

Annual Report on the Illinois Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF ILLINOIS

Information is based on multiple listing service (MLS) data from participating Illinois REALTORS® local boards/associations.

The Chicago Metro Area includes the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will.

Activity for the Chicagoland region is based in whole or in part on data supplied by Midwest Real Estate Data, LLC as of the 7th calendar day of each month. Midwest Real Estate Data, LLC does not guarantee nor is it in any way responsible for its accuracy.

Provided by Illinois REALTORS®



2020



2020 Annual Report on the Illinois Housing Market

**Change
from 2019:**

+ 12.5%

Single-Family

+ 1.5%

Condo

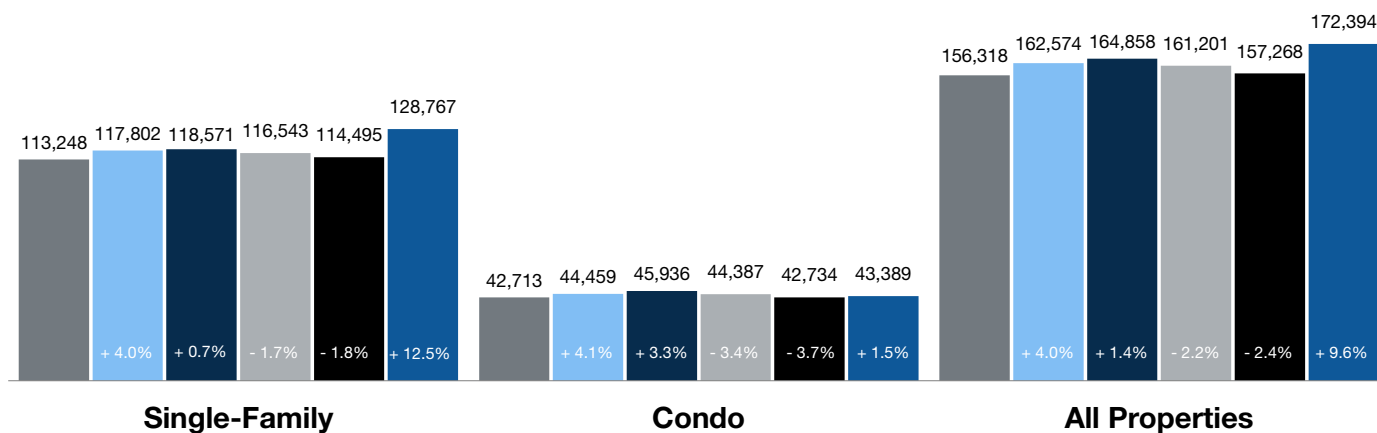
+ 9.6%

All Properties

Annual Closed Sales

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020

Activity for all properties is not necessarily a sum of single-family and condo activity.



**Change
from 2019:**

+ 9.4%

Single-Family

+ 4.2%

Condo

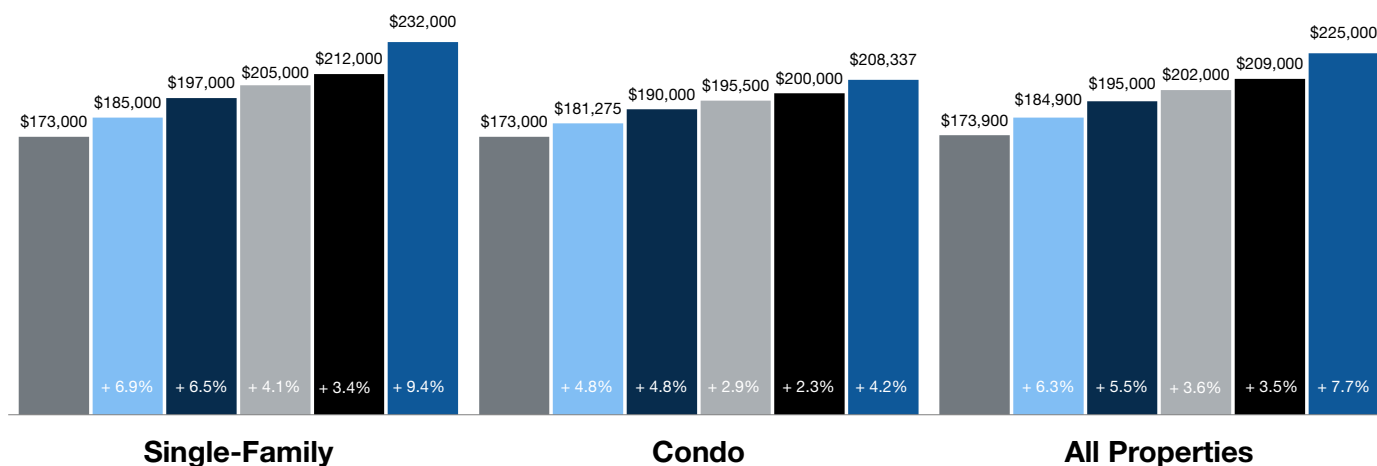
+ 7.7%

All Properties

Annual Median Sales Price

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020

Does not account for seller concessions.





