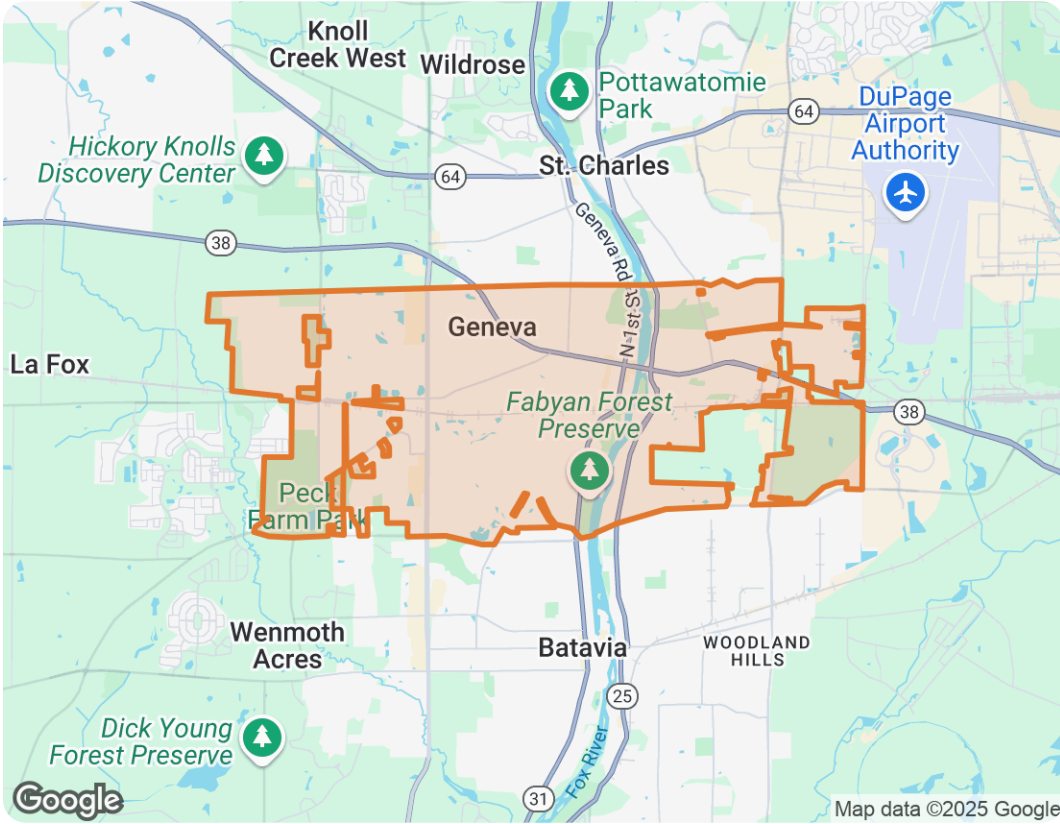


Geneva, Illinois



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Market Trends

Market Trends for Geneva, Illinois

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>0.8</p> <p>↑ 8.11% MoM</p>	<p>Sold to List Price %</p> <p>96.3%</p> <p>↓ 5.04% MoM</p>	<p>Median Days in RPR</p> <p>11</p> <p>↓ 54.17% MoM</p>	<p>Median Sold Price</p> <p>\$477,500</p> <p>↓ 17.32% MoM</p>
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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

