

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING MARKET forecast

Illinois MSA-Level Quarterly Housing Market Forecast Third Quarter 2024

The goal of this report is to provide timely housing market data and market projections to inform the Illinois real estate industry, prospective homebuyers and sellers, and the public.

This report highlights trends in housing market activity through September 2024 for the State of Illinois and in a group of large MSAs within the state. For each geographic area, this report summarizes a set of key housing market indicators to highlight recent trends and current conditions for closed property sales activity, median sales prices, and inventory. Based on these and other housing market and economic data, the Institute for Housing Studies developed a three-month outlook to estimate potential changes in homebuying activity and house prices. The report also includes supplemental tables and charts at the end of the report summarizing recent and longer-term trends to provide additional context on housing market activity in each MSA.

The September 2024 data highlight the variation in market conditions across Illinois' largest local real estate markets. Almost all areas reflected statewide declines in sales activity in September 2024 compared to the previous year with only the Bloomington MSA experiencing an increase in sales activity, and the Springfield MSA remaining stable. Almost areas in the state experienced increased sales prices in September 2024 compared to the previous year, with only Bloomington-Normal and Moline-Rock Island seeing slight declines. Statewide, inventory increased compared to last year in most MSAs. The only areas experiencing inventory declines were the City of Chicago, Bloomington-Normal, and Champaign-Urbana. In the coming months, levels of sales activity statewide and in all MSAs are expected to decline throughout the autumn, which is consistent with usual seasonal trends. However, closed sales activity is also expected to decline compared the same period last year in all MSAs but Kankakee. House prices statewide are also expected to follow seasonal trends and decline in the coming months, but most MSAs are projected to see price increases compared to the previous year.

State of Illinois

- **Recent trends** – Closed sales for all property types in Illinois decreased by 8.5 percent in September compared to closed sales activity in September 2023. Over this same period, sales prices increased by 7.4 percent. In September 2024, the inventory of for-sale homes increased by 6.1 percent compared to the previous year. Despite these increases, inventory has remained near historic lows.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed sales activity will decrease by 17 percent between September and December 2024 and total sales between October and December are estimated to be over 6 percent lower than the same period in 2023. Home prices are estimated to follow seasonal trends and decline by 4.5 percent between September and December 2024. Despite these projected seasonal declines, this would still reflect a 7.7 percent increase in prices between December 2023 and 2024.

Bloomington-Normal

- **Recent trends** – Closed sales for all property types in the Bloomington-Normal MSA increased by just over 5 percent in September compared to closed sales activity in September 2023. The Bloomington-Normal MSA saw slight declines in home prices between September 2023 and September 2024, with prices decreasing 2 percent. Inventory also decreased 3.4 percent from year to year.
- **Three-month outlook** – IHS's three-month housing market forecast projects that sales will follow seasonal trends and drop over the next three months, with closed sales projected to decline by 27.5 percent between September and December 2024. The three-month period between October and December is expected to have about 8.9% fewer sales than the same period in 2023. Prices are expected to drop over the same period, landing at almost 7 percent lower than they were in September. Despite this drop, prices in December are projected to be almost 3 percent higher than they were in December of last year.

Champaign-Urbana

- **Recent trends** – In September 2024, closed sales for all property types in the Champaign-Urbana MSA decreased by 10.5 percent compared to closed sales activity in September 2023. Over this same period, home prices in Champaign-Urbana were up 2.3 percent from September 2023. Inventory decreased by 5.7% compared to September of last year.
- **Three-month outlook** - IHS's three-month housing market forecast estimates a 10.7 percent drop between September and December, following expected seasonal trends. In this projection, the three-month period from October to December would have 11.8 percent fewer closed sales than the previous year. Home prices are also projected to follow seasonal trends and drop 6 percent between September and December 2024, but December prices would remain 5.1 percent higher than the previous year.

City of Chicago

- **Recent trends** – In September 2024, closed sales for all property types in the City of Chicago decreased by 12 percent compared to closed sales activity in September 2023. Home prices were up 7.7 percent in September 2024 compared to the same month in 2023. Inventory decreased by 8.9 percent compared to September 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease almost 10 percent between September and December of 2024. Home prices are estimated to increase by 4.1 percent between September and October 2024. Prices would then drop during the remainder of the year with December prices landing at 2 percent below September prices. Despite declines, this scenario would still represent a 10 percent increase in prices since December of last year.

Chicago PMSA

- **Recent trends** – In September 2024, closed sales for all property types in the Chicago PMSA decreased by almost 10 percent compared to closed sales activity in September 2023. Home prices in the Chicago PMSA were up 7.7 percent in September 2024 compared to September 2023. Inventory increased about 5 percent compared to last year at the same time.
- **Three-month outlook** - IHS's three-month housing market forecast estimates a decline of about 4 percent in sales between September and October, and a further decline of almost 17 percent between September and December. The three-month period from October to September is estimated to have 7.5 percent fewer closed sales than the same period in 2023. Prices are projected to follow seasonal trends and drop about 5 percent between September and December, though these prices would still be 7.6 percent higher than in December of 2023.

Decatur

- **Recent trends** – In September 2024, closed sales for all property types in the Decatur MSA decreased by 8.8 percent compared to closed sales activity in September 2023. Over this same period, the Decatur MSA saw price growth of 28.1 percent. Inventory increased by 3 percent compared to September 2023.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 16.7 percent decrease in sales activity between September and December 2024. The three-month period from October to December is estimated to have 2.6 percent fewer closed sales than the same period in 2023. Prices are projected to follow seasonal trends and drop 17.2 percent between September and December, though these prices would still be 8.3 percent higher than in December of 2023.

Kankakee

- **Recent trends** – In September 2024, closed sales for all property types in the Kankakee MSA decreased by 13.8 percent compared to closed sales activity in September 2023. Home prices in Kankakee were up almost 11 percent in September 2024 compared to September 2023. Inventory increased by 8.1 percent compared to September 2023.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that sales activity will remain stable between September and December 2024. The three-month period from October to December is estimated to have a slight decrease in sales (0.4 percent) compared the same period in 2023. Prices are projected to follow seasonal trends and drop 21.1 percent between September and December. However, these prices would still be 7 percent higher than they were in December 2023.

Metro-East

- **Recent trends** – In September 2024, closed sales for all property types in the Metro-East MSA decreased by 5.6 percent compared to activity in September 2023. Home prices were up 11.1 percent in September 2024 compared to September 2023. Inventory increased by 3.3 percent compared to September 2023.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that the number of closed sales will drop by 14.3 percent between September and December 2024. Closed sales during the three months from October to December are projected to be 3.5 percent lower than during the same period last year. Prices are also expected to have an end-of-year drop of 7.1 percent between September and December, but prices will still be over 5 percent above levels seen the previous December.

Moline-Rock Island

- **Recent trends** – In September 2024, closed sales for all property types in Moline-Rock Island MSA decreased by 10.4 percent compared to closed sales activity in September 2023. Home prices were roughly consistent with the previous year. Inventory, however, increased by 40.2 percent compared to September 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 19.3 percent between September and December 2024. Closed sales during the three months from October to December are projected to be 9.6 percent lower than during the same period last year. Between September and December, home prices are predicted to drop by almost 3 percent. In this scenario, prices in December will be about 3.5 percent above what they were a year earlier.

Peoria-Pekin

- **Recent trends** – In September 2024, closed sales for all property types in the Peoria-Pekin MSA decreased by 6.7 percent compared to closed sales activity in September 2023. Home prices were up 1.6 percent in September 2024 compared to September 2023. Inventory increased by 19.3 percent compared to June 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 23.3 percent between September and December 2024. Closed sales during the three months from October to December are projected to be 6.6 percent lower than during the same period last year. Between September and December, home prices are predicted to drop by 3.3 percent. In this scenario, prices in September will be about 0.7 percent less than they were a year earlier.

Rockford

- **Recent trends** – In September 2024, closed sales for all property types in the Rockford MSA decreased by 7.9 percent compared to closed sales activity in September 2023. Home prices were up 10.5 percent in September 2024 compared to September 2023. Inventory increased by 10.6 percent compared to September 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 21.9 percent between September and December 2024. Closed sales during the three months from October to December are projected to be 4.4 percent lower than during the same period last year. Between September and December, home prices are predicted to follow seasonal trends and drop by 6.4 percent. In this scenario, prices in December will have increased by 13.8 percent compared to the previous year.

Springfield

- **Recent trends** – In September 2024, closed sales for all property types in the Springfield MSA stayed even compared to closed sales activity in September 2023. Home prices were up 12.4 percent in September 2024 compared to September 2023. Inventory increased by 19.9 percent compared to September 2023.

Three-month outlook - IHS's three-month housing market forecast indicates closed sales will decrease 22.6 percent between September and December 2024. Closed sales during the three months from October to December are projected to be 3.9 percent lower than during the same period last year. Between September and December, home prices are predicted to follow seasonal trends and drop by 10.6 percent. In this scenario, prices in December will increase by 4 percent compared to the previous year.

Conditions Affecting Homebuying

The housing market has been complicated and sometimes contradictory throughout 2024, thanks to a variety of high-level factors. The [national](#) and [Illinois](#) unemployment rates have both fallen slightly since earlier in the summer. The rate of inflation [has continued slowing](#) indicating and the Federal Reserve has begun [cutting interest rates](#). However, these interest rates [haven't spurred](#) homebuying activity as much as hoped, partially because homebuying is less prevalent in the autumn. Consumer sentiment index has [been improving](#), improving annually to 70 in September 2024 compared to 67.8 in June 2023, though still well below its recent peak of 79 in March 2024. Nationally and in the Chicago area, [foreclosure activity](#) remains low relative to the previous year and to pre-pandemic levels.¹

Despite many signs of economic improvement, many indicators still highlight challenges facing the homebuying market. Mortgage interest rates, while gradually falling, are still [relatively high](#), landing at 6.35 at the beginning of September 2024 compared to 7.12 the previous year, and rates increased again in October. While interest rates fluctuate, house prices continue to consistently rise in most parts of the country with the Case Shiller Home Price Index [increasing to an all-time](#) high in August 2024. Inventories of for-sale homes have [remained relatively consistent](#) in September 2024 compared to the previous year. Nationally, [homebuying sentiment](#) reached its highest level in more than two years as more consumers expect mortgage rates to fall, despite continuously rising home prices. In Illinois, tight inventories will likely lead to a continued highly competitive and challenging housing market for homebuyers and continued high interest rates may continue to keep prospective buyers on the sidelines even as inventories start to increase in most MSAs.

