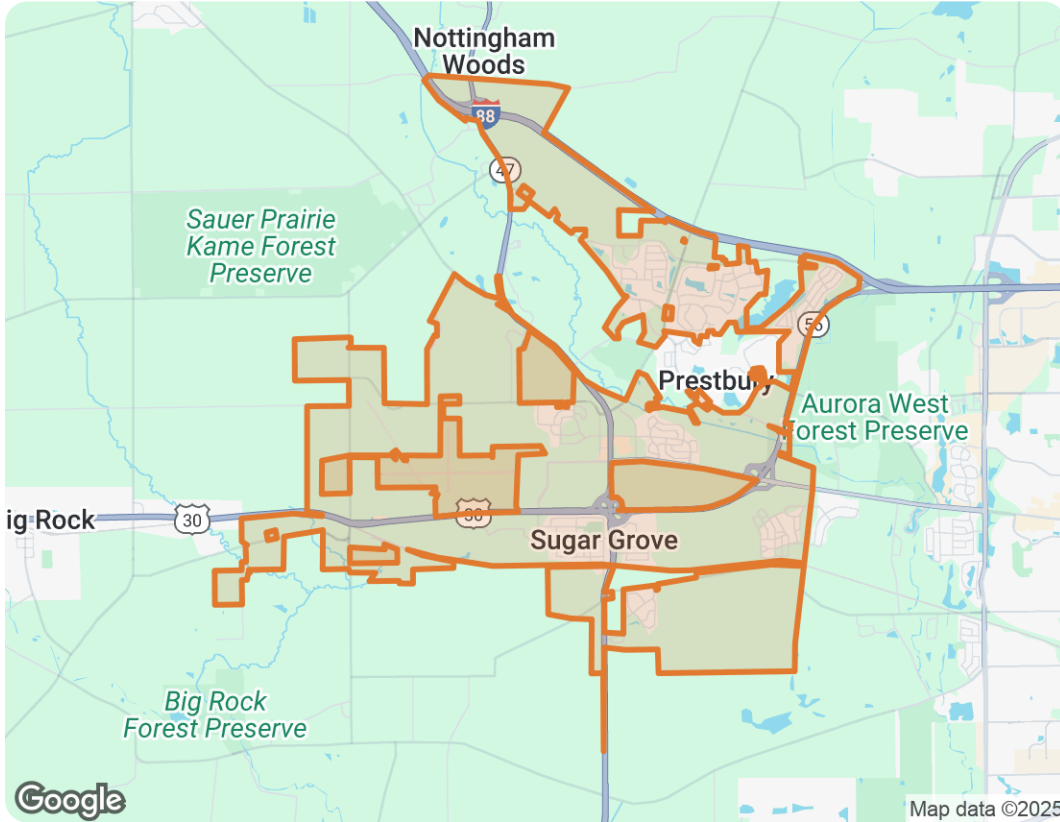


Sugar Grove, Illinois



Nicholas Kein

ABR, SRES

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

✉️ nick@Kombrink.com

🌐 www.onesourcesells.com



Market Trends

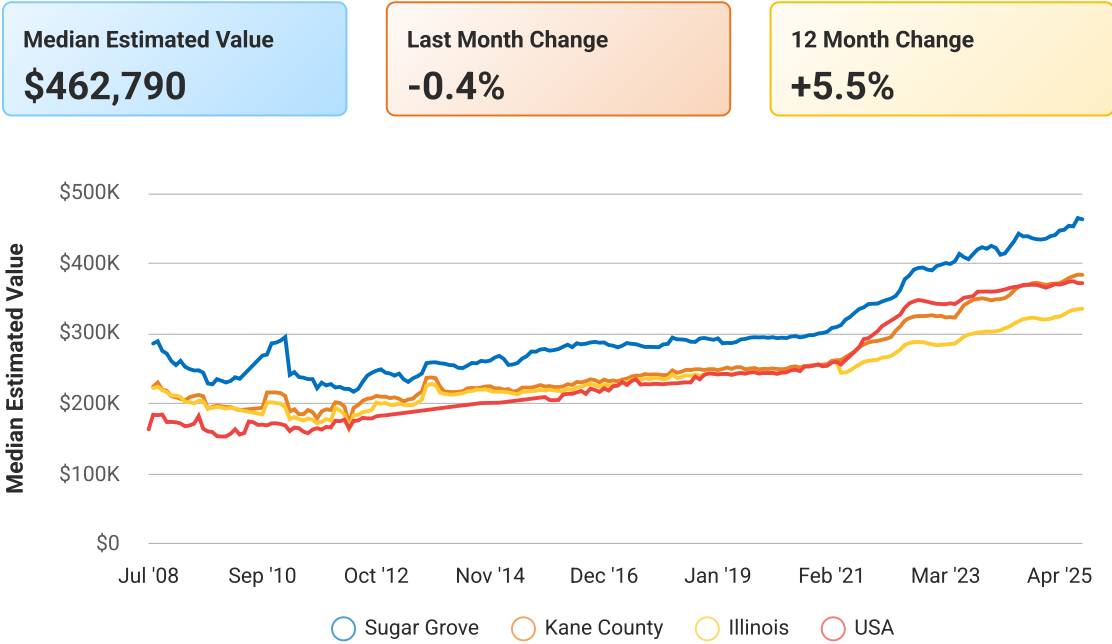
September 2025 Median Estimated Property Value