Median Estimated Value

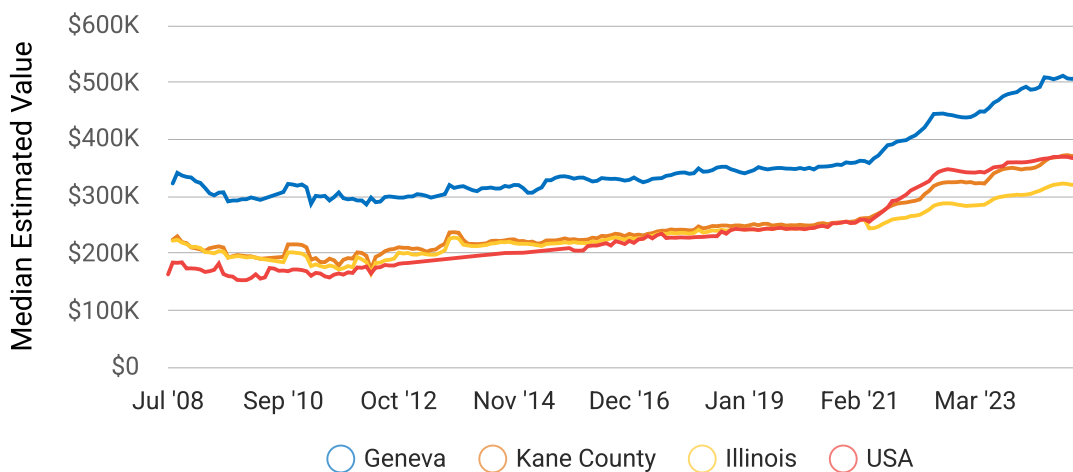
\$507,920

Last Month Change

+0.4%

12 Month Change

+3.9%



Active Listings

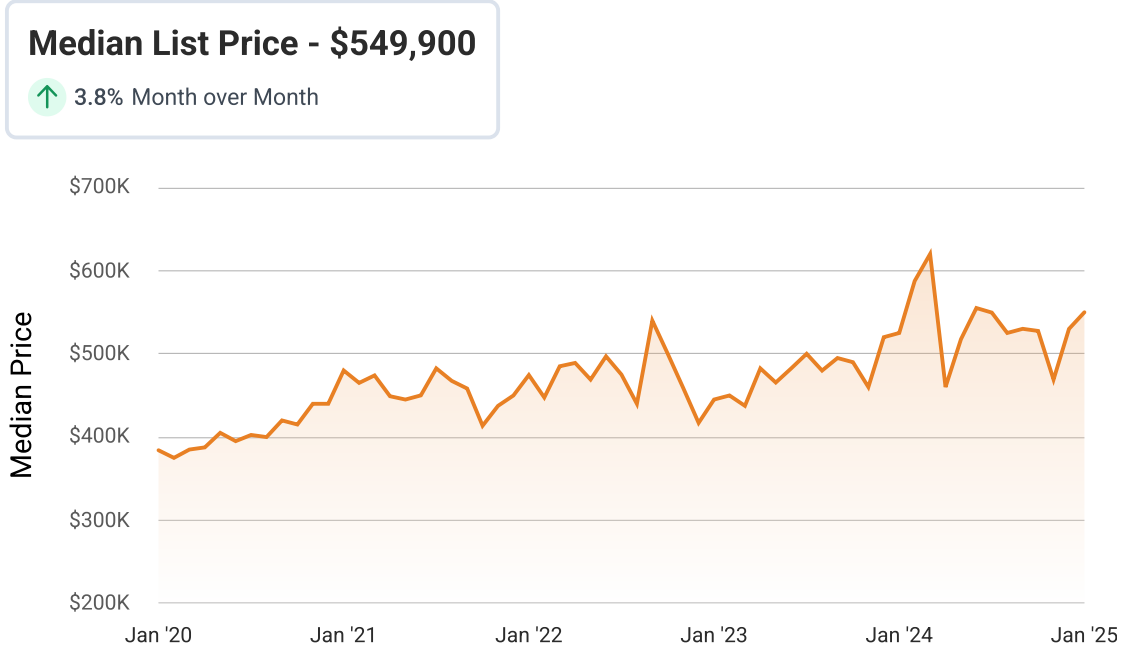
Geneva, Illinois

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

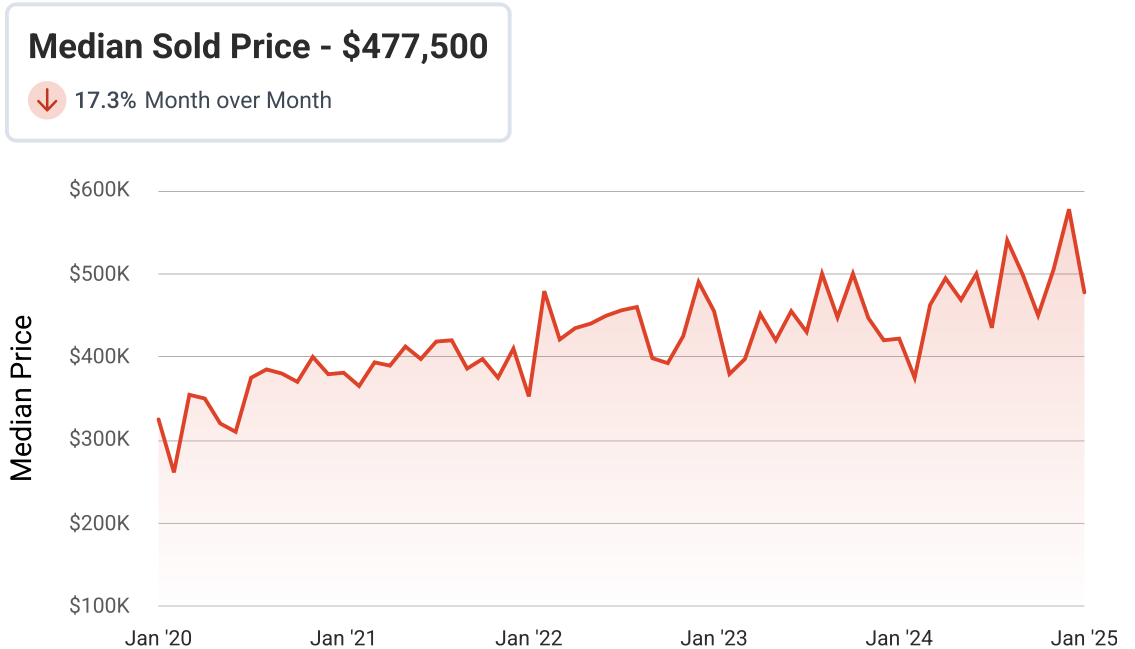
Geneva, Illinois

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	-	\$505,990 +0.38%	\$511,540 -0.71%	\$488,670 +3.94%	\$438,380 +15.86%	\$403,470 +25.89%