About the Institute for Housing Studies at DePaul University's (IHS) Housing Market Forecast Model

The IHS Housing Market Forecast is designed to help the public understand how current housing market and economic characteristics might affect conditions for home buying and selling in the coming months. The outlook is based on a forecasting model that is updated monthly and incorporates data on current and historic housing market activity. The Institute for Housing Studies uses a forecasting model known as an Autoregressive Integrated Moving Average (ARIMA) which integrates historical data to predict future housing prices, taking into account the patterns, trends, and seasonal variations identified from past data. The underlying data used in the market forecast and price indices, as well as summary statistics, are from ShowingTime.

¹ For Chicago area data on foreclosure activity, see the Appendix

Data Appendix

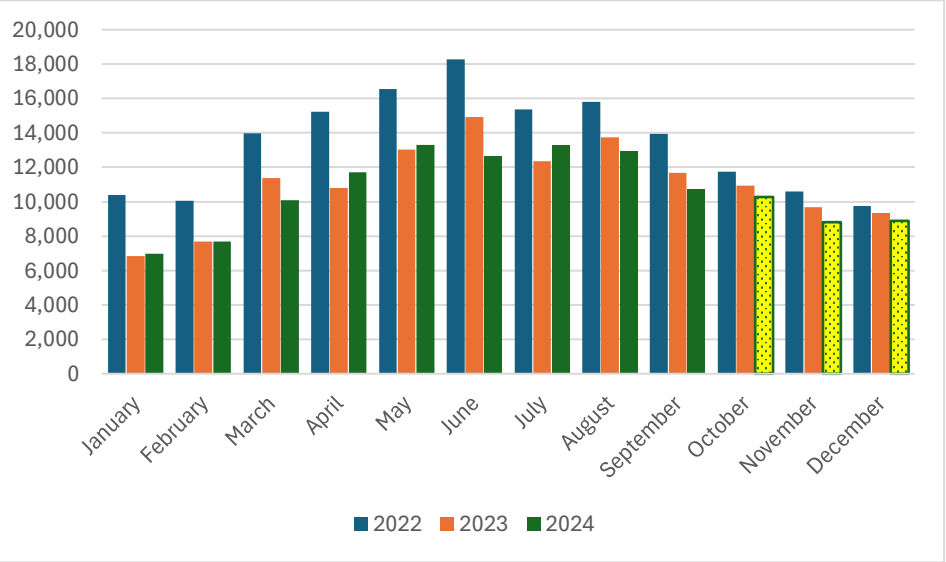
Illinois - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|--------|--------|-------------------|-----------|--------|--------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 10,400 | 6,841 | 6,980 | | 19,962 | 19,516 | 16,628 | | \$237,500 | \$232,500 | \$256,700 | |
| February | 10,048 | 7,669 | 7,688 | | 19,022 | 18,116 | 16,814 | | \$240,000 | \$240,000 | \$267,000 | |
| March | 13,981 | 11,376 | 10,092 | | 19,689 | 17,817 | 16,186 | | \$260,000 | \$257,500 | \$281,000 | |
| April | 15,228 | 10,792 | 11,695 | | 21,320 | 17,324 | 16,973 | | \$270,000 | \$270,000 | \$292,000 | |
| May | 16,543 | 13,042 | 13,283 | | 22,755 | 17,919 | 18,732 | | \$275,000 | \$275,000 | \$300,000 | |
| June | 18,282 | 14,917 | 12,640 | | 26,376 | 19,025 | 19,600 | | \$285,000 | \$290,000 | \$315,000 | |
| July | 15,373 | 12,350 | 13,265 | | 27,813 | 19,216 | 20,751 | | \$270,000 | \$285,000 | \$308,000 | |
| August | 15,803 | 13,732 | 12,957 | | 26,848 | 20,010 | 21,824 | | \$260,000 | \$280,000 | \$295,000 | |
| September | 13,944 | 11,691 | 10,700 | | 27,419 | 21,010 | 22,284 | | \$252,000 | \$270,000 | \$290,000 | |
| October | 11,732 | 10,920 | 10,274 | | 26,516 | 21,080 | | | \$247,000 | \$264,000 | \$284,309 | |
| November | 10,579 | 9,681 | 8,809 | | 24,554 | 20,390 | | | \$242,000 | \$265,000 | \$283,098 | |
| December | 9,763 | 9,353 | 8,886 | | 20,879 | 17,283 | | | \$235,000 | \$255,000 | \$275,810 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

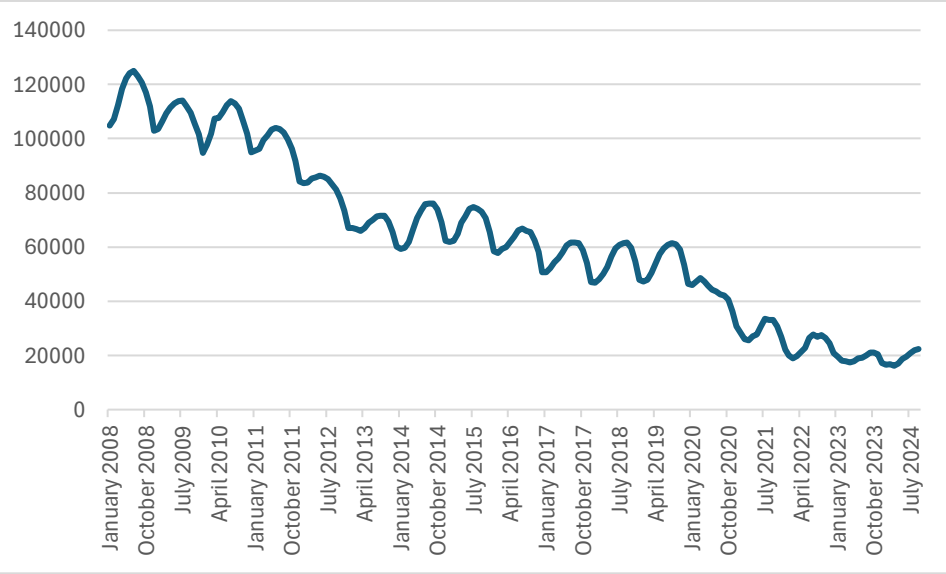
Monthly Closed Sales



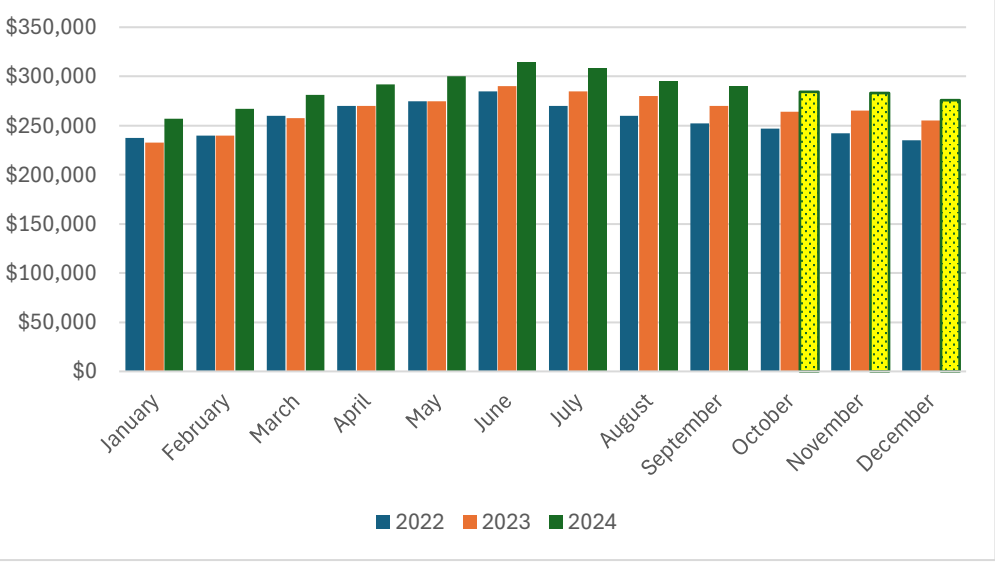
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