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



Active Listings

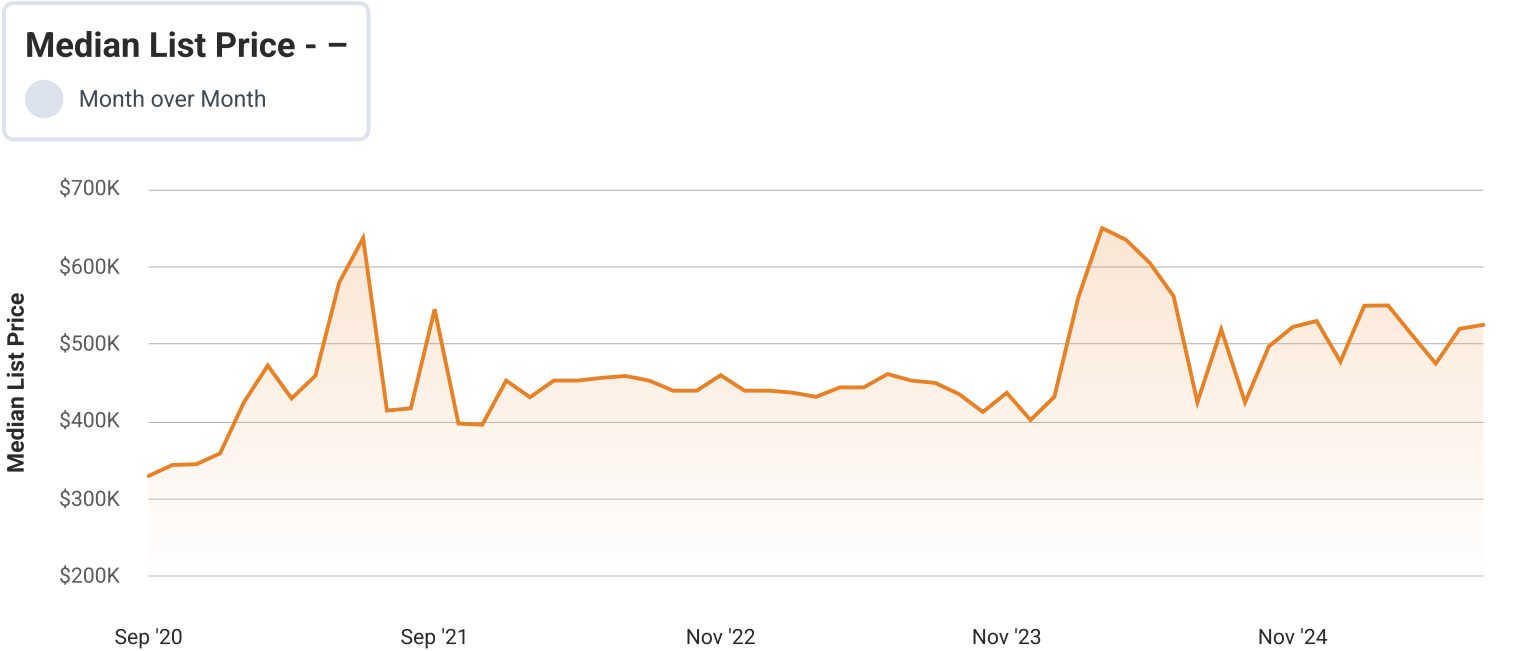
Sugar Grove, Illinois

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

Sugar Grove, 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

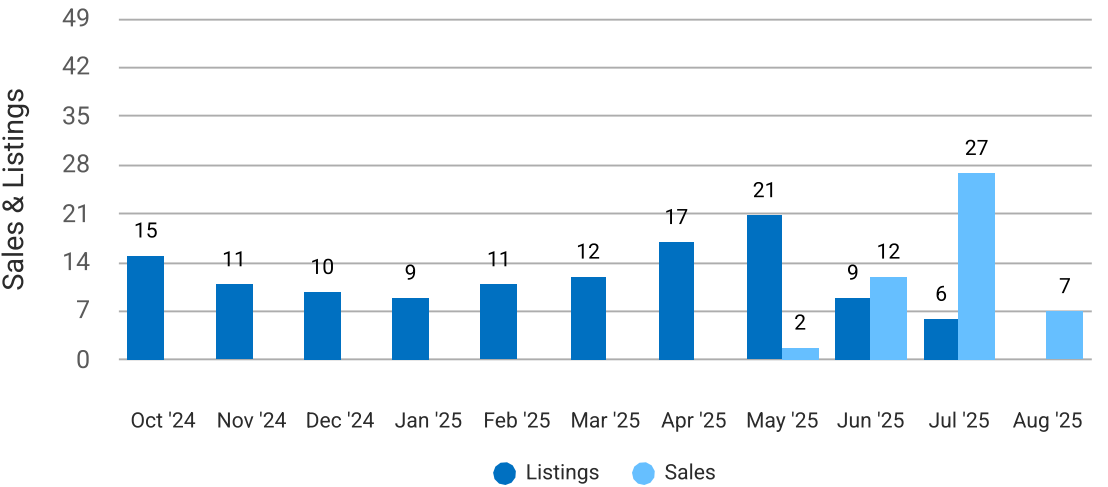