Median Sold Price Last Updated: 1/31/2025	-	\$480,000 +20%	\$450,000 +28%	\$422,000 +36.49%	\$345,000 +66.96%	\$420,000 +37.14%
Median List Price Last Updated: 1/31/2025	-	\$529,900 +3.77%	\$527,450 +4.26%	\$525,000 +4.74%	\$445,000 +23.57%	\$474,450 +15.9%

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

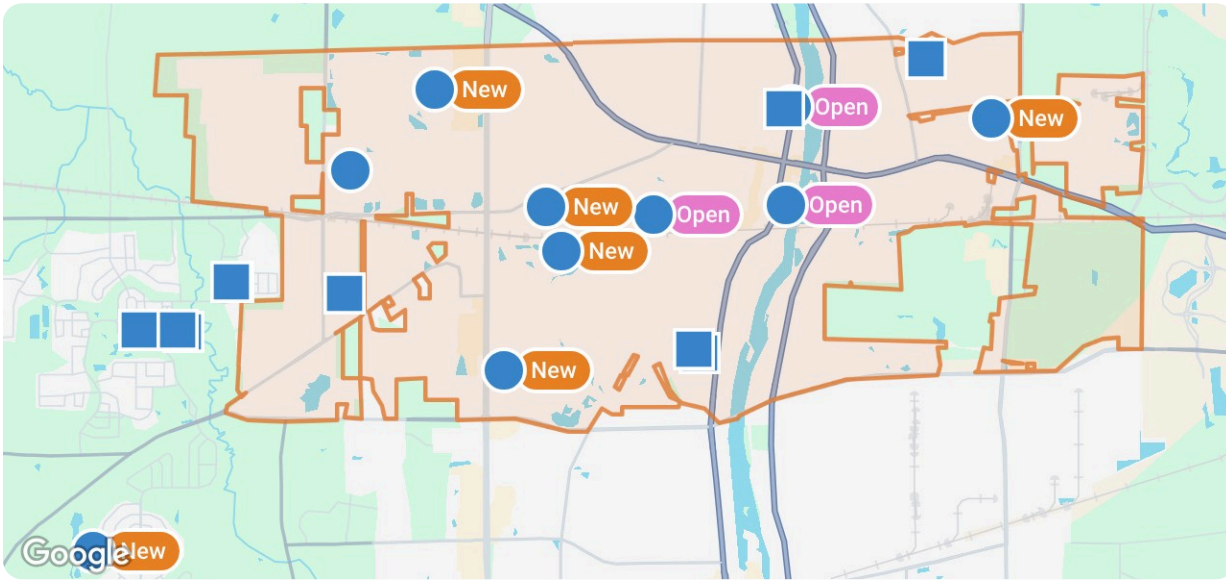
Change Types: New Listings, Pending, Closed

