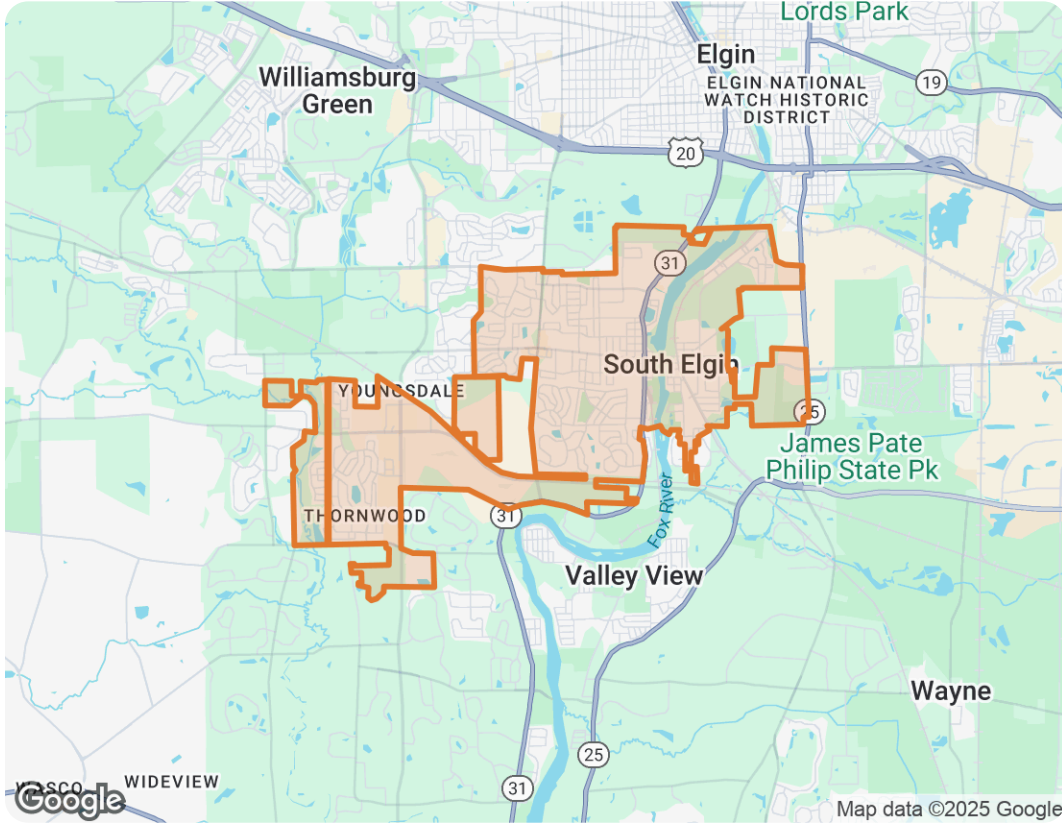


South Elgin, Illinois



Nicholas Kein

SRES

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

✉️ nick@Kombrink.com

🌐 www.onesourcesells.com



Market Trends

Market Trends for South Elgin, Illinois

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

0.84

↓ 16% MoM

Sold to List Price %

99.9%

↑ 0.21% MoM

Median Days in RPR

17

↓ 37.04% MoM

Median Sold Price

\$350,000

↑ 2.94% MoM

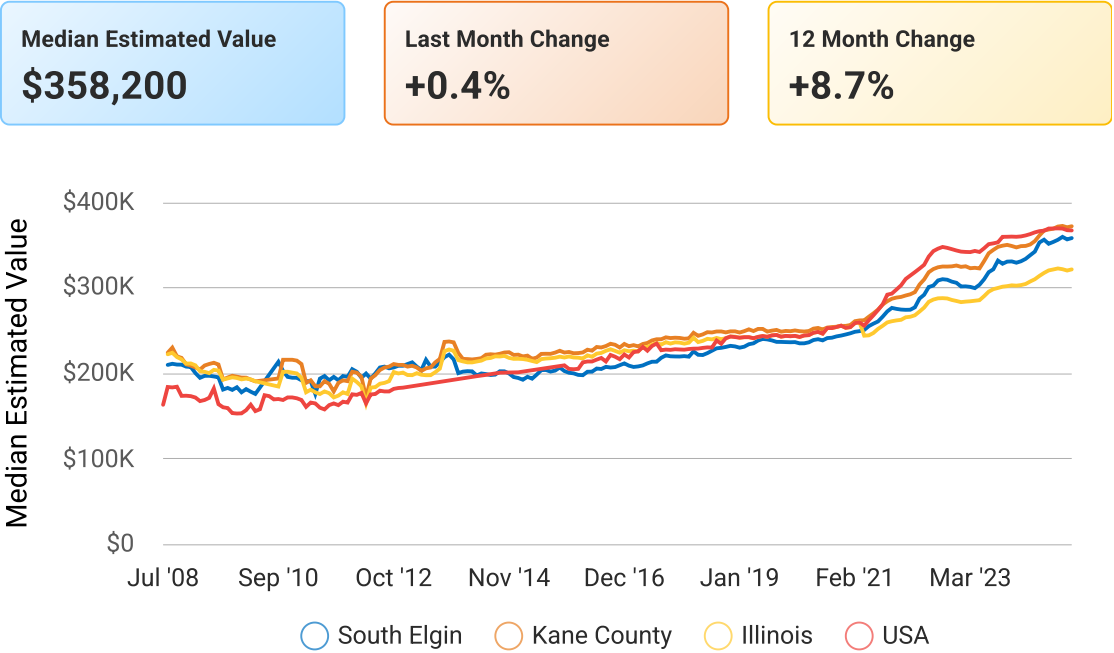
January 2025 Median Estimated Property Value