2020 Annual Report on the Illinois Housing Market

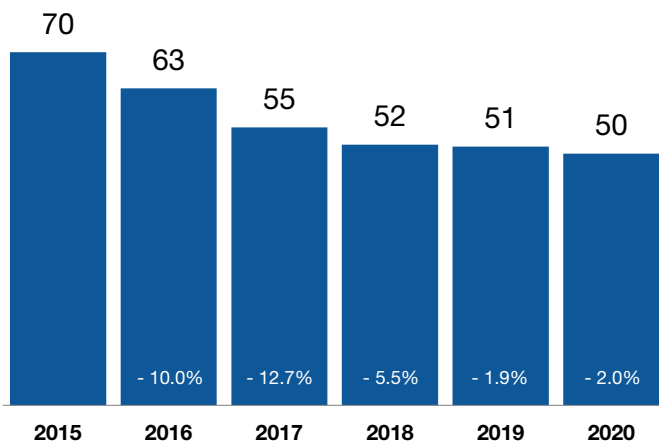
50

Days on Market in 2020

- 2.0%

Change from 2019

Days on Market Until Sale



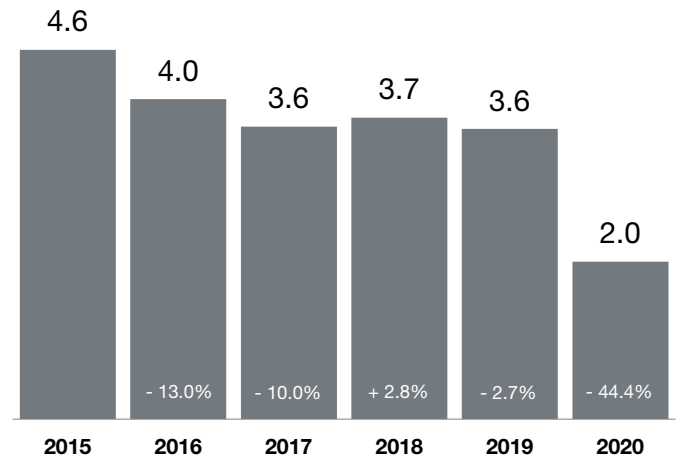
2.0

Months Supply in 2020

- 44.4%

Change from 2019

Months Supply of Inventory



Change from 2019:

- 48.6%

Single-Family

- 4.2%

Condo

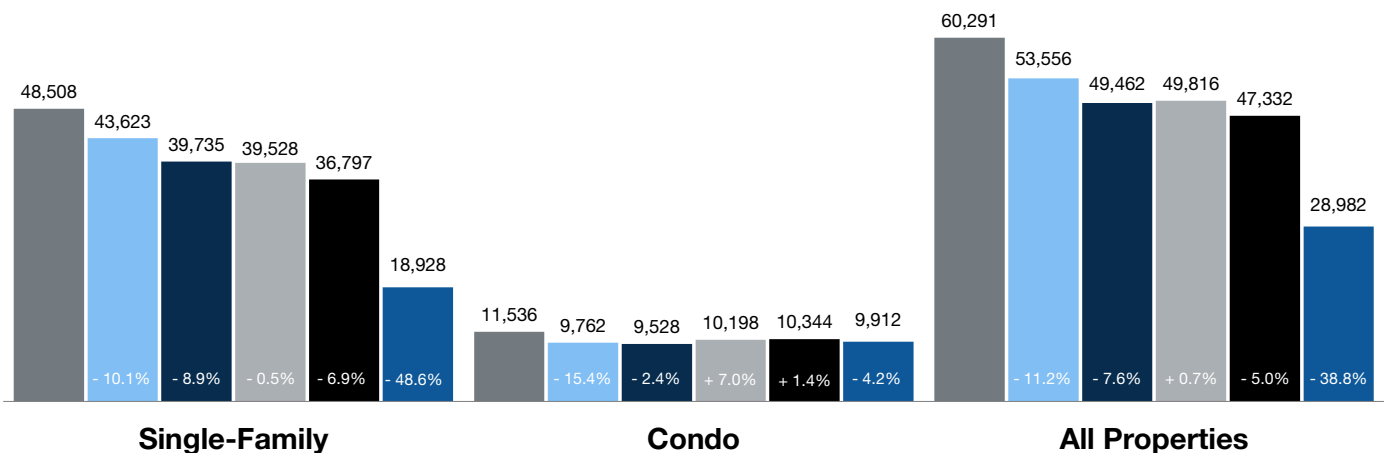
- 38.8%

All Properties

Inventory of Homes for Sale

Activity for all properties is not necessarily a sum of single-family and condo activity.