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

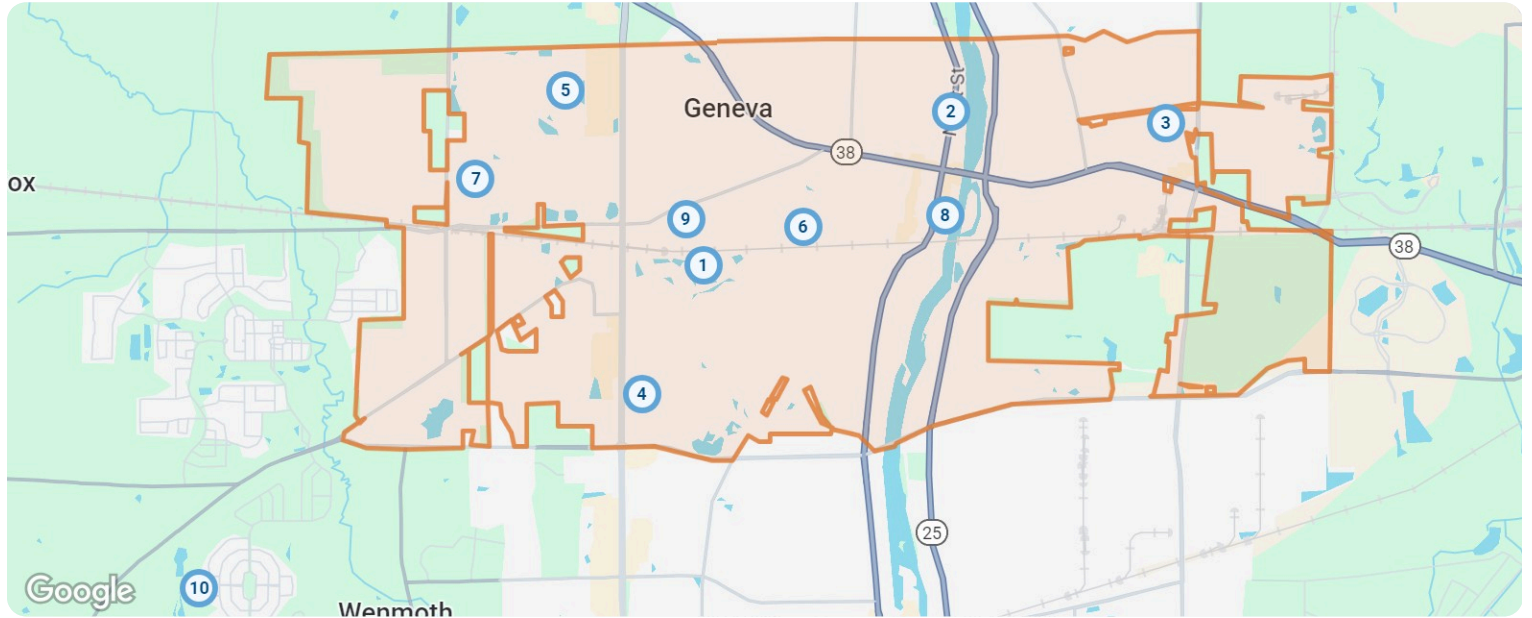
- For Sale
- Recently Closed





	New	Closed
Number of Properties	10	10
Lowest Listing Price / Est.Value	\$375,000	\$362,500
Median Listing Price / Est.Value	\$597,500	\$550,000
Highest Listing Price / Est.Value	\$1,150,000	\$1,165,000
Average Price / sqft	\$259	\$239
Median Price / sqft	\$228	\$234
Average Days in RPR	3	79
Median Days in RPR	5	61
Total Volume	\$6,249,700	\$5,921,900
Source	Listings	Public Records & Listings