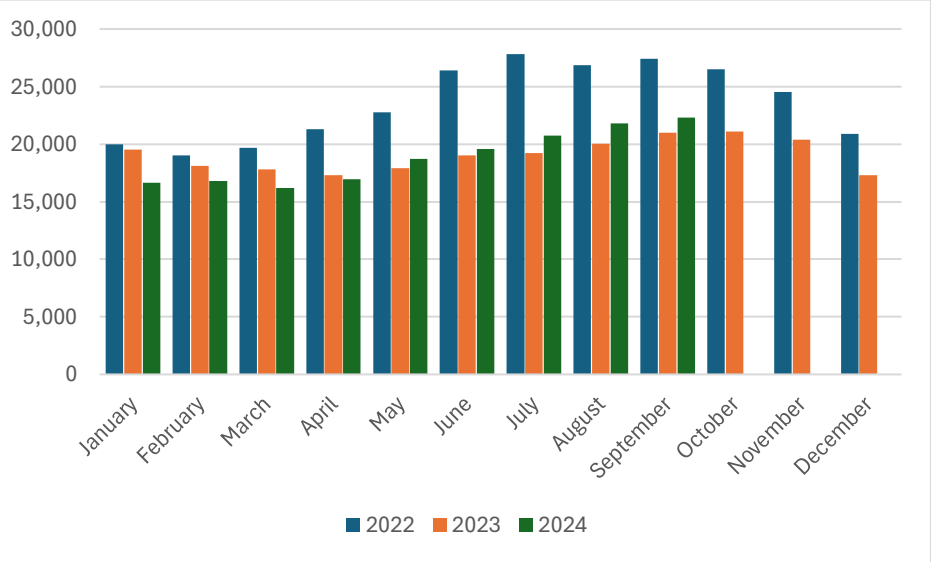
Monthly Inventory Trend



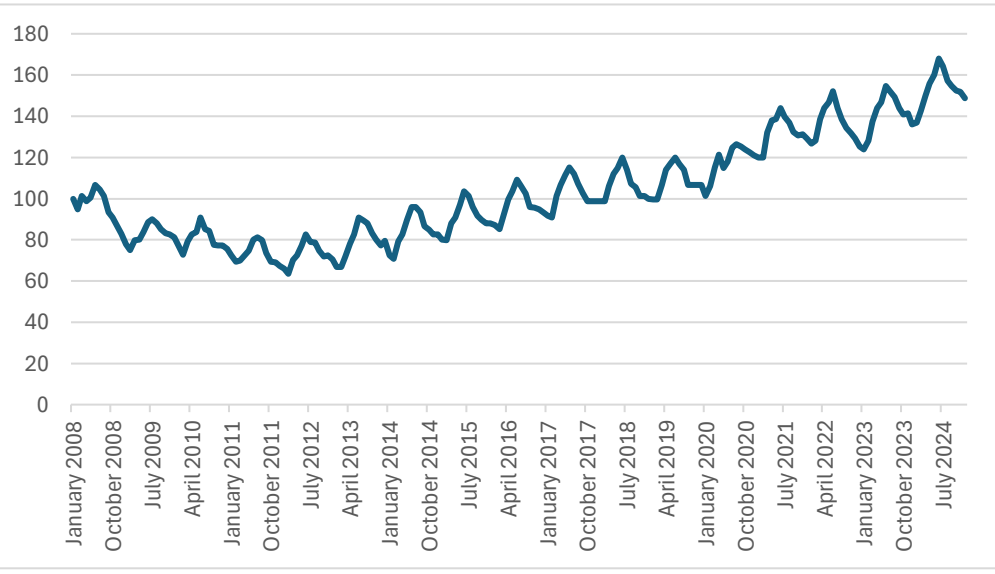
Monthly Median Sales Price







































Monthly Inventory



Monthly House Price Index



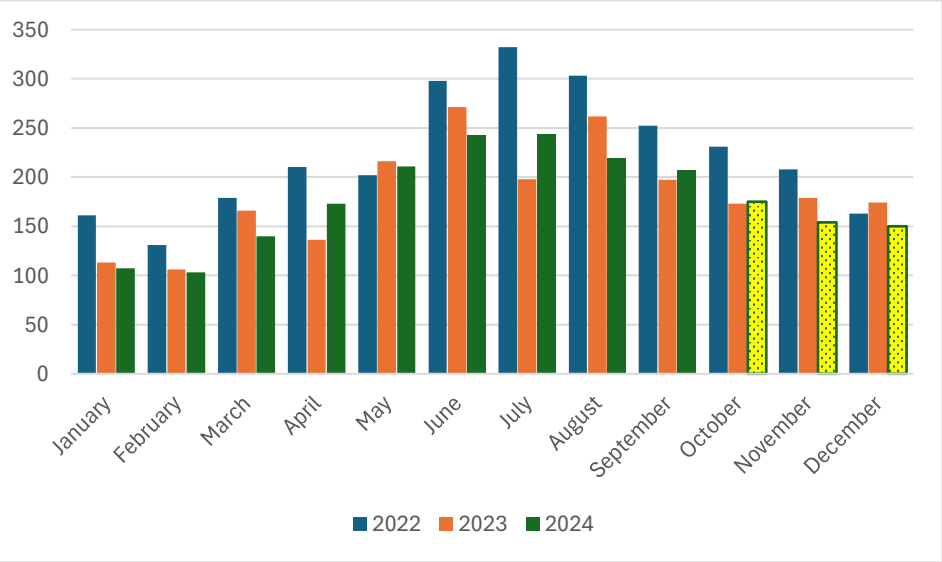
Bloomington - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|------|------|---|-----------|------|------|---|--------------------|-----------|-----------|---|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 161 | 113 | 107 |  | 133 | 155 | 174 |  | \$180,000 | \$182,500 | \$214,000 |  |
| February | 131 | 106 | 103 |  | 98 | 164 | 183 |  | \$175,500 | \$192,250 | \$230,000 |  |
| March | 179 | 166 | 140 |  | 115 | 189 | 173 |  | \$185,000 | \$207,500 | \$284,500 |  |
| April | 210 | 136 | 173 |  | 133 | 197 | 168 |  | \$186,250 | \$232,500 | \$227,500 |  |
| May | 202 | 216 | 211 |  | 153 | 195 | 223 |  | \$216,025 | \$224,500 | \$262,500 |  |
| June | 298 | 271 | 243 |  | 194 | 224 | 239 |  | \$220,000 | \$242,000 | \$251,750 |  |
| July | 332 | 198 | 244 |  | 213 | 227 | 215 |  | \$225,000 | \$250,000 | \$234,950 |  |
| August | 303 | 262 | 219 |  | 182 | 245 | 212 |  | \$203,000 | \$215,000 | \$249,900 |  |
| September | 252 | 197 | 207 |  | 237 | 234 | 226 |  | \$190,888 | \$245,000 | \$240,000 |  |
| October | 231 | 173 | 175 |  | 219 | 238 | |  | \$204,900 | \$213,000 | \$239,598 |  |
| November | 208 | 179 | 154 |  | 204 | 206 | |  | \$212,000 | \$225,500 | \$245,080 |  |
| December | 163 | 174 | 150 |  | 177 | 162 | |  | \$172,500 | \$216,250 | \$222,882 |  |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

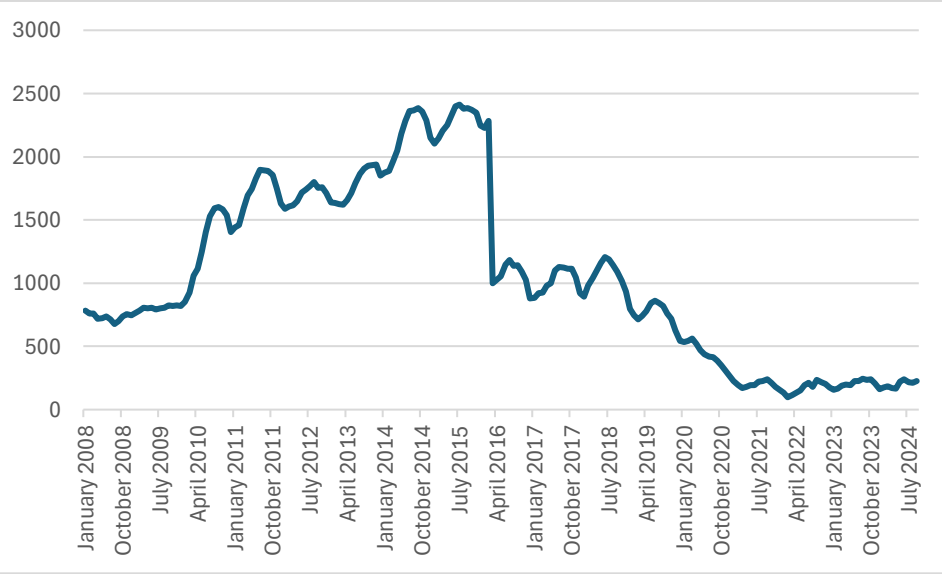
Monthly Closed Sales



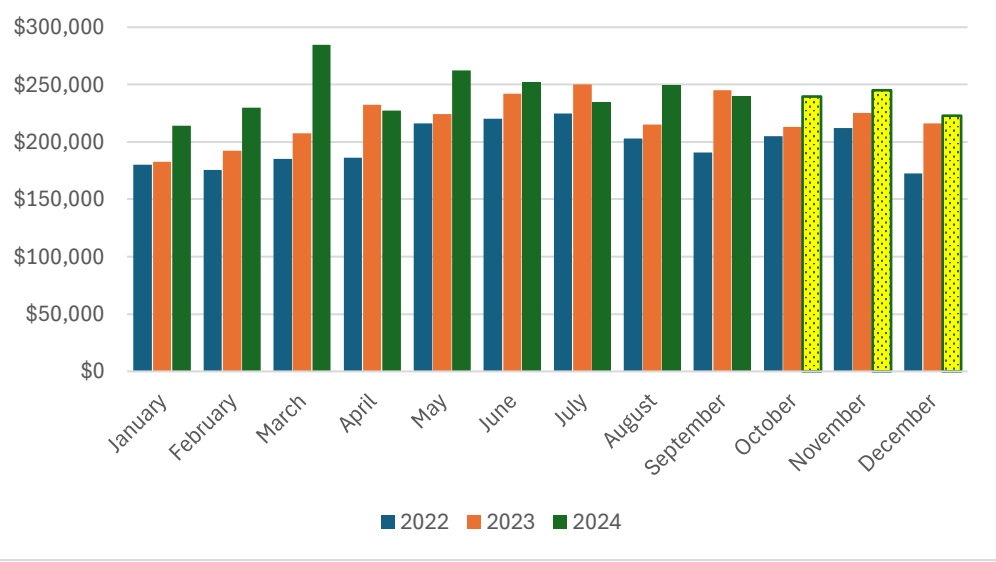
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