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

South Elgin, Illinois

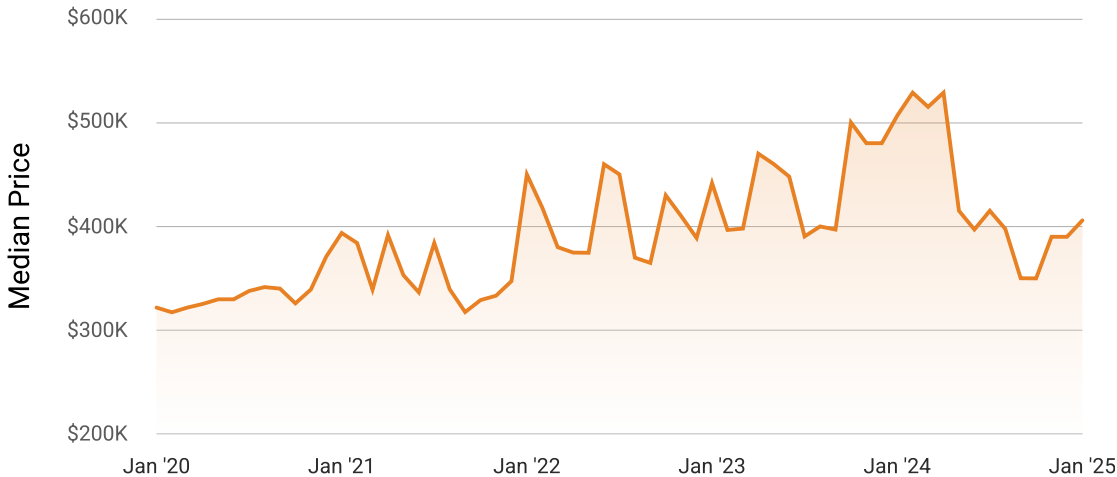
Single Family + Condo/Townhouse/Apt.

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 - \$405,810

↑ 4.1% Month over Month



Sold Listings

South Elgin, Illinois

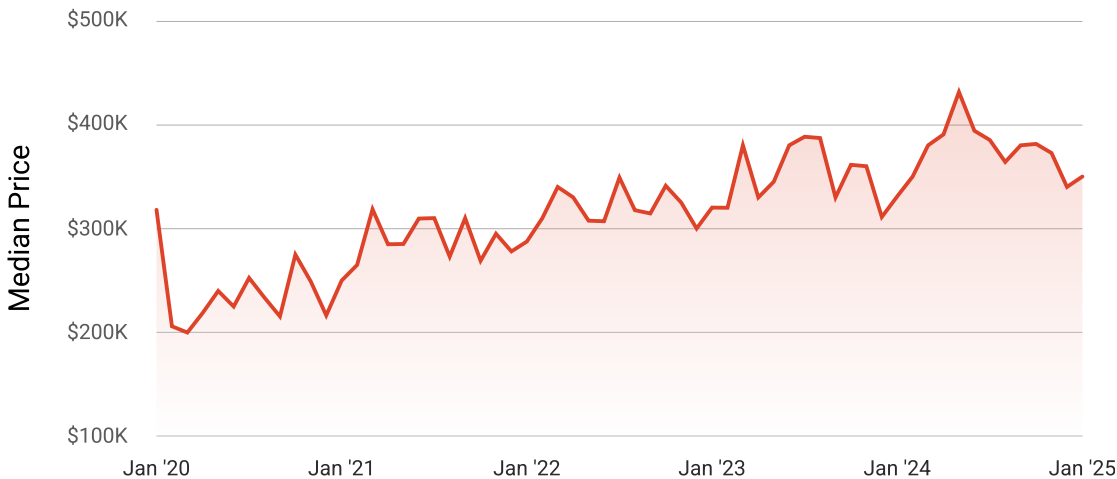
Single Family + Condo/Townhouse/Apt.

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

Median Sold Price - \$350,000

↑ 2.9% Month over Month



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 | – | \$356,660 +0.43% | \$356,180 +0.57% | \$329,410 +8.74% | \$301,640 +18.75% | \$274,360 +30.56% |
| Median Sold Price Last Updated: 1/31/2025 | – | \$320,000 +10.16% | \$381,000 -7.48% | \$249,500 +41.28% | \$314,500 +12.08% | \$287,000 +22.82% |
| Median List Price Last Updated: 1/31/2025 | – | \$389,990 +4.06% | \$349,990 +15.95% | \$506,448 -19.87% | \$441,597 -8.1% | \$450,000 -9.82% |