Property Details

New

Source: Listings

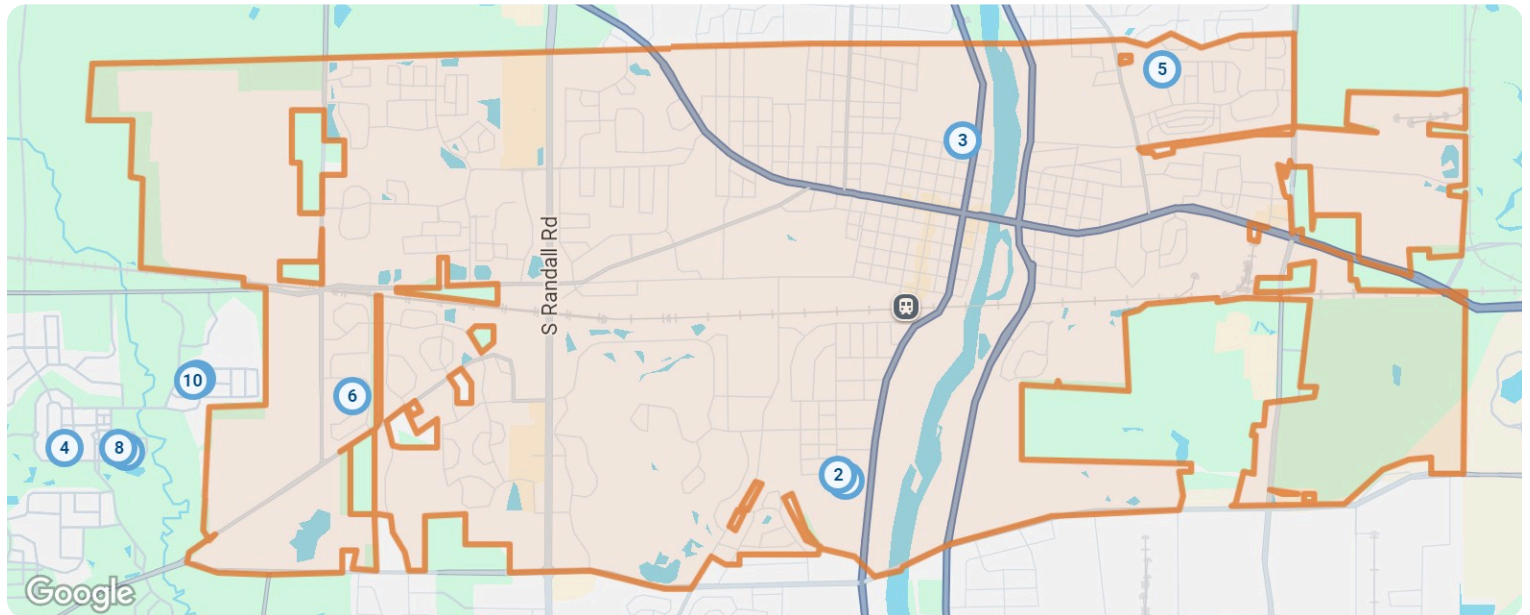












New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>1861 Fargo Blvd Geneva, IL 60134 MLS ID: 12287542 ● Active / For Sale</p> <p><i>Listing Courtesy of Platinum Partners Realtors</i></p>	Single Family	4/3	2,860	0.31 acres	1993	2/10/2025 3 days	\$679,900 \$238/sq ft
2	 <p>458 N 1st St Geneva, IL 60134 MLS ID: 12283423 ● Active / For Sale</p> <p><i>Listing Courtesy of eXp Realty, LLC - Geneva</i></p>	Single Family	3/4	2,283	–	2017	2/6/2025 7 days	\$700,000 \$307/sq ft
3	 <p>1540 Kirkwood Dr Geneva, IL 60134 MLS ID: 12279920 ● Active / For Sale</p> <p><i>Listing Courtesy of Mark Allen Realty ERA Powered</i></p>	Single Family	3/3	3,072	2,468 sq ft	1977	1/31/2025 13 days	\$375,000 \$122/sq ft
4	 <p>2031 Bent Tree Dr Geneva, IL 60134 MLS ID: 12281916 ● Active / For Sale</p> <p><i>Listing Courtesy of Baird & Warner Fox Valley - Geneva</i></p>	Single Family	3/3	2,550	6,534 sq ft	1999	2/11/2025 2 days	\$545,000 \$214/sq ft
5	 <p>348 Larsdotter Ln Geneva, IL 60134 MLS ID: 12281508 ● Active / For Sale</p> <p><i>Listing Courtesy of Baird & Warner Fox Valley - Geneva</i></p>	Single Family	3/4	2,275	3,169 sq ft	2004	2/20/2025 -7 days	\$445,000 \$196/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>505 Linden Ct Geneva, IL 60134 MLS ID: 12267493 ● Active / For Sale</p> <p><i>Listing Courtesy of eXp Realty, LLC - Geneva</i></p>	Single Family	3/4	1,800	2,112 sq ft	2001	1/16/2025 28 days	\$674,900 \$375/sq ft
7	 <p>3460 Pheasant Ct Geneva, IL 60134 MLS ID: 12272261 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of The HomeCourt Real Estate</i></p>	Single Family	4/4	2,970	0.31 acres	1994	2/5/2025 8 days	\$650,000 \$219/sq ft
8	 <p>312 S River Ln Geneva, IL 60134 MLS ID: 12271695 ● Active / For Sale</p> <p><i>Listing Courtesy of Baird & Warner Fox Valley - Geneva</i></p>	Single Family	4/4	2,886	7,405 sq ft	1955	2/10/2025 3 days	\$1,150,000 \$398/sq ft
9	 <p>2101 South St Geneva, IL 60134 MLS ID: 12284482 ● Active / For Sale</p> <p><i>Listing Courtesy of Legacy Properties, A Sarah Leonard Company, LLC</i></p>	Single Family	4/2	1,598	1.06 acres	1950	2/5/2025 8 days	\$500,000 \$313/sq ft
10	 <p>1S030 Newton Sq Geneva, IL 60134 MLS ID: 12257240 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	4/3	2,542	8,102 sq ft	2003	3/16/2025 -31 days	\$529,900 \$208/sq ft