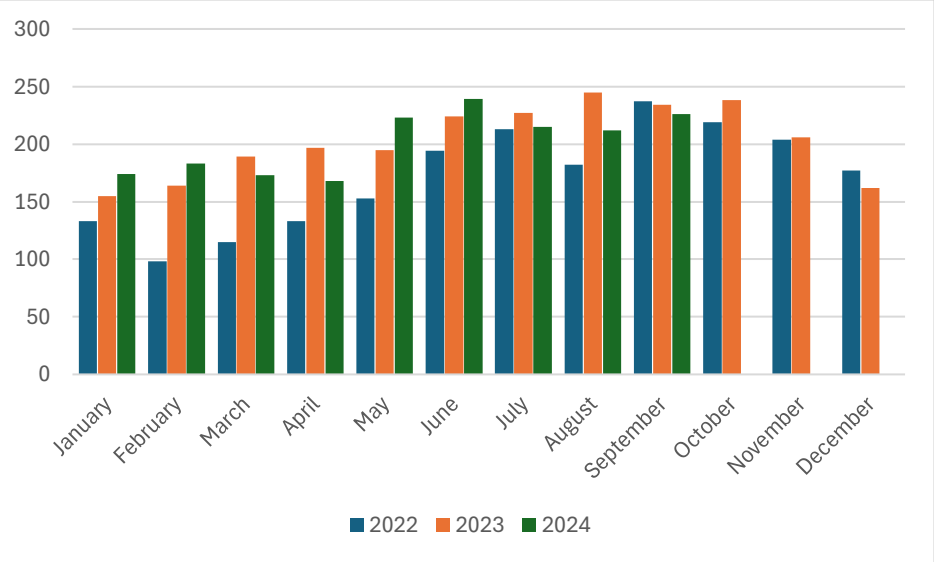
Monthly Inventory Trend



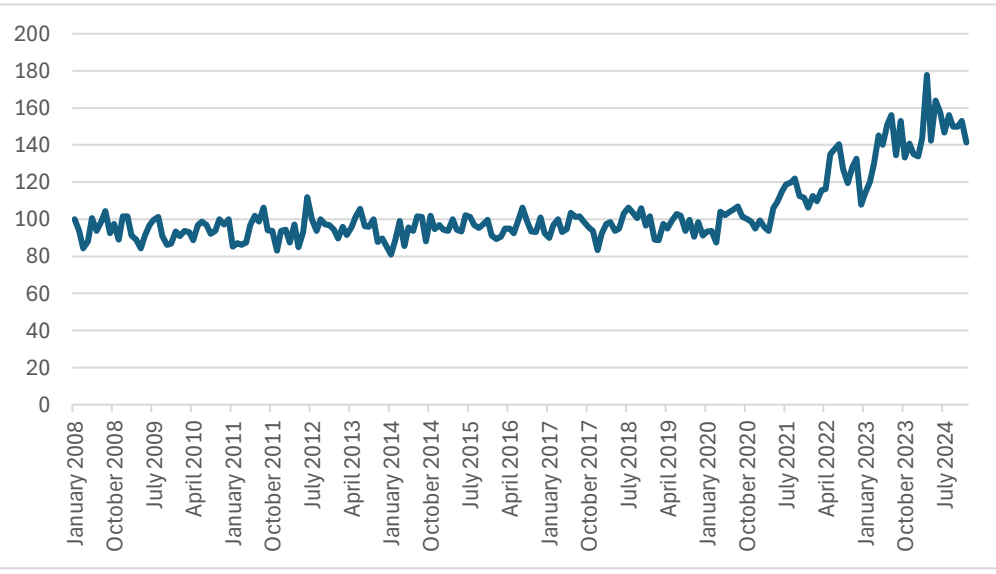
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



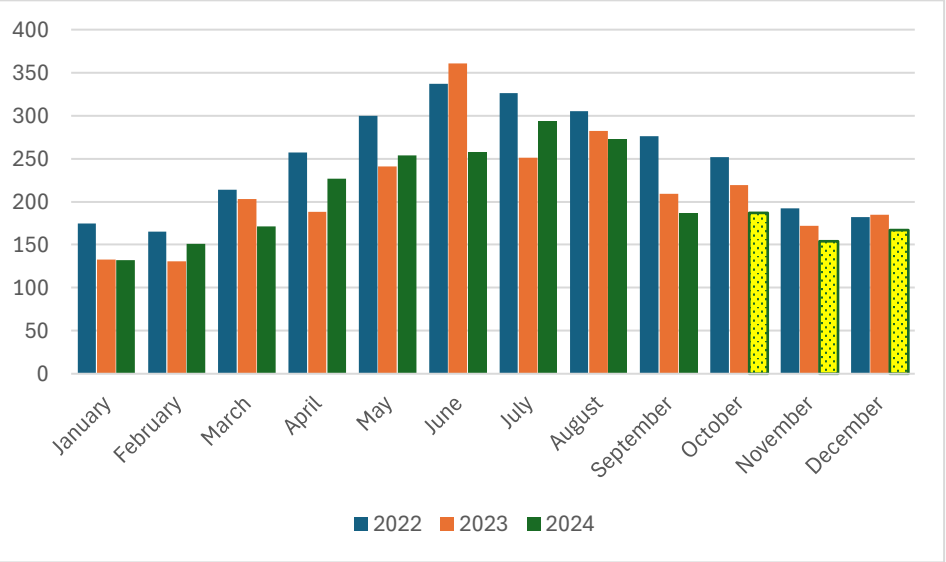
Champaign-Urbana - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|------|------|-------------------|-----------|------|------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 175 | 133 | 132 | | 278 | 234 | 269 | | \$169,950 | \$148,900 | \$161,000 | |
| February | 165 | 131 | 151 | | 242 | 213 | 248 | | \$177,000 | \$158,900 | \$195,000 | |
| March | 214 | 203 | 171 | | 255 | 233 | 220 | | \$164,900 | \$176,000 | \$190,000 | |
| April | 257 | 188 | 227 | | 263 | 211 | 248 | | \$189,900 | \$189,600 | \$223,500 | |
| May | 300 | 241 | 254 | | 303 | 206 | 289 | | \$187,500 | \$205,000 | \$225,500 | |
| June | 337 | 361 | 257 | | 360 | 263 | 299 | | \$210,000 | \$225,000 | \$235,000 | |
| July | 326 | 251 | 293 | | 401 | 259 | 310 | | \$194,600 | \$222,000 | \$238,500 | |
| August | 305 | 282 | 273 | | 397 | 305 | 319 | | \$194,700 | \$204,075 | \$230,000 | |
| September | 276 | 209 | 187 | | 387 | 318 | 300 | | \$185,000 | \$215,000 | \$220,000 | |
| October | 252 | 219 | 187 | | 381 | 322 | | | \$175,000 | \$214,900 | \$216,006 | |
| November | 192 | 172 | 154 | | 339 | 324 | | | \$182,000 | \$199,500 | \$212,639 | |
| December | 182 | 185 | 167 | | 284 | 305 | | | \$163,000 | \$195,000 | \$205,858 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

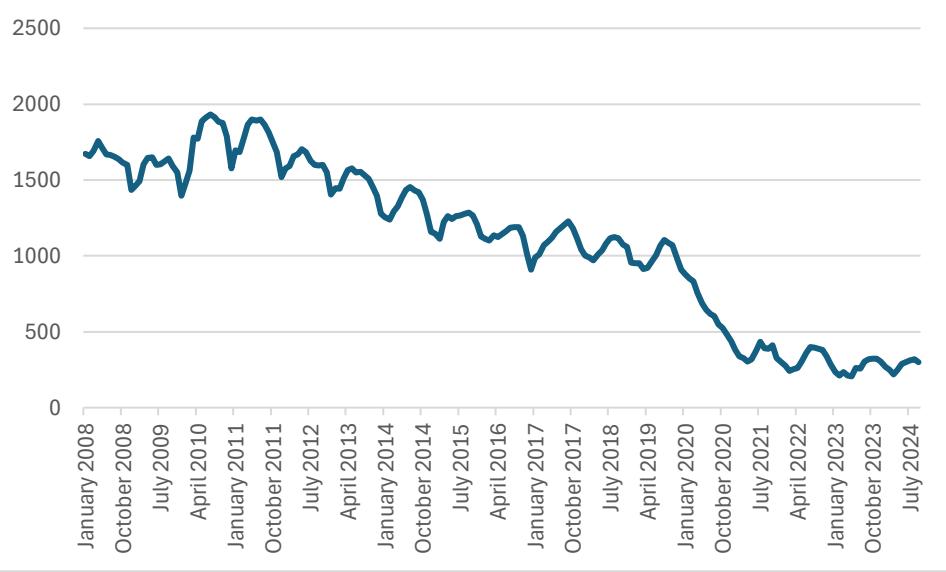
Monthly Closed Sales



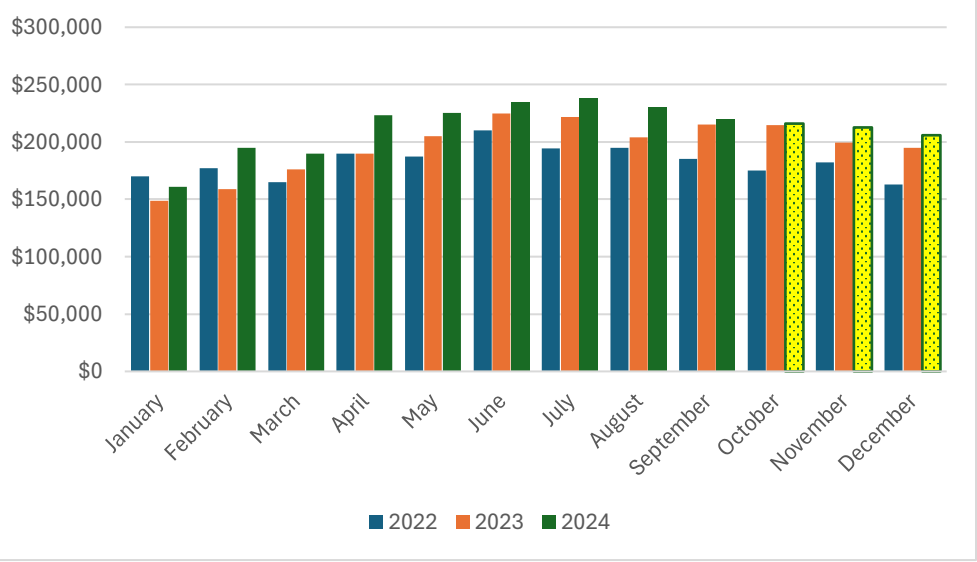
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

