Elgin Months of Inventory: Who Holds the Power?

Elgin · 2026-10-30

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Key numbers

September 2026

MEDIAN SALE PRICE

$286,499

-7.4% vs. last year

n=51

MEDIAN DAYS ON MARKET

61

-18.7% vs. last year

n=51

SOLD VS. ORIGINAL LIST

95.4%

n=51

HOMES FOR SALE TODAY

295

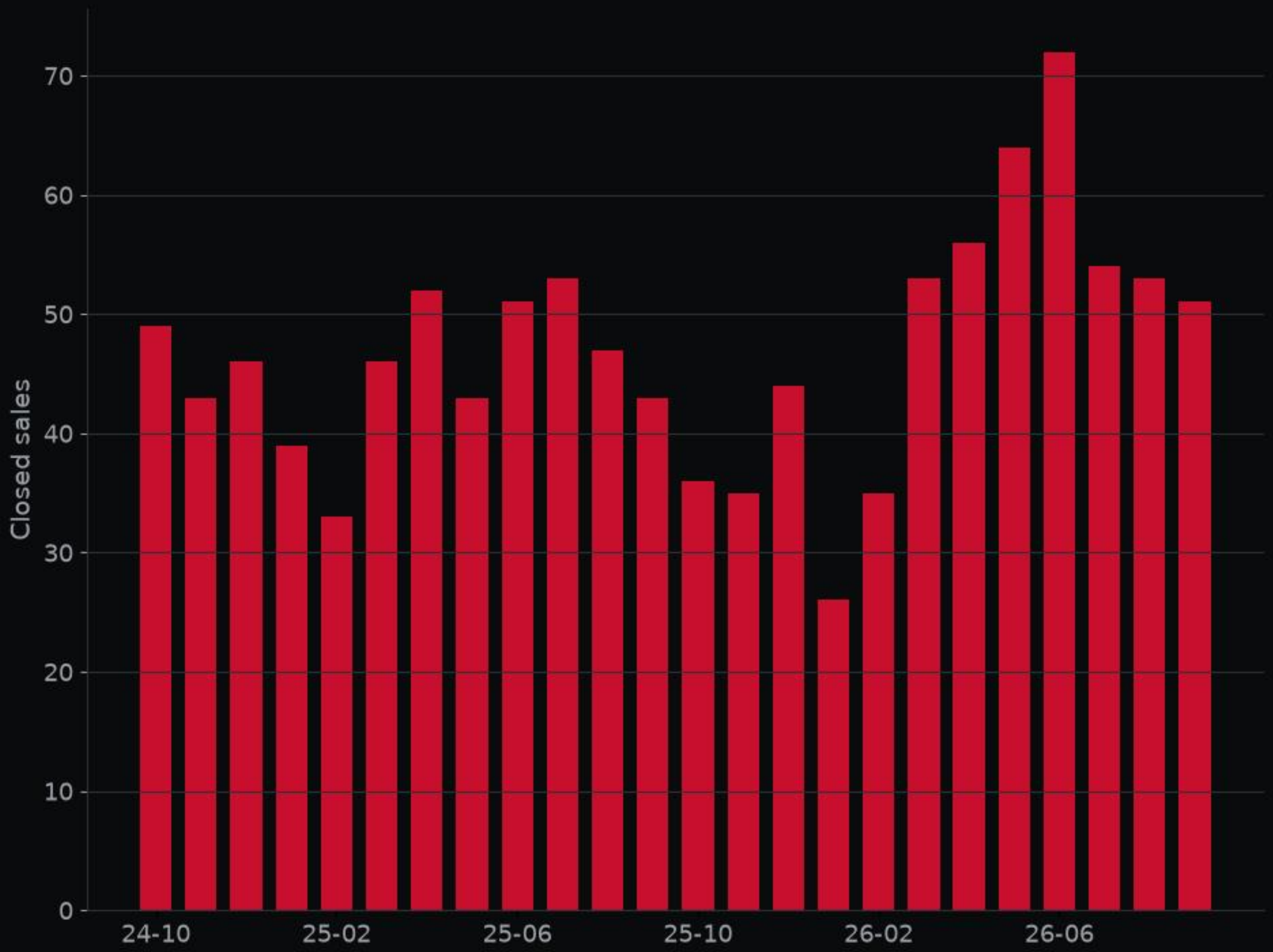
months of inventory: 4.92

Median Sale Price by Month

Closed sales, last 24 months · actuals only

Homes Sold by Month

Closed sales, last 24 months



610 Mogonye LN · MLS #9438659

Front exterior · Listed by Jeanette Shelby, Realtors

610 Mogonye LN · MLS #9438659

Kitchen · Listed by Jeanette Shelby, Realtors

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Living room · Listed by Jeanette Shelby, Realtors

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Bedroom · Listed by Jeanette Shelby, Realtors

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Backyard · Listed by Jeanette Shelby, Realtors

Deal of the Week

610 Mogonye LN · MLS #9438659

$195,000

2 bed · 1 bath · 1,306 sq ft

listed 14% below the ALEX valuation; 9% under the local price per sq ft; price reduced 15% from original.

ALEX valuation: $227,000 (range $193,000–$245,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Jeanette Shelby, Realtors

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

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