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

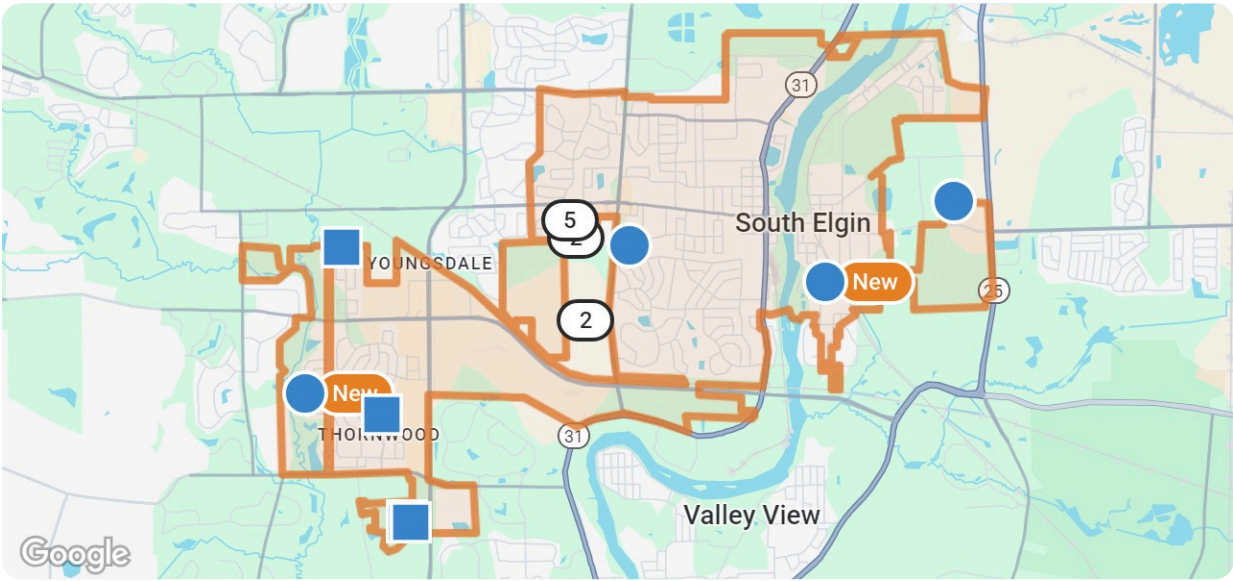
Change Types: New Listings, Pending, Closed