Closed

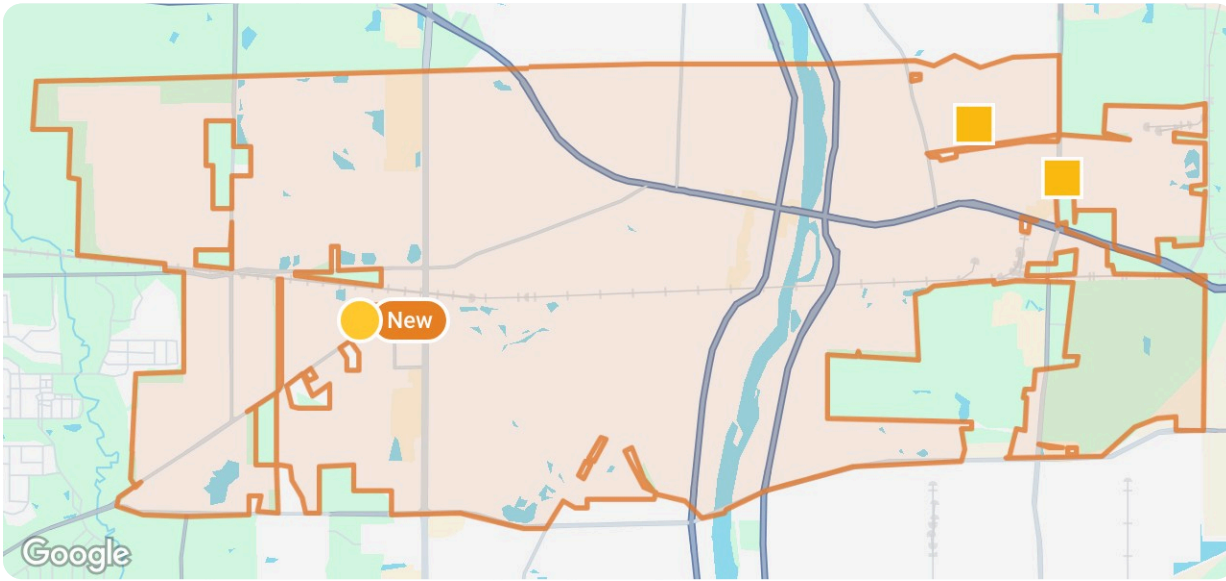
Source: Public Records and Listings



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	 <p>650 Riverbank Dr Geneva, IL 60134 MLS ID: 12214474 Closed / For Sale</p> <p><i>Courtesy of Bons Realty</i></p>	Single Family	3/3	2,091	– 2019	1/27/2025 68 days	\$475,000 \$227/sq ft	-
2	 <p>740 Riverbank Dr Geneva, IL 60134 MLS ID: 12189432 Closed / For Sale</p> <p><i>Courtesy of Century 21 Circle</i></p>	Single Family	3/3	2,091	– 2019	12/13/2024 57 days	\$485,000 \$232/sq ft	↑ 4.3%
3	 <p>429 N 2nd St Geneva, IL 60134 MLS ID: 12202469 Closed / For Sale</p> <p><i>Courtesy of Legacy Properties, A Sarah Leonard Company, LLC</i></p>	Single Family	3/4	2,335	– 2015	1/17/2025 64 days	\$689,900 \$295/sq ft	-
4	 <p>N321 Ford Dr Geneva, IL 60134 MLS ID: 12201175 Closed / For Sale</p> <p><i>Courtesy of eXp Realty, LLC - Geneva</i></p>	Single Family	3/3	1,864	– 2012	12/30/2024 57 days	\$362,500 \$194/sq ft	↓ 2%
5	 <p>700 Westfield Crse Geneva, IL 60134 MLS ID: 12167739 Closed / For Sale</p> <p><i>Courtesy of Swanson Real Estate</i></p>	Single Family	4/4	2,127	8,712 sq ft 1989	11/27/2024 57 days	\$525,000 \$247/sq ft	↓ 1.32%
6	 <p>3452 Blazing Star Ct Geneva, IL 60134 MLS ID: 12038449 Closed / For Sale</p> <p><i>Courtesy of Joseph J Keim</i></p>	Single Family	5/4	3,528	– 2024	1/10/2025 238 days	\$1,165,000 \$330/sq ft	↓ 2.51%
7	 <p>N299 Hilts Dr Geneva, IL 60134 MLS ID: 12198935 Closed / For Sale</p> <p><i>Courtesy of Suburban Life Realty, Ltd</i></p>	Single Family	3/3	2,071	– 2012	1/2/2025 64 days	\$445,000 \$215/sq ft	↑ 2.3%
8	 <p>N316 Hilts Dr Geneva, IL 60134 MLS ID: 12198135 Closed / For Sale</p> <p><i>Courtesy of Continental Real Estate Group</i></p>	Single Family	3/4	3,369	4,791 sq ft 2004	1/22/2025 84 days	\$575,000 \$171/sq ft	↓ 2.53%
9	 <p>38W532 Mcquire Pl Geneva, IL 60134 MLS ID: 12202582 Closed / For Sale</p> <p><i>Courtesy of Baird & Warner Fox Valley - Geneva</i></p>	Single Family	3/2	2,452	0.28 acres 2010	12/18/2024 42 days	\$580,000 \$237/sq ft	↑ 5.45%
10	 <p>38W542 Mcquire Pl Geneva, IL 60134 MLS ID: 12182784 Closed / For Sale</p> <p><i>Courtesy of The HomeCourt Real Estate</i></p>	Single Family	4/4	2,567	10,541 sq ft 2012	12/2/2024 56 days	\$619,500 \$241/sq ft	↓ 0.88%

