 \$163/sq ft










## Pending

Source: Listings



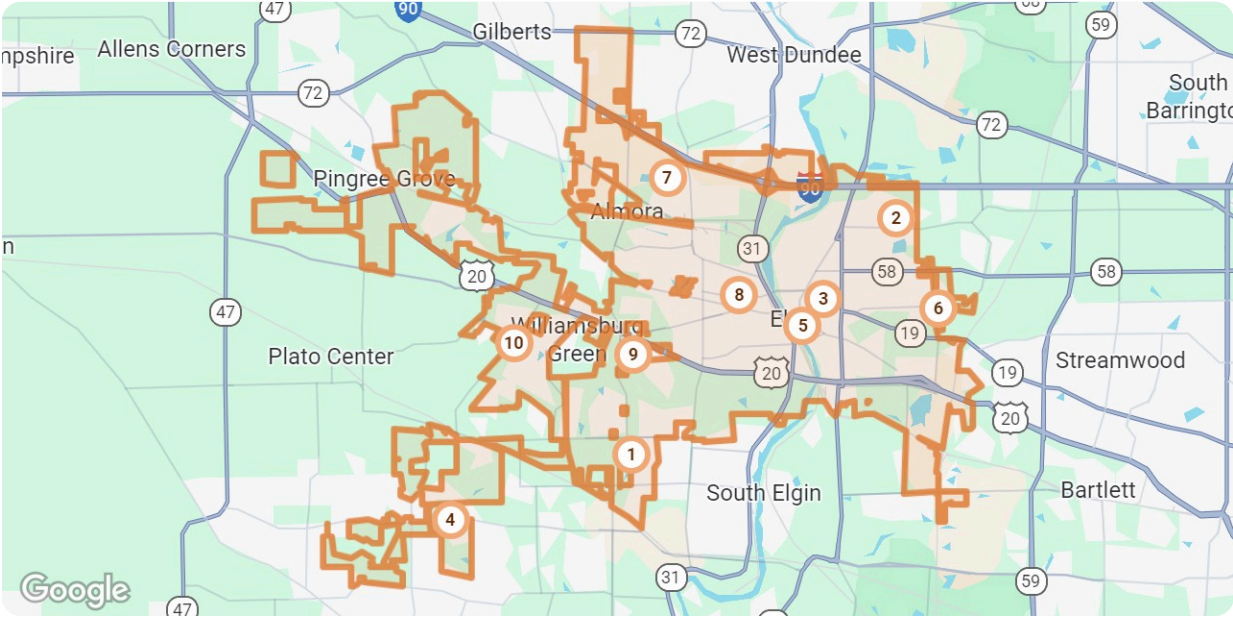
### Legend

● Pending

Pending: 9 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	 <p><b>22 S Alfred Ave</b> Elgin, IL 60123 MLS ID: 12477622 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Charles Rutenberg Realty</i></p>	Single Family	3/3	1,510	6,600 sqft 1944	10/1/2025	\$320,000 \$212/sq ft	10/6/2025 5 days
2	 <p><b>170 S Clifton Ave</b> Elgin, IL 60123 MLS ID: 12471963 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Keller Williams Realty Signature</i></p>	Single Family	2/1	819	0.3 acres 1918	9/15/2025	\$240,000 \$293/sq ft	10/4/2025 19 days
3	 <p><b>510 McClure Ave</b> Elgin, IL 60123 MLS ID: 12492368 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Realty ONE Group Karmma</i></p>	Single Family	4/2	1,357	4,356 sqft 1913	10/9/2025	\$220,000 \$162/sq ft	10/14/2025 5 days
4	 <p><b>466 Melrose Ct</b> Elgin, IL 60123 MLS ID: 12460741 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Baird &amp; Warner</i></p>	Single Family	3/2	1,976	10,715 sqft 1973	9/17/2025	\$375,000 \$190/sq ft	9/21/2025 4 days
5	 <p><b>300 Monument Rd</b> Elgin, IL 60124 MLS ID: 12434914 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Baird &amp; Warner</i></p>	Single Family	4/4	4,128	9,970 sqft 2006	8/21/2025	\$559,000 \$135/sq ft	10/9/2025 49 days
6	 <p><b>120 Kimball St</b> Elgin, IL 60120 MLS ID: 12448631 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Baird &amp; Warner Real Estate - Algonquin</i></p>	Single Family	3/3	2,014	— 2006	9/2/2025	\$350,000 \$174/sq ft	9/26/2025 24 days
7	 <p><b>628 S Liberty St</b> Elgin, IL 60120 MLS ID: 12449601 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of MPower Residential Brokerage LLC</i></p>	Single Family	3/1	1,502	6,930 sqft 1889	9/9/2025	\$299,000 \$199/sq ft	9/15/2025 6 days
8	 <p><b>422 Ryerson Ave</b> Elgin, IL 60123 MLS ID: 12365681 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Class REALTORS®</i></p>	Single Family	4/2	2,150	7,078 sqft 1968	5/14/2025	\$258,900 \$120/sq ft	7/25/2025 72 days
9	 <p><b>591 Waterford Rd, #269</b> Elgin, IL 60124 MLS ID: 12330754 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of RE/MAX Plaza</i></p>	Single Family	4/3	2,512	10,019 sqft 2006	5/7/2025	\$479,000 \$191/sq ft	10/16/2025 162 days