Total Sales and Active Listings

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



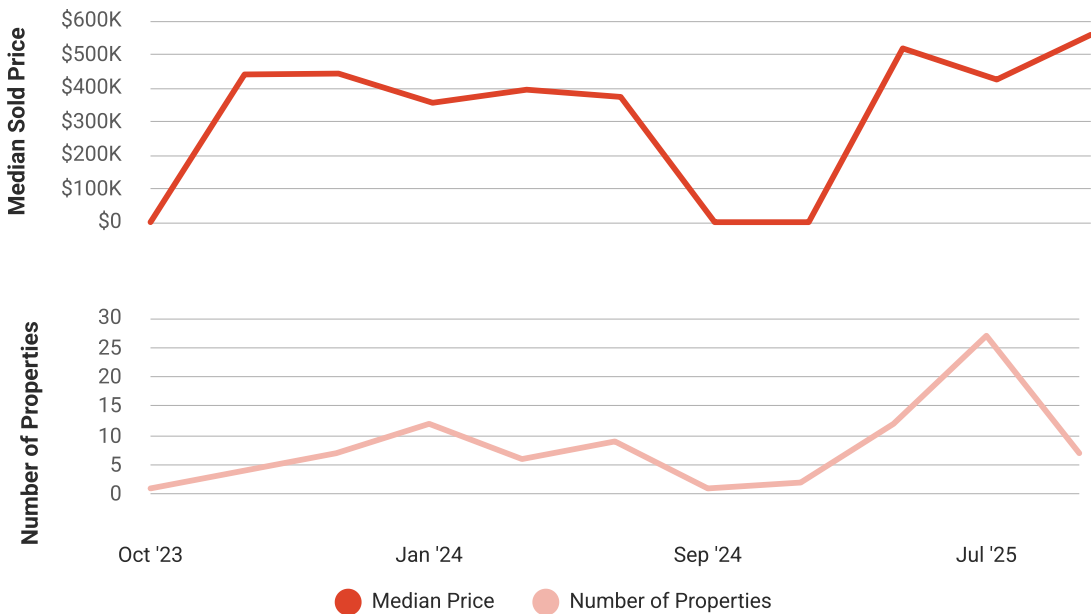
Median Sold Price vs Sold Listings

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



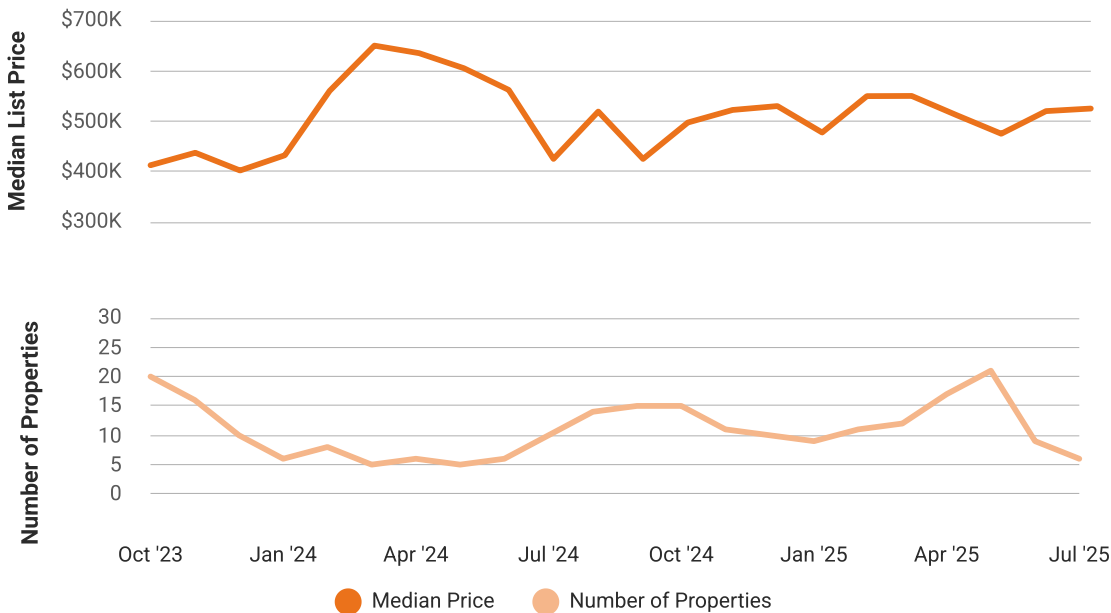
Median List Price vs Active Listings

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	\$462,790	\$464,580 -0.39%	\$453,520 +2.04%	\$438,680 +5.5%	\$413,210 +12%	\$393,490 +17.61%
Median Sold Price Last Updated: 9/30/2025	–	\$558,000	\$517,500	–	–	–
Median List Price Last Updated: 9/30/2025	–	–	\$519,900	\$424,950	\$435,500	\$439,990