Summary

For Lease Activity in the Last 3 Months



Legend

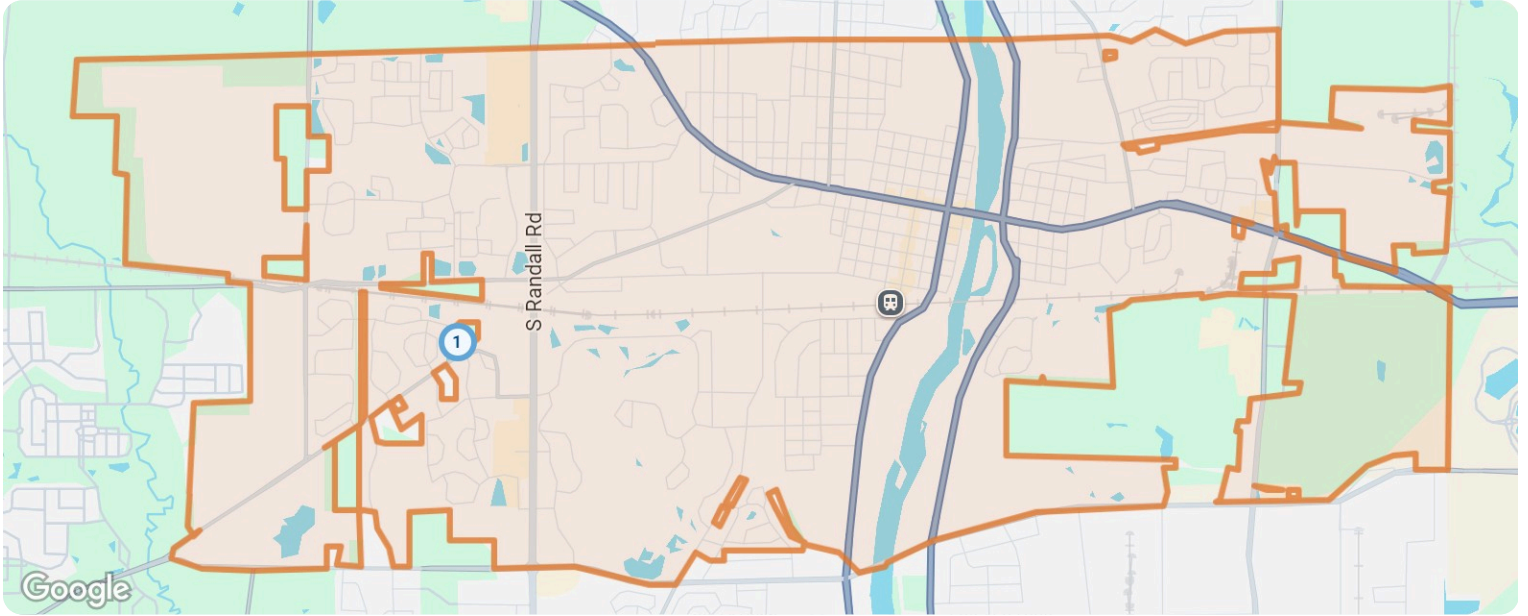
- For Lease
- Recently Leased

	New	Closed
Number of Properties	1	2
Lowest Listing Price / Est.Value	\$2,700	-
Median Listing Price / Est.Value	\$2,700	-
Highest Listing Price / Est.Value	\$2,700	-
Average Price / sqft	\$2	-
Median Price / sqft	\$2	-
Average Days in RPR	25	35
Median Days in RPR	25	35
Total Volume	\$2,700	-
Source	Listings	Public Records & Listings