## 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><b>2352 Cove Ct</b> <b>Elgin, IL 60123</b> MLS ID: 12462713 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of United Brokers of Illinois</div>	Single Family	3/2	1,600	— 1998	10/20/2025 19 days	\$305,000 \$191/sq ft	<div><div></div> 1.58%</div>
2	 <div><b>1159 Spring Creek Rd</b> <b>Elgin, IL 60120</b> MLS ID: 12434428 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of RE/MAX All Pro</div>	Single Family	4/3	2,021	6,640 sqft 1991	10/20/2025 39 days	\$389,000 \$192/sq ft	<div><div></div> 0.23%</div>
3	 <div><b>137 N Channing St</b> <b>Elgin, IL 60120</b> MLS ID: 12350934 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	4/1	1,906	5,662 sqft 1906	7/31/2025 59 days	\$330,000 \$173/sq ft	<div><div></div> 5.69%</div>
4	 <div><b>39W856 Mcdonald Rd</b> <b>Elgin, IL 60124</b> MLS ID: 12440332 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of RE/MAX All Pro - St Charles</div>	Single Family	4/3	3,090	5 acres 1920	10/17/2025 5 days	\$735,000 \$238/sq ft	<div><div></div> 2%</div>
5	 <div><b>150 Festival Ct</b> <b>Elgin, IL 60120</b> MLS ID: 12469107 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of @properties Christie's International Real Estate</div>	Single Family	2/3	1,975	1,196 sqft 2005	10/17/2025 5 days	\$331,500 \$168/sq ft	<div><div></div> 1.63%</div>

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	 <p><b>121 Neutrenton Ave</b> Elgin, IL 60120 MLS ID: 12463329</p> <p><span>Closed / For Sale</span></p> <p><i>Courtesy of Baird &amp; Warner</i></p>	Single Family	3/3	1,576	1,629 sqft 2004	10/17/2025 5 days	\$307,500 \$195/sq ft	↓ 2.38%
7	 <p><b>26 Creekside Cir, Apt C</b> Elgin, IL 60123 MLS ID: 12447557</p> <p><span>Closed / For Sale</span></p> <p><i>Courtesy of CARMARC Realty Group</i></p>	Single Family	2/2	1,201	– 1984	10/16/2025 21 days	\$225,000 \$187/sq ft	–
8	 <p><b>315 N Commonwealth Ave</b> Elgin, IL 60123 MLS ID: 12458128</p> <p><span>Closed / For Sale</span></p> <p><i>Courtesy of Premier Living Properties</i></p>	Single Family	3/2	1,820	6,996 sqft 1933	10/16/2025 6 days	\$355,000 \$195/sq ft	↑ 1.43%
9	 <p><b>252 Nautical Way</b> Elgin, IL 60123 MLS ID: 12474633</p> <p><span>Closed / For Sale</span></p> <p><i>Courtesy of Keller Williams Premiere Properties</i></p>	Single Family	2/2	1,292	– 1993	10/17/2025 5 days	\$245,900 \$190/sq ft	↑ 2.5%
10	 <p><b>244 Prescott Ave</b> Elgin, IL 60124 MLS ID: 12427359</p> <p><span>Closed / For Sale</span></p> <p><i>Courtesy of Compass</i></p>	Single Family	4/3	3,246	0.33 acres 2005	10/17/2025 19 days	\$527,000 \$162/sq ft	↓ 2.41%

## 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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