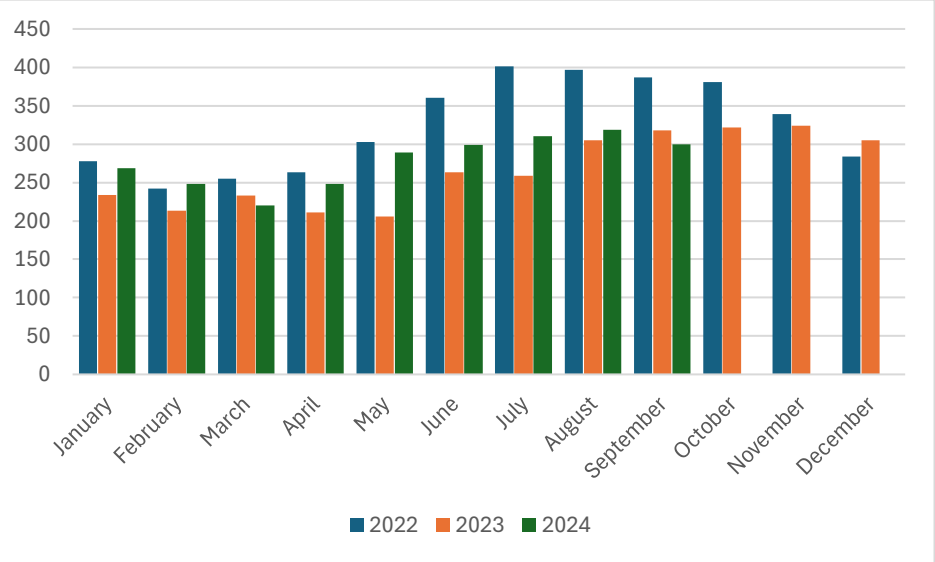
Monthly Inventory Trend



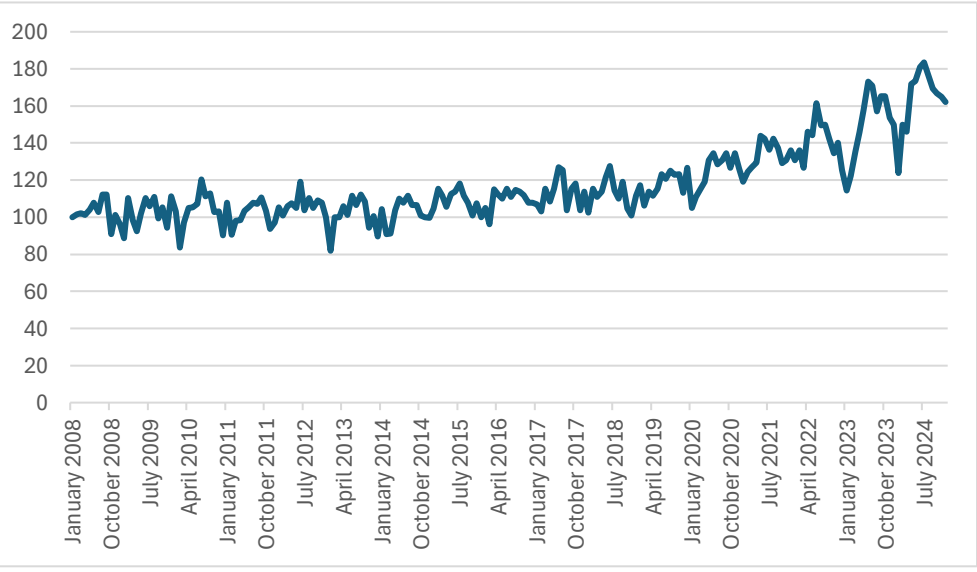
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

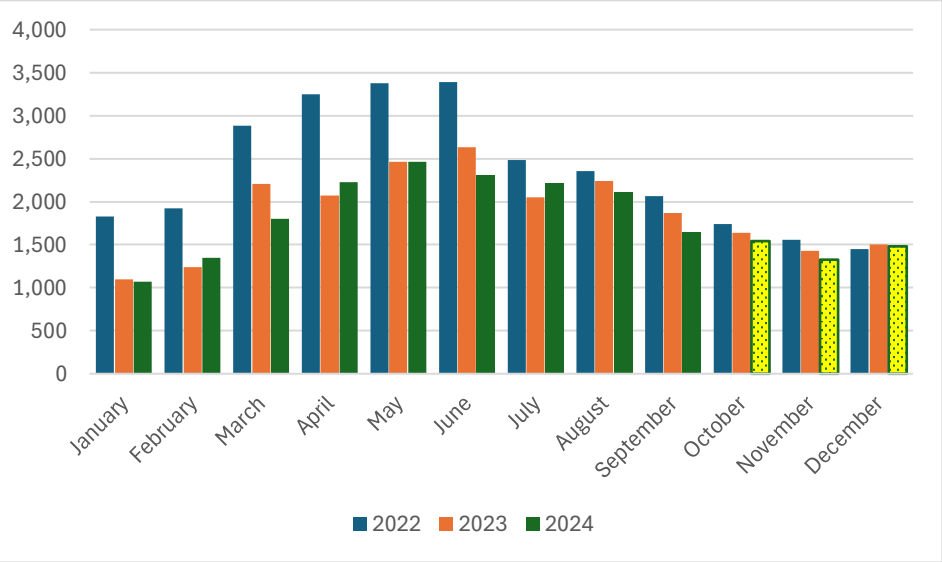
| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|-------|-------|-------------------|-----------|-------|-------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 1,831 | 1,096 | 1,073 | | 5,787 | 5,339 | 4,208 | | \$310,000 | \$296,408 | \$316,000 | |
| February | 1,924 | 1,238 | 1,348 | | 5,856 | 5,162 | 4,456 | | \$320,000 | \$310,000 | \$330,000 | |
| March | 2,883 | 2,208 | 1,803 | | 6,101 | 5,051 | 4,413 | | \$345,000 | \$334,450 | \$357,500 | |
| April | 3,251 | 2,074 | 2,226 | | 6,249 | 4,965 | 4,618 | | \$370,000 | \$340,000 | \$369,250 | |
| May | 3,377 | 2,462 | 2,466 | | 6,573 | 5,072 | 4,891 | | \$351,000 | \$335,000 | \$360,000 | |
| June | 3,393 | 2,630 | 2303 | | 7,246 | 5,278 | 4,856 | | \$366,500 | \$357,500 | \$378,000 | |
| July | 2,481 | 2,052 | 2,211 | | 7,608 | 5,343 | 4,958 | | \$350,000 | \$340,000 | \$360,000 | |
| August | 2,356 | 2,242 | 2,114 | | 7,362 | 5,432 | 5,004 | | \$315,000 | \$331,500 | \$355,000 | |
| September | 2,064 | 1,867 | 1,643 | | 7,584 | 5,768 | 5,254 | | \$320,000 | \$325,000 | \$350,000 | |
| October | 1,740 | 1,637 | 1,542 | | 7,120 | 5,721 | | | \$320,000 | \$320,000 | \$345,343 | |
| November | 1,560 | 1,428 | 1,326 | | 6,521 | 5,194 | | | \$307,500 | \$323,000 | \$342,048 | |
| December | 1,447 | 1,503 | 1,481 | | 5,366 | 4,172 | | | \$287,500 | \$310,000 | \$325,912 | |

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

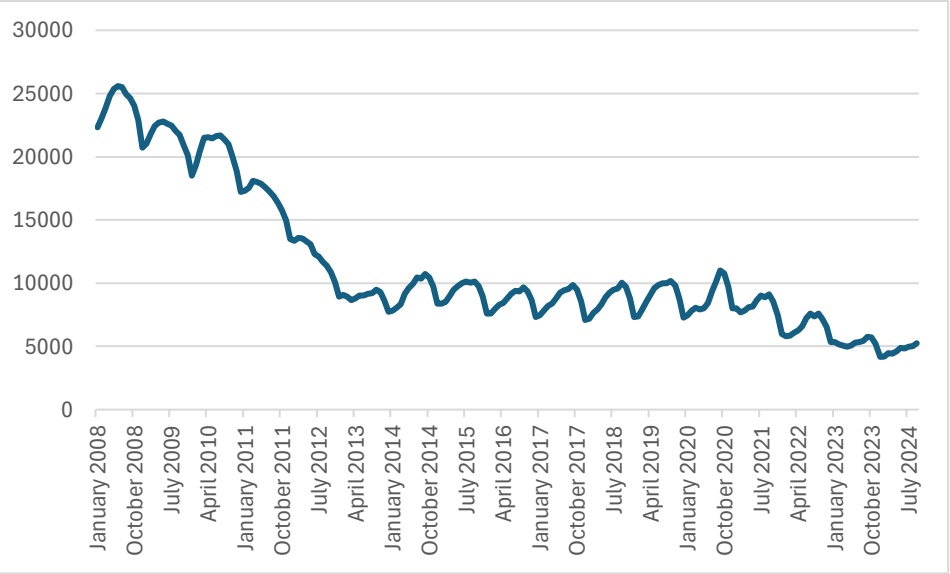
Monthly Closed Sales



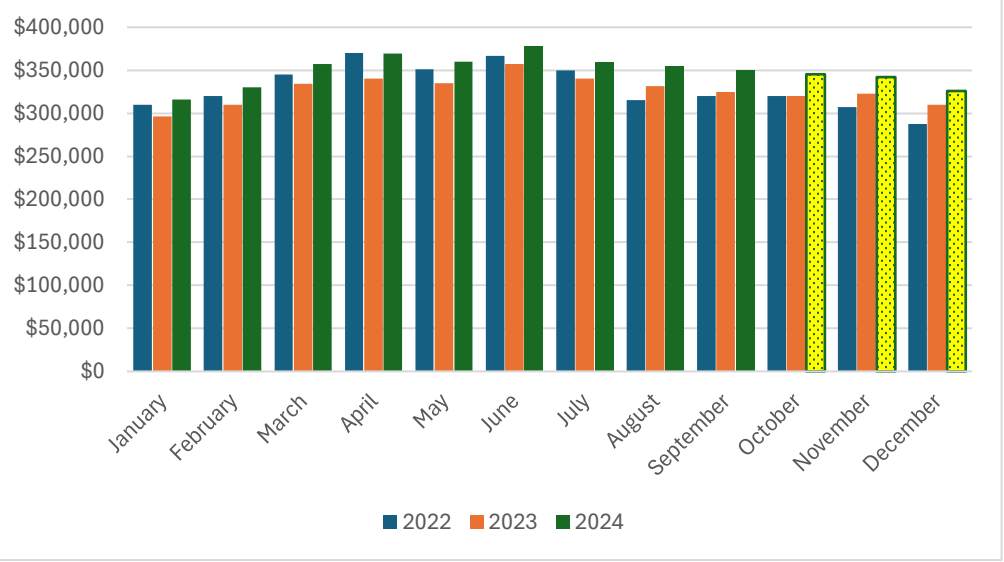
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