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

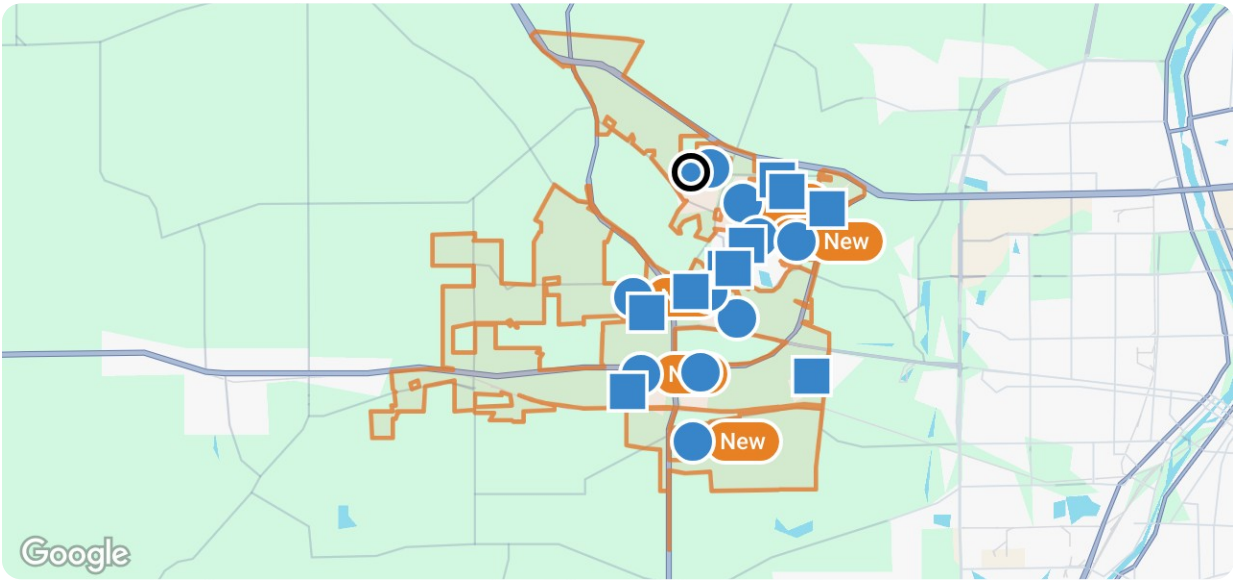
Change Types: New Listings, Pending, Closed

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

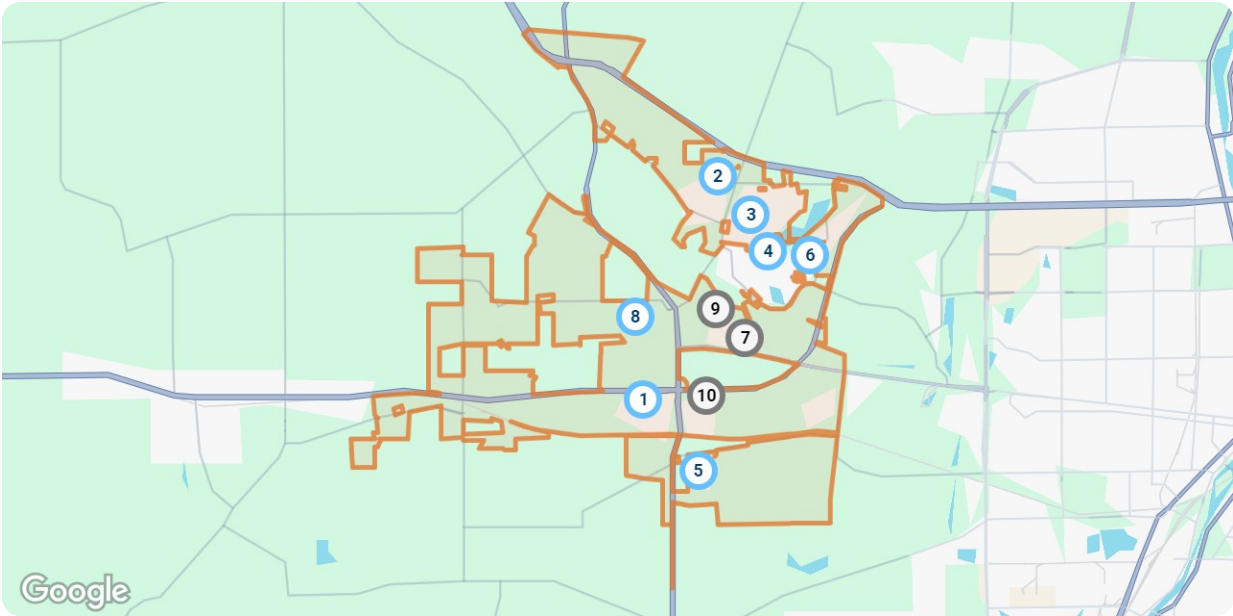
- For Sale
- ⦿ For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	1	10
Lowest Listing Price / Est.Value	\$315,000	\$979,900	\$285,000
Median Listing Price / Est.Value	\$445,450	\$979,900	\$437,000
Highest Listing Price / Est.Value	\$699,000	\$979,900	\$785,000
Average Price / sqft	\$189	\$208	\$201
Median Price / sqft	\$189	\$208	\$199
Average Days in RPR	6	54	24
Median Days in RPR	6	54	23
Total Volume	\$4,704,800	\$979,900	\$4,515,000
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	 <i>Listing Courtesy of Fathom Realty IL LLC</i>	222 Meadows Dr Sugar Grove, IL 60554 MLS ID: 12490579 ● Active / For Sale	Single Family	5/3	3,164	0.26 acres	1989	11/13/2025 -23 days \$399,900 \$126/sq ft
2	 <i>Listing Courtesy of Altogether Realty Corporation</i>	618 Pine St Sugar Grove, IL 60554 MLS ID: 12465045 ● Active / For Sale	Single Family	5/5	2,888	—	2002	9/8/2025 43 days \$699,000 \$242/sq ft
3	 <i>Listing Courtesy of Baird & Warner</i>	723 Queens Gate Cir Sugar Grove, IL 60554 MLS ID: 12499511 ● Active / For Sale	Single Family	4/3	2,390	0.25 acres	1993	10/20/2025 1 day \$390,000 \$163/sq ft
4	 <i>Listing Courtesy of Keller Williams Innovate - Aurora</i>	6 Green Hills Ct Sugar Grove, IL 60554 MLS ID: 12497104 ● Active / For Sale	Single Family	5/5	3,400	0.45 acres	2004	10/31/2025 -10 days \$675,000 \$199/sq ft
5	 <i>Listing Courtesy of Baird & Warner Fox Valley - Geneva</i>	389 Mallard Ln Sugar Grove, IL 60554 MLS ID: 12490080 ● Active / For Sale	Single Family	4/3	2,160	—	2000	10/14/2025 7 days \$415,000 \$192/sq ft