Property Details

New

Source: Listings



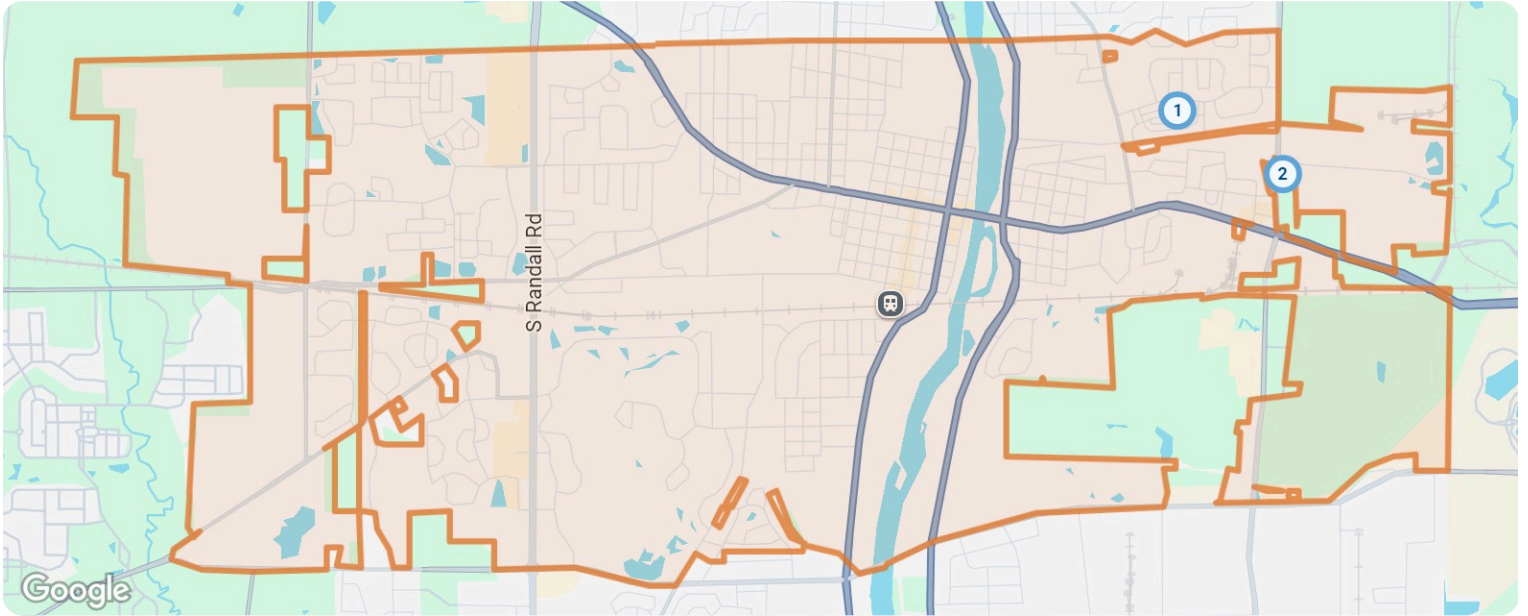
New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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1	 <p>2555 Heritage Ct, #2555 Geneva, IL 60134 MLS ID: 12268930 ● Active / For Lease</p>	Single Family	3/3	1,600	–	1997	1/19/2025 25 days	\$2,700 mo. \$2/sq ft
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Courtesy of Baird & Warner Fox Valley - Geneva

Closed

Source: Public Records and Listings



Closed: 2 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	 <p>1007 Britta Ln Geneva, IL 60134 MLS ID: 12208664 Closed / For Lease</p> <p><i>Courtesy of RE/MAX All Pro - St Charles</i></p>	Single Family	3/2	1,176	– 1984	12/6/2024 22 days	- \$2/sq ft	-
2	 <p>1N363 Kirk Rd Geneva, IL 60134 MLS ID: 12179225 Closed / For Lease</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Starck Real Estate</i></p>	Single Family	3/2	1,683	0.41 acres 1953	11/25/2024 48 days	- \$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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