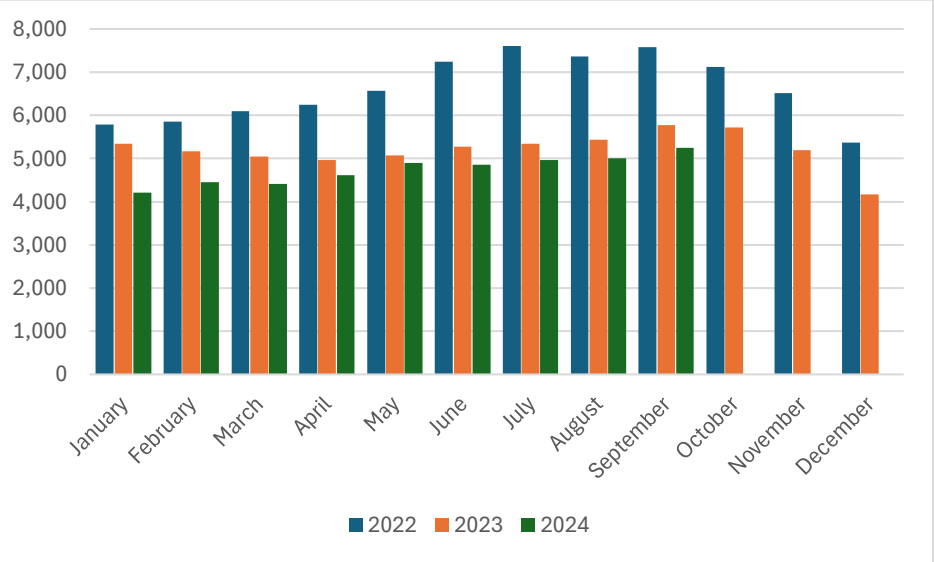
Monthly Inventory Trend



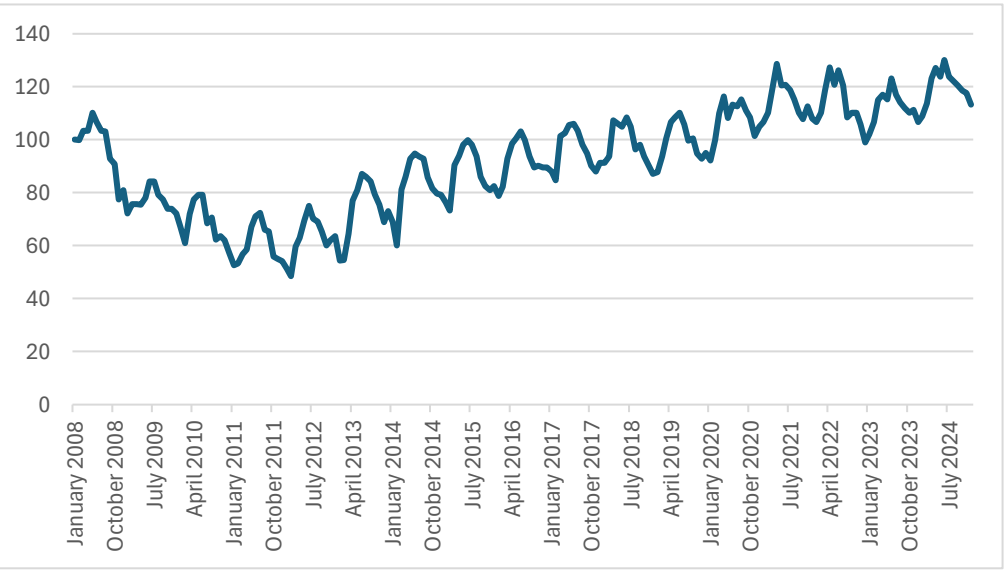
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



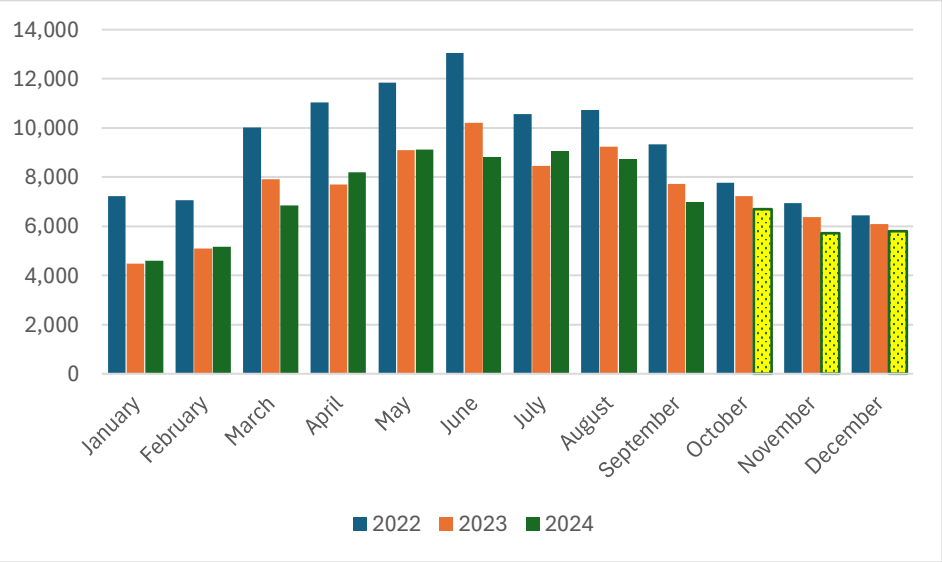
Chicago PMSA - All
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|--------|-------|-------------------|-----------|--------|--------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 7,222 | 4,478 | 4,601 | | 13,425 | 13,484 | 10,798 | | \$285,000 | \$286,000 | \$315,000 | |
| February | 7,061 | 5,084 | 5,162 | | 13,011 | 12,576 | 11,180 | | \$290,000 | \$290,000 | \$320,000 | |
| March | 10,024 | 7,911 | 6,838 | | 13,583 | 12,318 | 10,639 | | \$310,000 | \$310,000 | \$339,000 | |
| April | 11,043 | 7,689 | 8,196 | | 14,926 | 11,922 | 11,286 | | \$325,000 | \$320,000 | \$350,000 | |
| May | 11,853 | 9,098 | 9,125 | | 16,073 | 12,250 | 12,633 | | \$327,000 | \$330,000 | \$359,990 | |
| June | 13,044 | 10,221 | 8,817 | | 18,769 | 13,183 | 13,141 | | \$340,000 | \$349,995 | \$374,900 | |
| July | 10,561 | 8,458 | 9,063 | | 19,956 | 13,292 | 13,851 | | \$323,000 | \$339,900 | \$367,000 | |
| August | 10,731 | 9,247 | 8,735 | | 19,296 | 13,725 | 14,659 | | \$310,000 | \$339,900 | \$355,000 | |
| September | 9,345 | 7,732 | 6,967 | | 19,688 | 14,445 | 15,154 | | \$305,000 | \$325,000 | \$350,000 | |
| October | 7,765 | 7,237 | 6,696 | | 18,766 | 14,353 | | | \$299,995 | \$316,000 | \$341,568 | |
| November | 6,953 | 6,365 | 5,718 | | 17,145 | 13,699 | | | \$295,000 | \$322,250 | \$343,428 | |
| December | 6,455 | 6,099 | 5,800 | | 14,283 | 11,256 | | | \$287,000 | \$306,000 | \$330,857 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

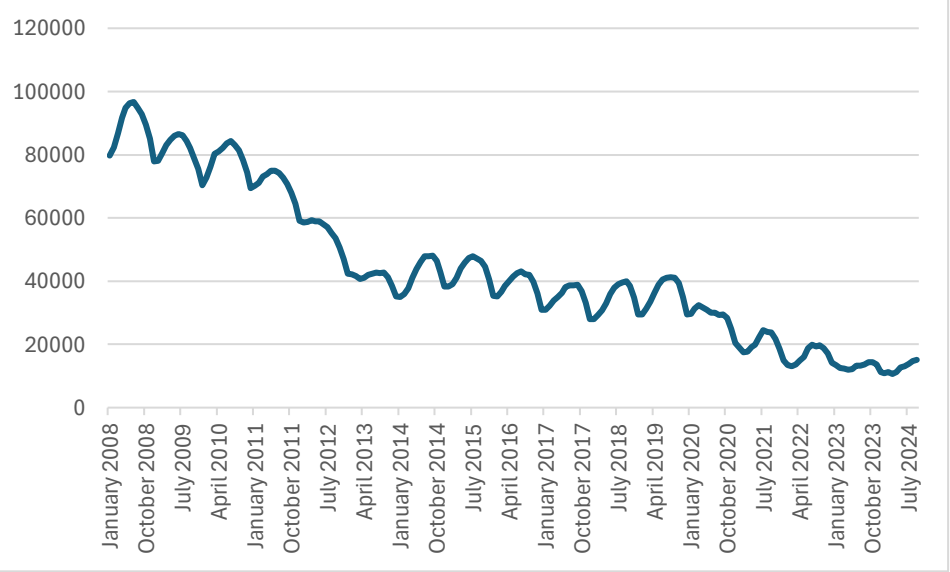
Monthly Closed Sales



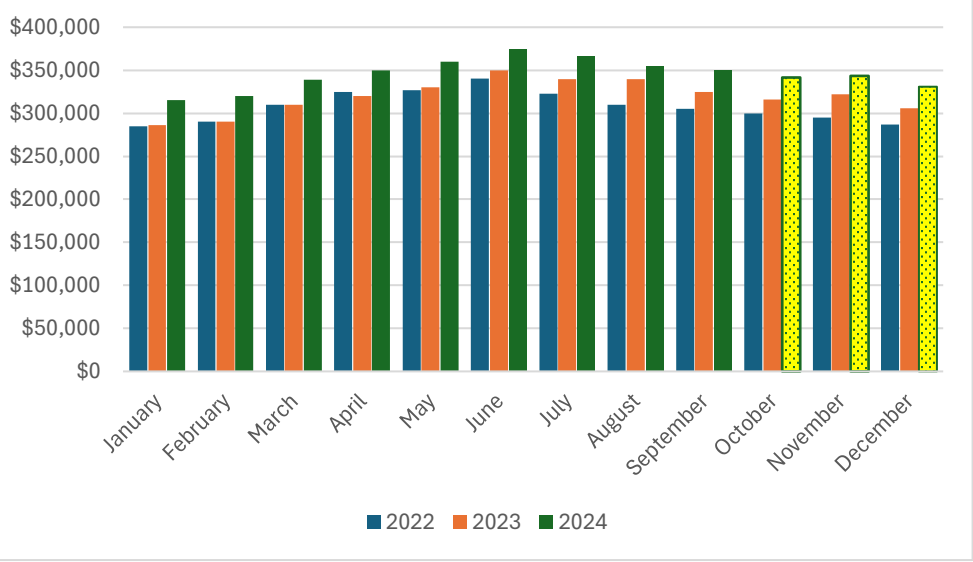
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