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

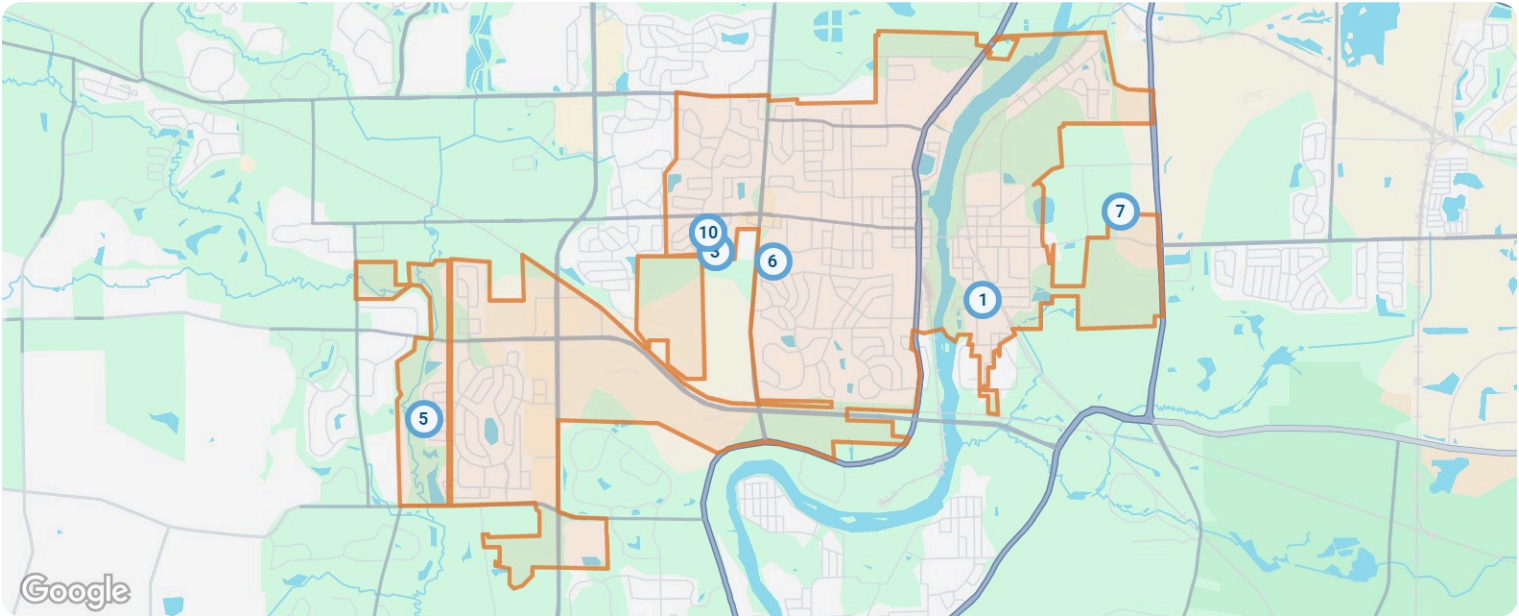







| | New | Closed |
|-----------------------------------|-------------|---------------------------|
| Number of Properties | 10 | 10 |
| Lowest Listing Price / Est.Value | \$314,900 | \$267,500 |
| Median Listing Price / Est.Value | \$382,495 | \$632,500 |
| Highest Listing Price / Est.Value | \$765,000 | \$807,345 |
| Average Price / sqft | \$226 | \$221 |
| Median Price / sqft | \$243 | \$220 |
| Average Days in RPR | 28 | 169 |
| Median Days in RPR | 31 | 174 |
| Total Volume | \$4,263,948 | \$5,861,265 |
| 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 | <div><div><div>445 Crystal Ave</div><div>South Elgin, IL 60177</div><div>MLS ID: 12282622</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Coldwell Banker Realty</div></div> | Single Family | 5/2 | 2,584 | 7,927 sq ft | 1962 | 2/1/2025 12 days | \$375,000 \$145/sq ft |
| 2 | <div><div><div>189 Kingsport Dr</div><div>South Elgin, IL 60177</div><div>MLS ID: 12279299</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Little Realty</div></div> | Single Family | 3/3 | 1,468 | – | 2024 | 1/28/2025 16 days | \$349,990 \$238/sq ft |
| 3 | <div><div><div>181 Kingsport Dr</div><div>South Elgin, IL 60177</div><div>MLS ID: 12269135</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Little Realty</div></div> | Single Family | 3/3 | 1,577 | – | 2024 | 1/11/2025 33 days | \$359,990 \$228/sq ft |
| 4 | <div><div><div>204 Kingsport Dr</div><div>South Elgin, IL 60177</div><div>MLS ID: 12269130</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Little Realty</div></div> | Single Family | 3/3 | 1,406 | – | 2024 | 1/11/2025 33 days | \$369,990 \$263/sq ft |
| 5 | <div><div><div>722 Waters Edge Dr</div><div>South Elgin, IL 60177</div><div>MLS ID: 12278145</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Keller Williams Inspire - Geneva</div></div> | Single Family | 5/5 | 3,750 | 0.31 acres | 2000 | 1/28/2025 16 days | \$765,000 \$204/sq ft |

Market Activity Report

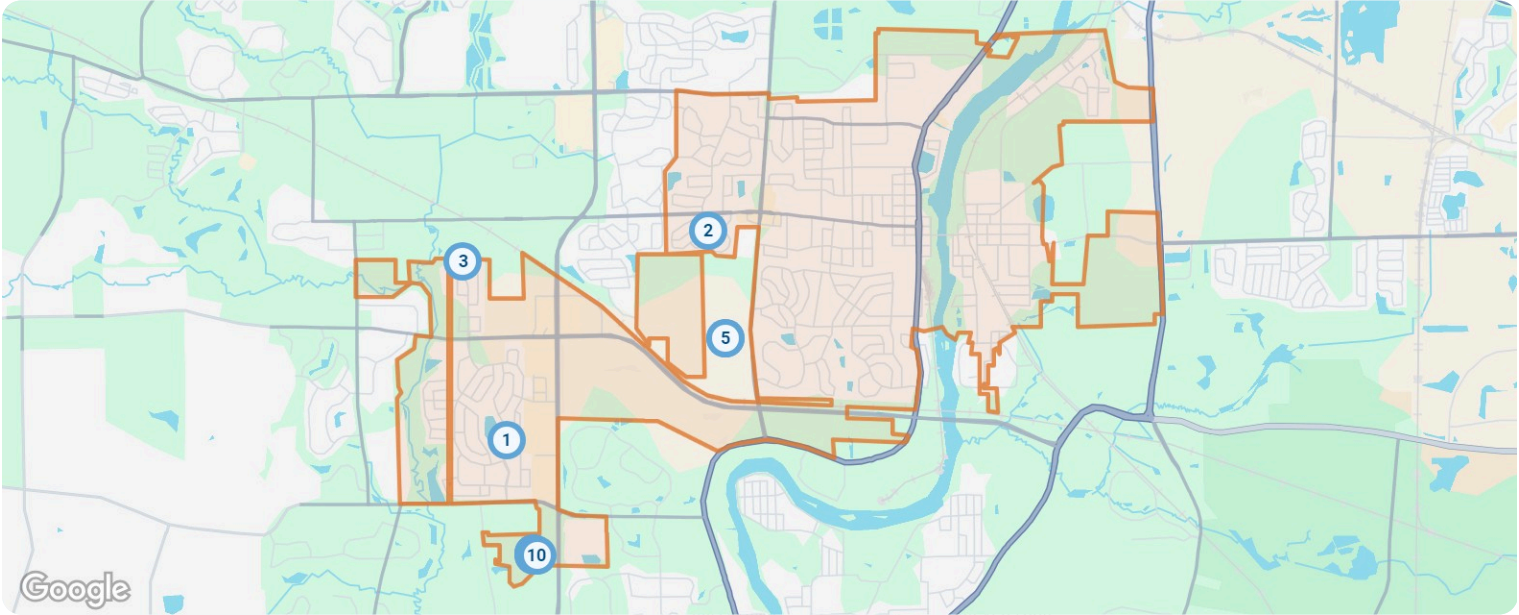
South Elgin, Illinois



| 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 |  <div>1145 La Fayette Dr South Elgin, IL 60177 MLS ID: 12259913 ● Active Under Contract / For Sale</div> <div>Listing Courtesy of @properties Christie's International Real Estate</div> | Single Family | 4/3 | 1,910 | 10,105 sq ft | 1979 | 1/16/2025 28 days | \$314,900 \$165/sq ft |
| 7 |  <div>168 Railway Dr South Elgin, IL 60177 MLS ID: 12218960 ● Active Under Contract / For Sale</div> <div>Listing Courtesy of Keller Williams Inspire - Geneva</div> | Single Family | 3/3 | 2,146 | 7,840 sq ft | 2024 | 12/5/2024 70 days | \$559,108 \$261/sq ft |
| 8 |  <div>201 Kingsport Dr South Elgin, IL 60177 MLS ID: 12286935 ● Active / For Sale</div> <div>Listing Courtesy of Little Realty</div> | Single Family | 3/3 | 1,577 | – | 2025 | 2/8/2025 5 days | \$389,990 \$247/sq ft |
| 9 |  <div>206 Kingsport Dr South Elgin, IL 60177 MLS ID: 12269137 ● Active / For Sale</div> <div>Listing Courtesy of Little Realty</div> | Single Family | 3/3 | 1,508 | – | 2024 | 1/11/2025 33 days | \$389,990 \$259/sq ft |
| 10 |  <div>211 Kingsport Dr South Elgin, IL 60177 MLS ID: 12268740 ● Active / For Sale</div> <div>Listing Courtesy of Little Realty</div> | Single Family | 3/3 | 1,577 | – | 2024 | 1/10/2025 34 days | \$389,990 \$247/sq ft |