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020



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| | Closed Sales | | | Median Sales Price | | |
|---------------------------|----------------|----------------|-------------------|--------------------|------------------|-------------------|
| | 2019 | 2020 | Percentage Change | 2019 | 2020 | Percentage Change |
| State of Illinois | 157,268 | 172,394 | + 9.6% | \$209,000 | \$225,000 | + 7.7% |
| Chicago Metro Area | 110,523 | 120,256 | + 8.8% | \$248,000 | \$268,000 | + 8.1% |
| City of Chicago | 26,217 | 25,999 | - 0.8% | \$295,000 | \$316,000 | + 7.1% |
| Bloomington MSA* | 2,613 | 2,877 | + 10.1% | \$155,000 | \$161,000 | + 3.9% |
| Carbondale–Marion MSA* | 1,150 | 1,489 | + 29.5% | \$118,750 | \$121,950 | + 2.7% |
| Champaign–Urbana MSA* | 2,791 | 3,114 | + 11.6% | \$155,000 | \$165,000 | + 6.5% |
| Danville MSA* | 704 | 707 | + 0.4% | \$72,000 | \$76,500 | + 6.3% |
| Decatur MSA* | 1,330 | 1,515 | + 13.9% | \$95,900 | \$104,900 | + 9.4% |
| Kankakee MSA* | 1,186 | 1,272 | + 7.3% | \$145,000 | \$160,000 | + 10.3% |
| Metro East MSA* | 8,651 | 9,558 | + 10.5% | \$142,500 | \$153,000 | + 7.4% |
| Moline–Rock Island MSA* | 2,374 | 2,514 | + 5.9% | \$114,900 | \$121,500 | + 5.7% |
| Peoria MSA* | 5,210 | 6,156 | + 18.2% | \$122,000 | \$129,000 | + 5.7% |
| Rockford MSA* | 4,833 | 5,227 | + 8.2% | \$126,950 | \$140,000 | + 10.3% |
| Springfield MSA* | 3,178 | 3,390 | + 6.7% | \$143,000 | \$150,000 | + 4.9% |

| | Days on Market | | | Months Supply | | |
|---------------------------|----------------|-----------|-------------------|---------------|------------|-------------------|
| | 2019 | 2020 | Percentage Change | 2019 | 2020 | Percentage Change |
| State of Illinois | 51 | 50 | - 2.0% | 3.6 | 2.0 | - 44.4% |
| Chicago Metro Area | 42 | 41 | - 2.4% | 3.3 | 1.8 | - 45.5% |
| City of Chicago | 40 | 39 | - 2.5% | 3.5 | 3.4 | - 2.9% |
| Bloomington MSA* | 68 | 49 | - 27.9% | 2.5 | 1.0 | - 60.0% |
| Carbondale–Marion MSA* | 105 | 94 | - 10.5% | 7.4 | 3.4 | - 54.1% |
| Champaign–Urbana MSA* | 72 | 64 | - 11.1% | 4.0 | 1.6 | - 60.0% |
| Danville MSA* | 83 | 73 | - 12.0% | 4.5 | 2.2 | - 51.1% |
| Decatur MSA* | 66 | 59 | - 10.6% | 3.3 | 1.8 | - 45.5% |
| Kankakee MSA* | 59 | 50 | - 15.3% | 3.4 | 1.6 | - 52.9% |
| Metro East MSA* | 78 | 74 | - 5.1% | 3.8 | 2.1 | - 44.7% |
| Moline–Rock Island MSA* | 53 | 51 | - 3.8% | 3.8 | 1.7 | - 55.3% |
| Peoria MSA* | 69 | 64 | - 7.2% | 4.4 | 1.9 | - 56.8% |
| Rockford MSA* | 43 | 40 | - 7.0% | 2.7 | 1.1 | - 59.3% |
| Springfield MSA* | 57 | 49 | - 14.0% | 2.7 | 1.3 | - 51.9% |

* For a complete list of counties in each MSA, visit www.illinoisrealtor.org/marketstats.