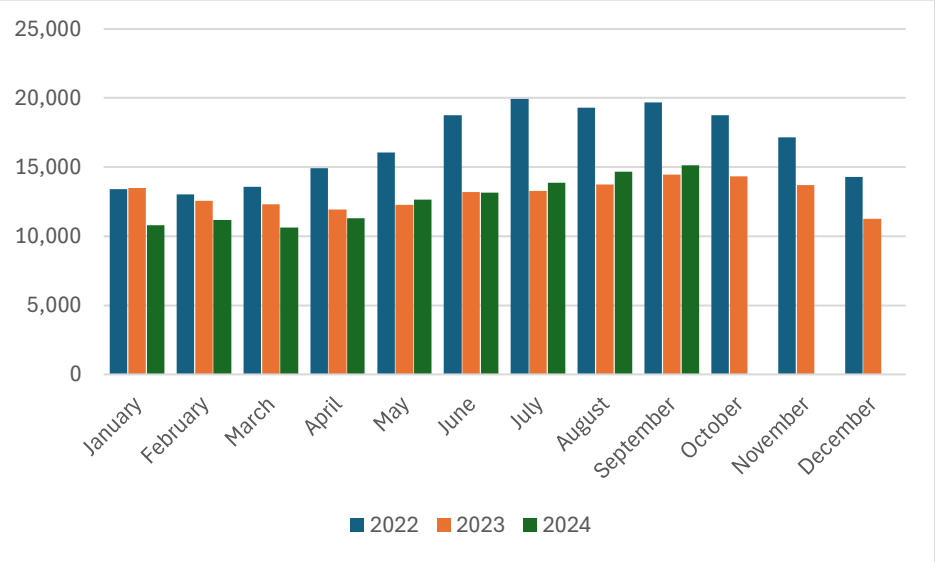
Monthly Inventory Trend



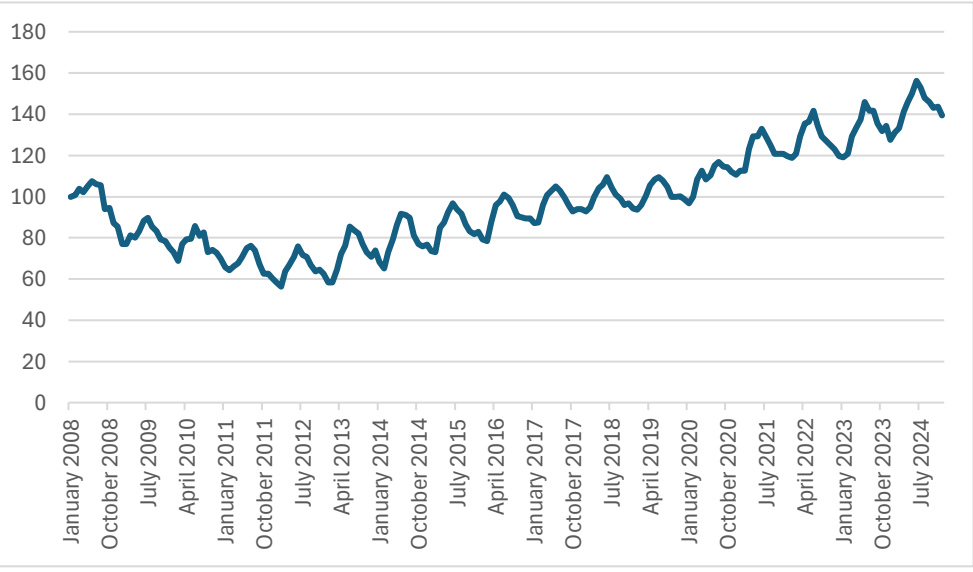
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



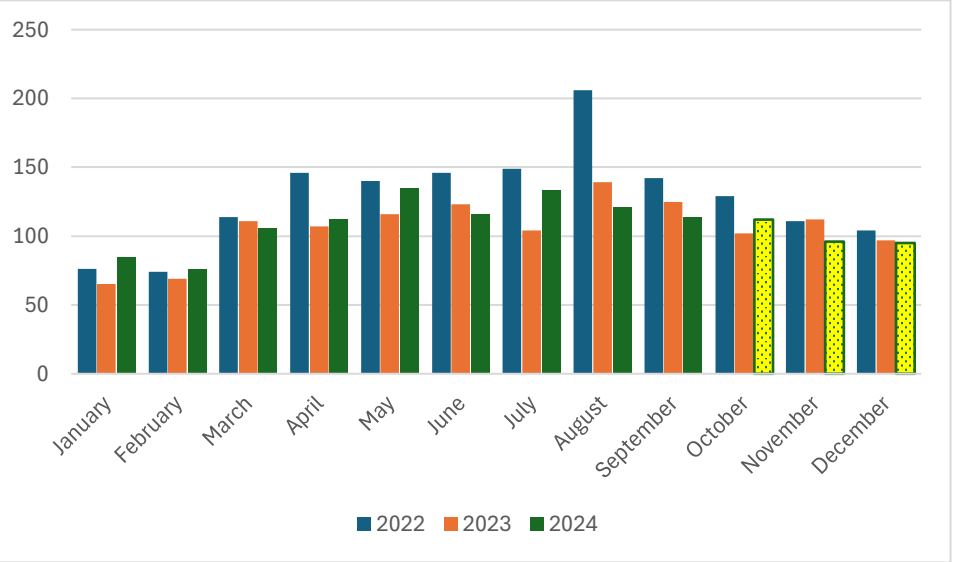
Decatur - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|------|------|-------------------|-----------|------|------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 76 | 65 | 85 | | 201 | 135 | 145 | | \$104,000 | \$110,000 | \$111,500 | |
| February | 74 | 69 | 76 | | 191 | 120 | 116 | | \$104,500 | \$110,500 | \$113,500 | |
| March | 114 | 111 | 106 | | 202 | 114 | 119 | | \$110,000 | \$112,000 | \$133,400 | |
| April | 146 | 107 | 112 | | 201 | 104 | 125 | | \$118,500 | \$120,000 | \$131,200 | |
| May | 140 | 116 | 135 | | 239 | 119 | 145 | | \$110,000 | \$136,250 | \$115,000 | |
| June | 146 | 123 | 116 | | 239 | 133 | 163 | | \$130,500 | \$139,950 | \$145,000 | |
| July | 149 | 104 | 133 | | 234 | 152 | 174 | | \$108,000 | \$143,500 | \$138,950 | |
| August | 206 | 139 | 121 | | 173 | 151 | 169 | | \$119,950 | \$130,000 | \$140,000 | |
| September | 142 | 125 | 114 | | 173 | 164 | 169 | | \$130,000 | \$121,000 | \$155,000 | |
| October | 129 | 102 | 112 | | 185 | 165 | | | \$102,624 | \$127,000 | \$123,147 | |
| November | 111 | 112 | 96 | | 162 | 155 | | | \$125,000 | \$137,545 | \$135,270 | |
| December | 104 | 97 | 95 | | 136 | 142 | | | \$122,450 | \$120,000 | \$130,058 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

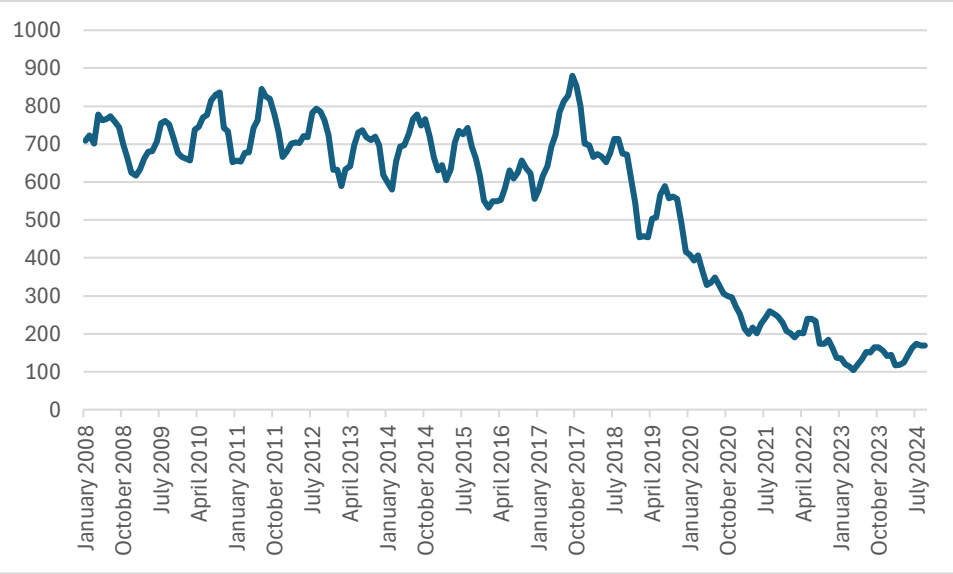
Monthly Closed Sales



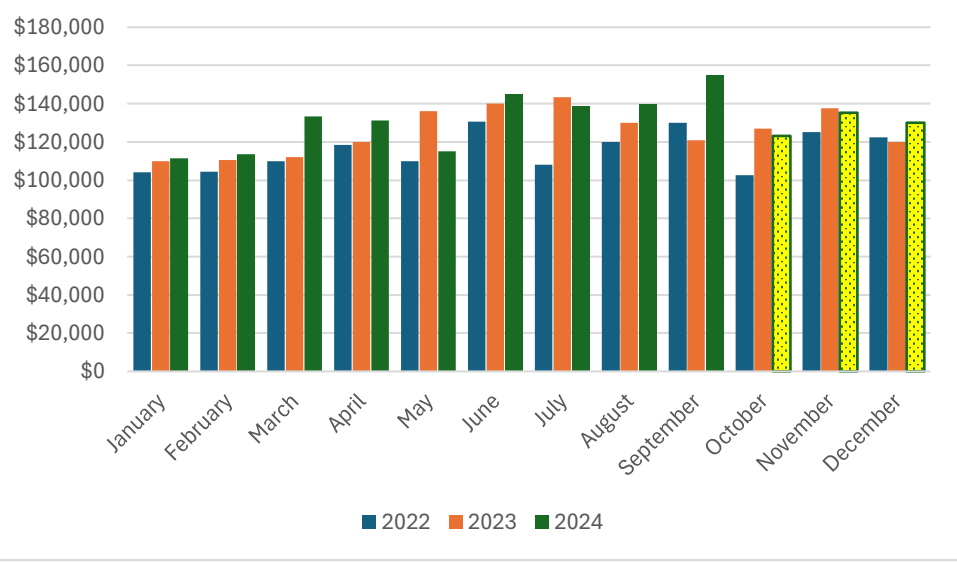
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