Closed



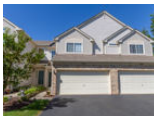







Source: Public Records and Listings



Market Activity Report

South Elgin, Illinois

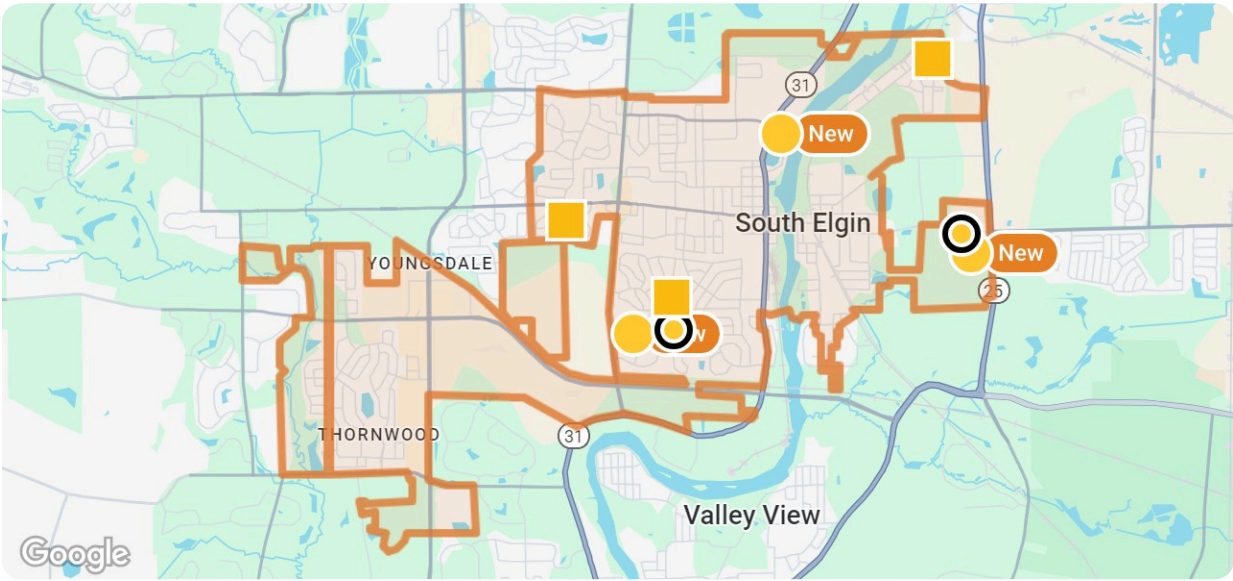


| Closed: 10 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price % |
|-----------------------|---|---------------|--------------|---------------------|-----------------------|---------------------------|-----------------------------|----------------------|
| 1 | <div><div>743 Lake Ridge Dr South Elgin, IL 60177 MLS ID: 12175602 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Compass</div></div> <td>Single Family</td> <td>4/4</td> <td>3,628</td> <td>0.3 acres 2001</td> <td>1/31/2025 125 days</td> <td>\$600,000 \$165/sq ft</td> <td><div>↓</div>2.44%</td> | Single Family | 4/4 | 3,628 | 0.3 acres 2001 | 1/31/2025 125 days | \$600,000 \$165/sq ft | <div>↓</div> 2.44% |
| 2 | <div><div>200 Kingsport Dr South Elgin, IL 60177 MLS ID: 12152121 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>3/3</td> <td>1,508</td> <td>&ndash; 2024</td> <td>2/10/2025 164 days</td> <td>\$358,310 \$238/sq ft</td> <td>–</td> | Single Family | 3/3 | 1,508 | – 2024 | 2/10/2025 164 days | \$358,310 \$238/sq ft | – |
| 3 | <div><div>201 Nicole Dr, Unit E South Elgin, IL 60177 MLS ID: 12264178 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Legacy Properties, A Sarah Leonard Company, LLC</div></div> <td>Single Family</td> <td>3/2</td> <td>1,442</td> <td>&ndash; 2001</td> <td>2/11/2025 39 days</td> <td>\$267,500 \$186/sq ft</td> <td><div>↓</div>2.73%</td> | Single Family | 3/2 | 1,442 | – 2001 | 2/11/2025 39 days | \$267,500 \$186/sq ft | <div>↓</div> 2.73% |
| 4 | <div><div>600 Endicott Rd South Elgin, IL 60177 MLS ID: 12092620 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>4/3</td> <td>2,289</td> <td>&ndash; 2024</td> <td>1/14/2025 204 days</td> <td>\$483,300 \$211/sq ft</td> <td><div>↑</div>1.05%</td> | Single Family | 4/3 | 2,289 | – 2024 | 1/14/2025 204 days | \$483,300 \$211/sq ft | <div>↑</div> 1.05% |
| 5 | <div><div>608 Endicott Rd South Elgin, IL 60177 MLS ID: 12135458 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>4/3</td> <td>2,289</td> <td>&ndash; 2024</td> <td>1/24/2025 166 days</td> <td>\$495,730 \$217/sq ft</td> <td><div>↑</div>0.85%</td> | Single Family | 4/3 | 2,289 | – 2024 | 1/24/2025 166 days | \$495,730 \$217/sq ft | <div>↑</div> 0.85% |