Market Activity Report

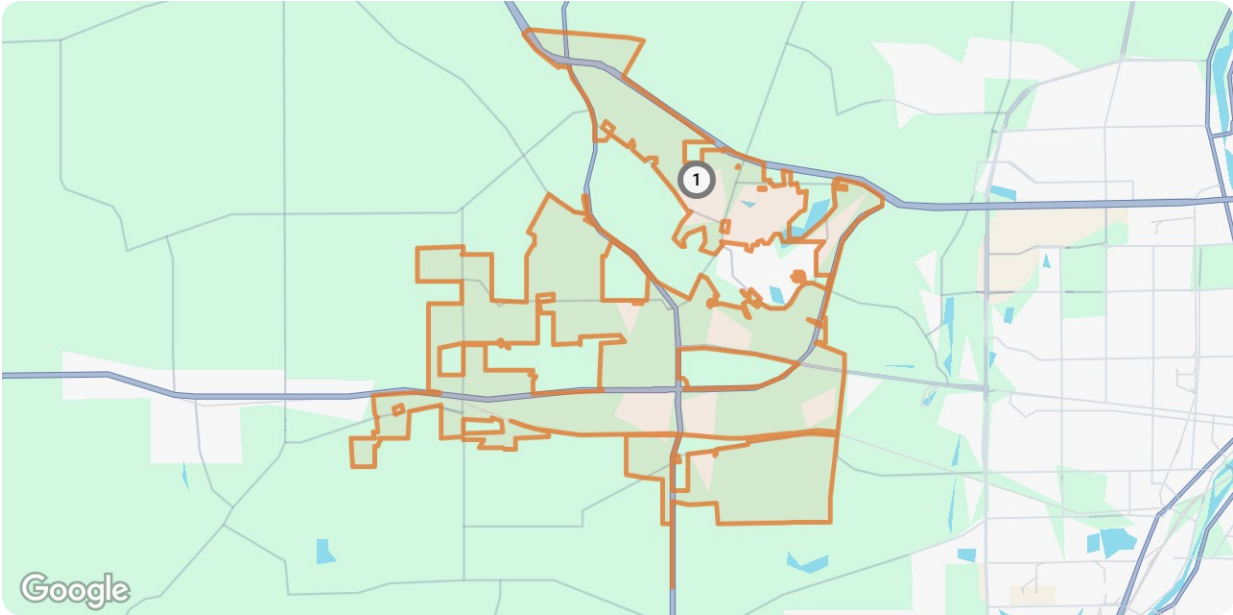
Sugar Grove, Illinois



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	 8 Mossfield Ct Sugar Grove, IL 60554 MLS ID: 12495372 ● Active / For Sale Listing Courtesy of Berkshire Hathaway HomeServices Starck Real Estate	Single Family	3/3	2,603	–	1989	10/14/2025 7 days	\$485,000 \$186/sq ft
7	 209 Regency Blvd Sugar Grove, IL 60554 MLS ID: 12497258 ● Active Under Contract / For Sale Listing Courtesy of Coldwell Banker Realty	Single Family	5/4	3,145	9,670 sqft	2002	10/16/2025 5 days	\$475,900 \$151/sq ft
8	 199 Vale Ave Sugar Grove, IL 60554 MLS ID: 12494917 ● Active / For Sale Listing Courtesy of Baird & Warner	Single Family	3/3	2,406	9,909 sqft	2004	10/14/2025 7 days	\$495,000 \$206/sq ft
9	 208 Belle Vue Ct, Unit A Sugar Grove, IL 60554 MLS ID: 12493649 ● Active Under Contract / For Sale Listing Courtesy of Baird & Warner	Single Family	3/3	1,806	–	2003	10/16/2025 5 days	\$315,000 \$174/sq ft
10	 123 Terry Dr Sugar Grove, IL 60554 MLS ID: 12485473 ● Active Under Contract / For Sale Listing Courtesy of eXp Realty	Single Family	3/2	1,413	0.35 acres	1968	10/2/2025 19 days	\$355,000 \$251/sq ft