| 6 | <div><div>819 Harwood Ave South Elgin, IL 60177 MLS ID: 12067778 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>4/3</td> <td>3,145</td> <td>&ndash; 2023</td> <td>11/25/2024 181 days</td> <td>\$665,000 \$211/sq ft</td> <td><div>↓</div>2.2%</td> | Single Family | 4/3 | 3,145 | – 2023 | 11/25/2024 181 days | \$665,000 \$211/sq ft | <div>↓</div> 2.2% |
| 7 | <div><div>824 Harwood Ave South Elgin, IL 60177 MLS ID: 12054880 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>5/3</td> <td>2,872</td> <td>&ndash; 2024</td> <td>11/22/2024 193 days</td> <td>\$710,420 \$247/sq ft</td> <td><div>↑</div>8.49%</td> | Single Family | 5/3 | 2,872 | – 2024 | 11/22/2024 193 days | \$710,420 \$247/sq ft | <div>↑</div> 8.49% |
| 8 | <div><div>828 Harwood Ave South Elgin, IL 60177 MLS ID: 12000642 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>4/4</td> <td>3,145</td> <td>&ndash; 2024</td> <td>12/9/2024 274 days</td> <td>\$807,345 \$257/sq ft</td> <td><div>↑</div>12.36%</td> | Single Family | 4/4 | 3,145 | – 2024 | 12/9/2024 274 days | \$807,345 \$257/sq ft | <div>↑</div> 12.36% |
| 9 | <div><div>832 Harwood Ave South Elgin, IL 60177 MLS ID: 12122480 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>4/3</td> <td>3,145</td> <td>&ndash; 2024</td> <td>12/13/2024 140 days</td> <td>\$700,990 \$223/sq ft</td> <td><div>↓</div>2.77%</td> | Single Family | 4/3 | 3,145 | – 2024 | 12/13/2024 140 days | \$700,990 \$223/sq ft | <div>↓</div> 2.77% |
| 10 | <div><div>857 Harwood Ave South Elgin, IL 60177 MLS ID: 12067811 <div><div></div>Closed / For Sale</div></div><div>Courtesy of Little Realty</div></div> <td>Single Family</td> <td>4/3</td> <td>3,008</td> <td>&ndash; 2023</td> <td>12/18/2024 204 days</td> <td>\$772,670 \$257/sq ft</td> <td><div>↓</div>3.42%</td> | Single Family | 4/3 | 3,008 | – 2023 | 12/18/2024 204 days | \$772,670 \$257/sq ft | <div>↓</div> 3.42% |



Summary

For Lease Activity in the Last 3 Months



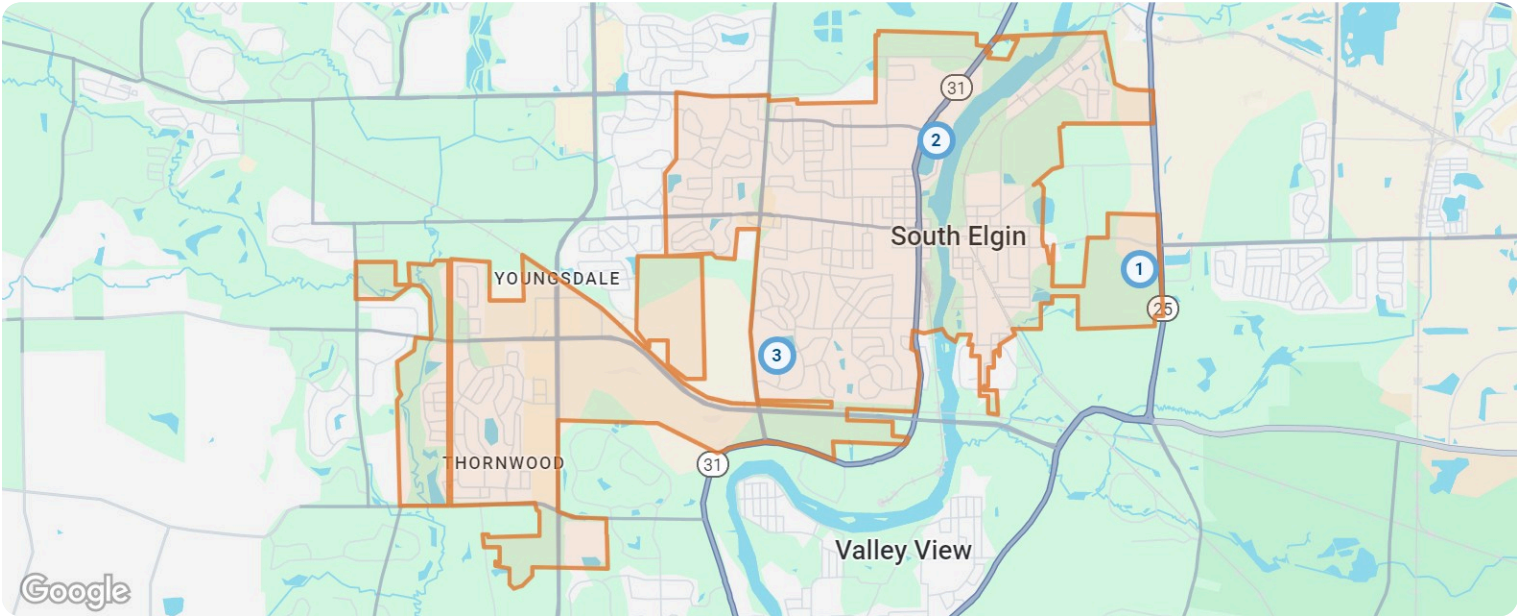
- Legend
- For Lease
 - For Lease Pending
 - Recently Leased




| | New | Pending | Closed |
|-----------------------------------|----------|----------|---------------------------|
| Number of Properties | 3 | 2 | 3 |
| Lowest Listing Price / Est.Value | \$2,800 | \$2,700 | – |
| Median Listing Price / Est.Value | \$2,800 | \$2,850 | – |
| Highest Listing Price / Est.Value | \$2,900 | \$3,000 | – |
| Average Price / sqft | \$2 | \$2 | – |
| Median Price / sqft | \$2 | \$2 | – |
| Average Days in RPR | 21 | 47 | 31 |
| Median Days in RPR | 13 | 47 | 21 |
| Total Volume | \$8,500 | \$5,700 | – |
| Source | Listings | Listings | Public Records & Listings |

Property Details

New

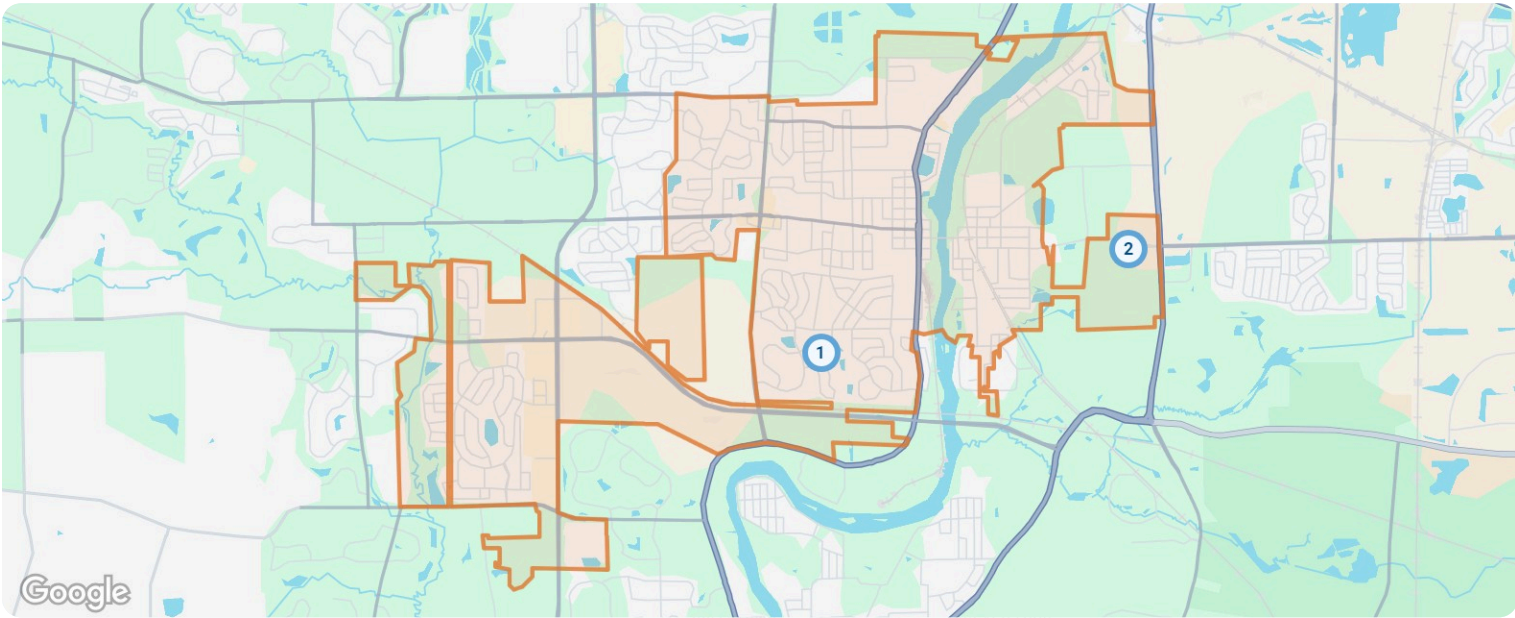
Source: Listings



| New: 3 properties | | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft |
|-------------------|---|--|---------------|--------------|---------------------|-------------|------------|-------------------------|---------------------------|
| 1 |  | 2359 Southwind Blvd South Elgin, IL 60177 MLS ID: 12285431 ● Active / For Lease <i>Courtesy of Real Property Management Group Chicago</i> | Single Family | 3/3 | 2,300 | – | 2022 | 2/6/2025 7 days | \$2,800 mo. \$1/sq ft |
| 2 |  | 124 Melrose Ct South Elgin, IL 60177 MLS ID: 12261720 ● Active / For Lease <i>Courtesy of Exit Realty Redefined</i> | Single Family | 3/3 | 1,628 | – | 2014 | 12/31/2024 44 days | \$2,900 mo. \$2/sq ft |
| 3 |  | 9 Cobbler Ct South Elgin, IL 60177 MLS ID: 12274688 ● Active / For Lease <i>Courtesy of @properties Christie's International Real Estate</i> | Single Family | 3/3 | 1,689 | 6,340 sq ft | 1993 | 1/31/2025 13 days | \$2,800 mo. \$2/sq ft |