Pending

Source: Listings



Legend

● Pending



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



1044 Redbud Ln

Sugar Grove, IL 60554

MLS ID: 12438861

Pending / For Sale

Single Family

4/5

4,701

0.51 acres
2020

8/5/2025

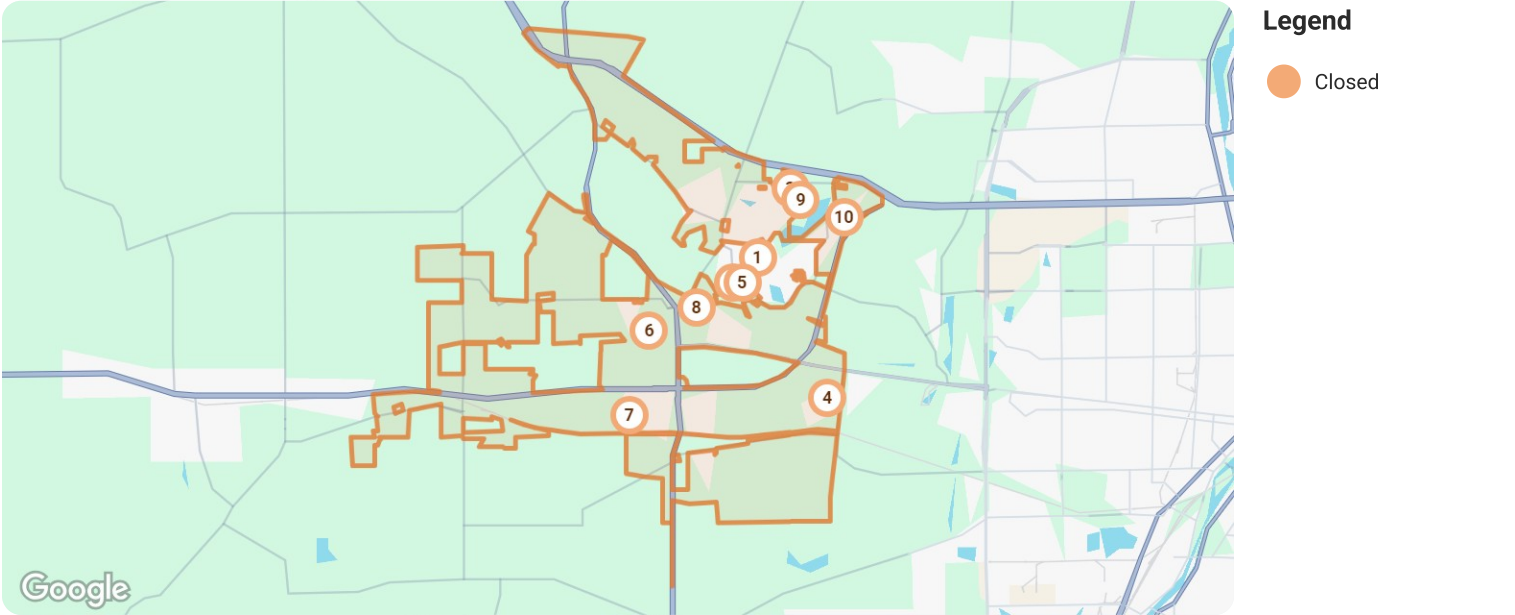
\$979,900
\$208/sq ft

9/28/2025
54 days

Listing Courtesy of Southwestern Real Estate, Inc.

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		1 Normandie Dr Sugar Grove, IL 60554 MLS ID: 12461824	Single Family	3/2	1,465	– 1977	10/20/2025 21 days	\$335,000 \$229/sq ft	↓ 3.46%
■ Closed / For Sale									
Courtesy of Keller Williams Innovate - Aurora									
2		106 Fairfax Cir Sugar Grove, IL 60554 MLS ID: 12455125	Single Family	3/3	2,588	– 2000	10/20/2025 23 days	\$439,000 \$170/sq ft	↓ 2.44%
■ Closed / For Sale									
Courtesy of eXp Realty - Geneva									
3		975 Pinecrest Dr Sugar Grove, IL 60554 MLS ID: 12447731	Single Family	5/3	3,040	– 1994	10/17/2025 23 days	\$475,000 \$156/sq ft	↓ 4.98%
■ Closed / For Sale									
Courtesy of O'Neil Property Group, LLC									
4		111 Goldenrod Dr Sugar Grove, IL 60554 MLS ID: 12445294	Single Family	4/4	3,153	10,454 sqft 2006	10/16/2025 29 days	\$785,000 \$249/sq ft	↓ 1.86%
■ Closed / For Sale									
Courtesy of Coldwell Banker Real Estate Group									

Sugar Grove, 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		21 Windwood Ct Sugar Grove, IL 60554  Closed / Public Record	Single Family	-/-	2,776	- 1989	10/6/2025 - days	\$496,000 \$179/sq ft	-
6		121 W Park Ave, Unit A Sugar Grove, IL 60554  Closed / Public Record	Single Family	-/-	1,463	- 2004	10/1/2025 - days	\$300,000 \$201/sq ft	-
7		316 Snow St Sugar Grove, IL 60554  Closed / Public Record	Single Family	3/-	1,407	- 1969	10/1/2025 - days	\$285,000 \$212/sq ft	-
8		303 Capitol Dr, Unit A Sugar Grove, IL 60554  Closed / Public Record	Single Family	-/-	1,387	- 2002	9/29/2025 - days	\$325,000 \$225/sq ft	-
9		1033 Forest Trl Sugar Grove, IL 60554  Closed / Public Record	Single Family	-/-	3,266	- 1995	9/30/2025 - days	\$640,000 \$195/sq ft	-
10		1211 Hall St Sugar Grove, IL 60554  Closed / Public Record	Single Family	4/-	2,288	- 2003	9/25/2025 - days	\$435,000 \$192/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).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