Pending

Source: Listings



| Pending: 2 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 |  | 3 Laurel Ct South Elgin, IL 60177 MLS ID: 12267469 | | | | | | |
| | | Single Family | 4/3 | 1,900 | 7,501 sq ft 1994 | 1/14/2025 | \$3,000 mo. \$2/sq ft | 2/13/2025 30 days |
| | <div><div></div><div>Pending / For Lease</div></div> <div>Courtesy of Berkshire Hathaway HomeServices Starck Real Estate</div> | | | | | | | |
| 2 |  | 1019 Atterberg Rd, #1019 South Elgin, IL 60177 MLS ID: 12223376 | | | | | | |
| | | Single Family | 3/3 | 1,894 | – 2023 | 12/11/2024 | \$2,700 mo. \$1/sq ft | 2/7/2025 64 days |
| | <div><div></div><div>Pending / For Lease</div></div> <div>Courtesy of Compass</div> | | | | | | | |

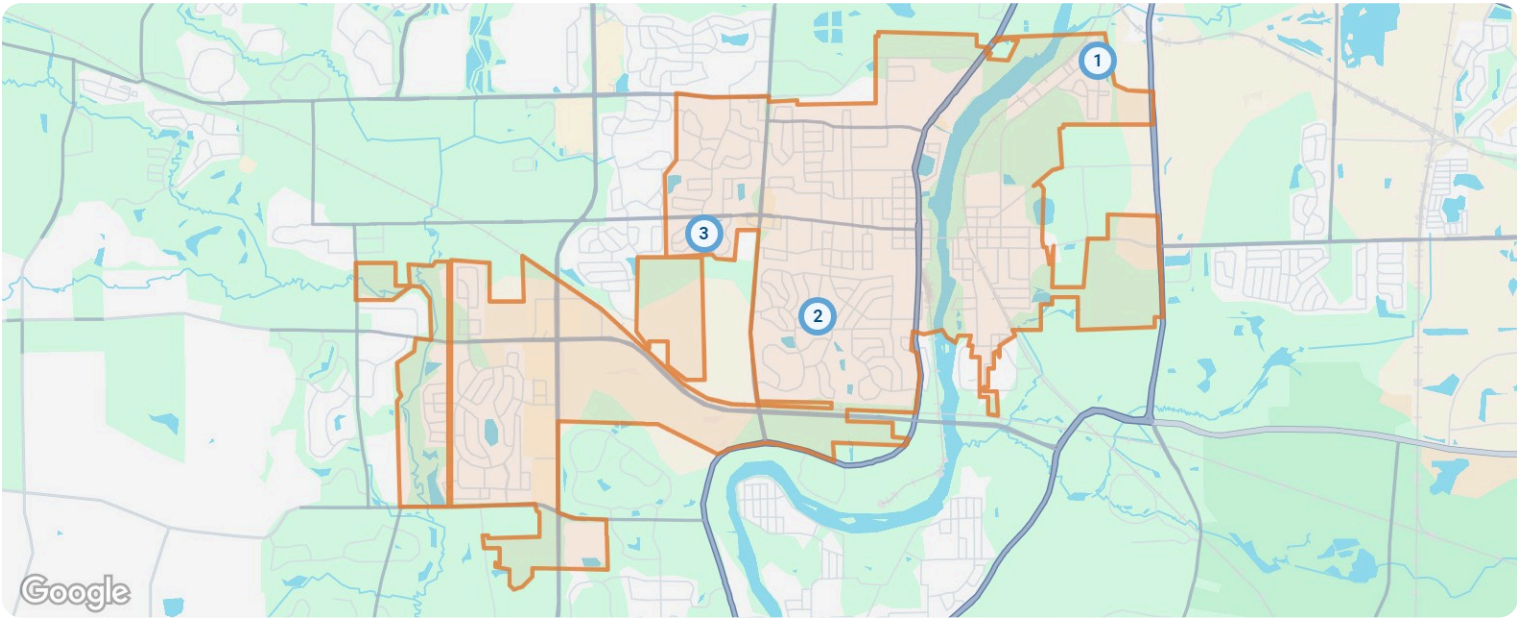
Market Activity Report







South Elgin, Illinois



Closed

Source: Public Records and Listings



| Closed: 3 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 |  1673 Deer Pointe Dr South Elgin, IL 60177 MLS ID: 12270158  Closed / For Lease <i>Courtesy of Stoll Real Estate</i> | Single Family | 3/3 | 1,626 | 1,541 sq ft 2005 | 2/6/2025 21 days | – \$2/sq ft | – |
| 2 |  349 Paine St South Elgin, IL 60177 MLS ID: 12220154  Closed / For Lease <i>Courtesy of Caret Realty Inc</i> | Single Family | 3/4 | 1,812 | 9,583 sq ft 1998 | 2/7/2025 66 days | – \$2/sq ft | – |
| 3 |  1425 Exeter Ln, #1425 South Elgin, IL 60177 MLS ID: 12212111  Closed / For Lease <i>Courtesy of Realty Executives Premier</i> | Single Family | 3/2 | 1,550 | – 1992 | 11/24/2024 7 days | – \$2/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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