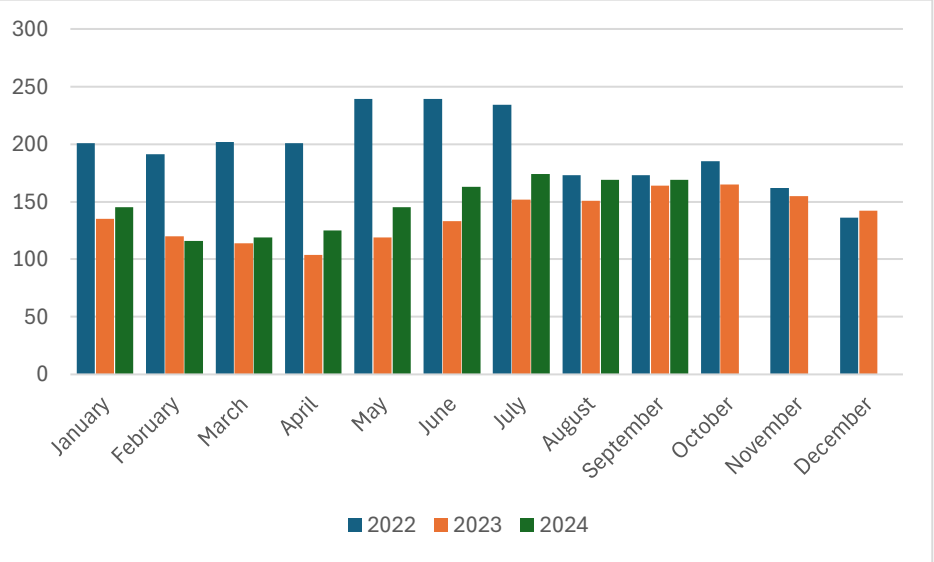
Monthly Inventory Trend



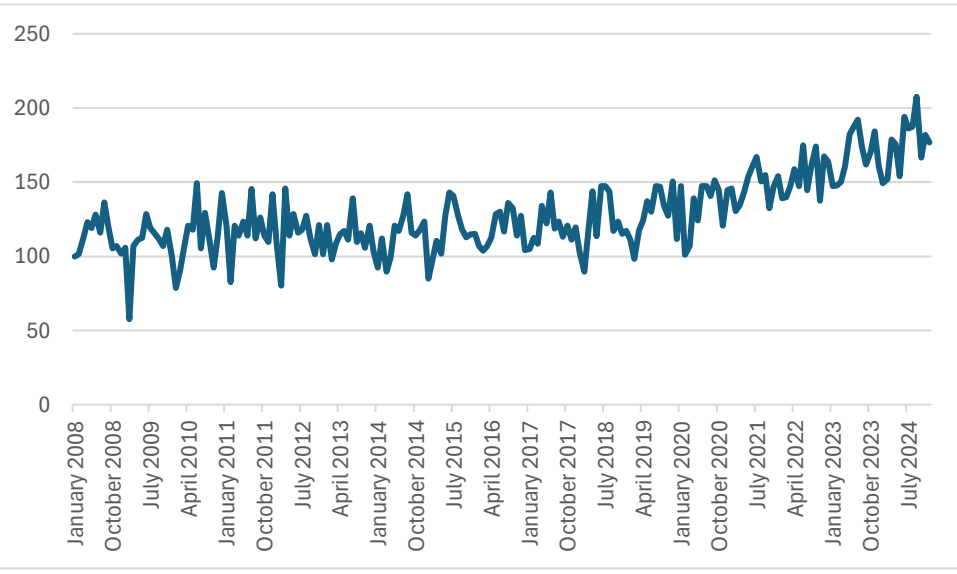
Monthly Median Sales Price







































Monthly Inventory



Monthly House Price Index



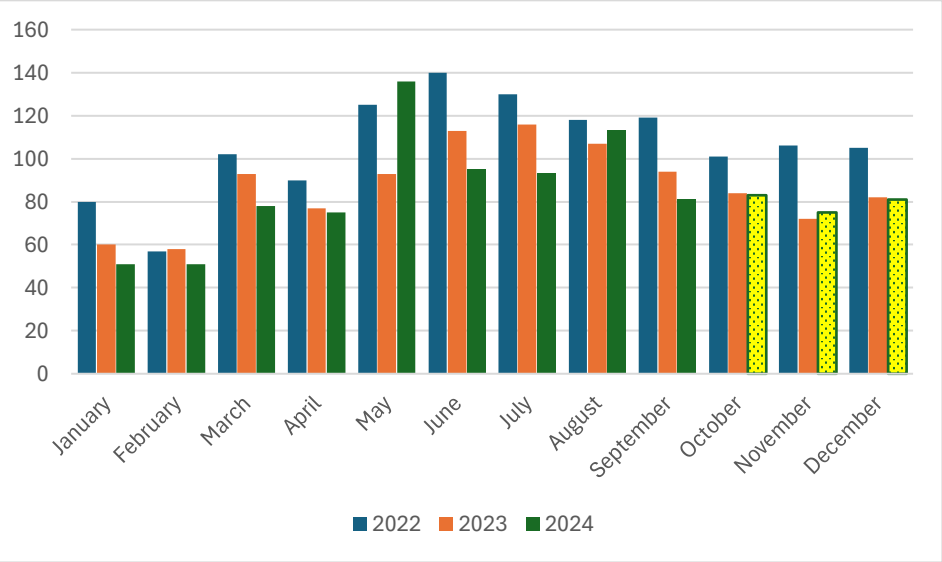
Kankakee - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | Median Sales Price | | | | |
|-----------|--------------|------|------|---|-----------|------|------|--|-----------|-----------|-----------|---|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 80 | 60 | 51 |  | 169 | 155 | 162 |  | \$198,500 | \$160,000 | \$180,000 |  |
| February | 57 | 58 | 51 |  | 158 | 140 | 160 |  | \$147,500 | \$164,250 | \$197,000 |  |
| March | 102 | 93 | 78 |  | 144 | 132 | 141 |  | \$194,000 | \$160,000 | \$206,000 |  |
| April | 90 | 77 | 75 |  | 166 | 129 | 134 |  | \$188,000 | \$170,000 | \$222,500 |  |
| May | 125 | 93 | 136 |  | 178 | 132 | 141 |  | \$210,000 | \$215,000 | \$200,000 |  |
| June | 140 | 113 | 95 |  | 204 | 128 | 144 |  | \$210,000 | \$212,000 | \$227,000 |  |
| July | 130 | 116 | 93 |  | 236 | 144 | 152 |  | \$196,256 | \$210,500 | \$218,500 |  |
| August | 118 | 107 | 113 |  | 218 | 150 | 180 |  | \$196,000 | \$210,000 | \$192,750 |  |
| September | 119 | 94 | 81 |  | 199 | 172 | 186 |  | \$169,000 | \$225,500 | \$250,000 |  |
| October | 101 | 84 | 83 |  | 199 | 175 | |  | \$191,000 | \$207,500 | \$207,766 |  |
| November | 106 | 72 | 75 |  | 174 | 167 | |  | \$162,750 | \$199,500 | \$203,802 |  |
| December | 105 | 82 | 81 |  | 154 | 160 | |  | \$187,500 | \$186,250 | \$202,050 |  |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

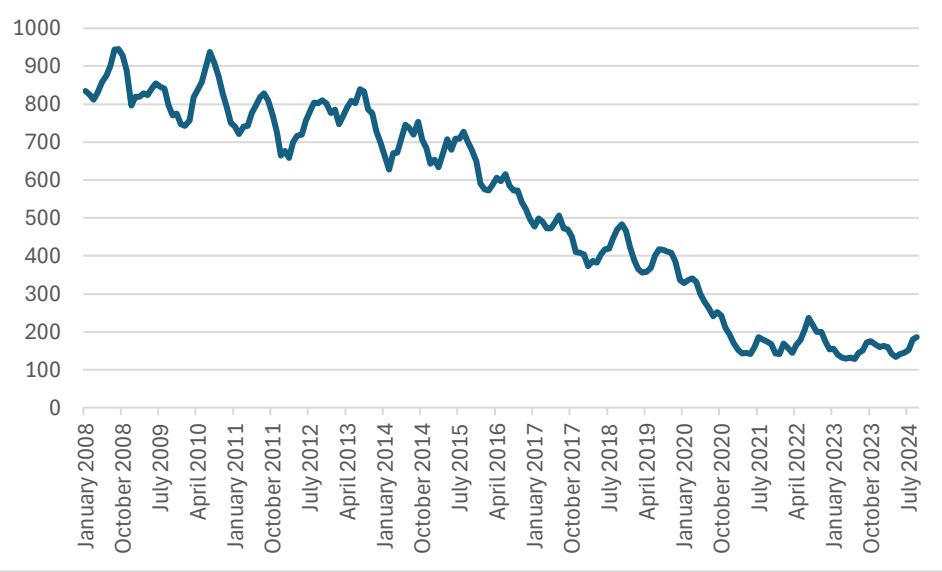
Monthly Closed Sales



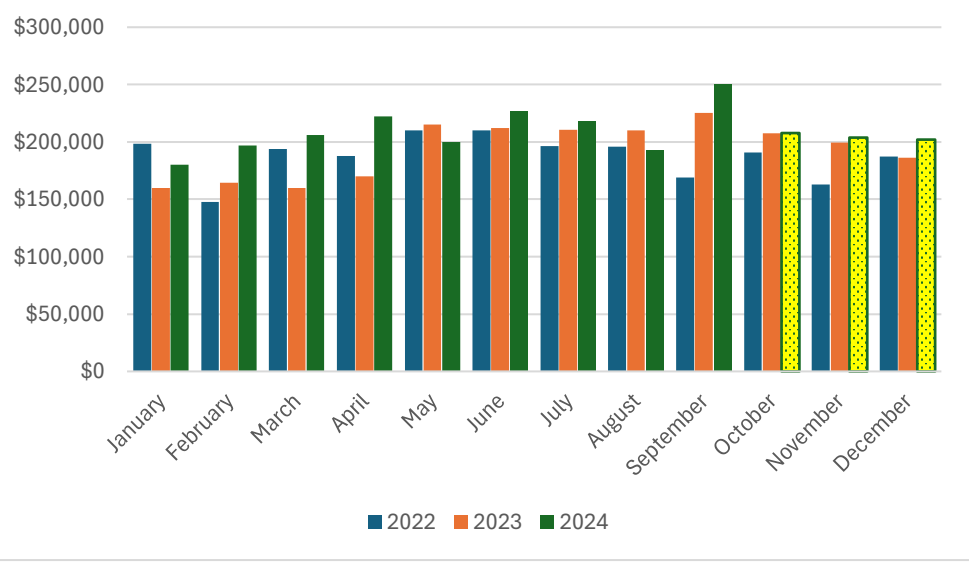
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

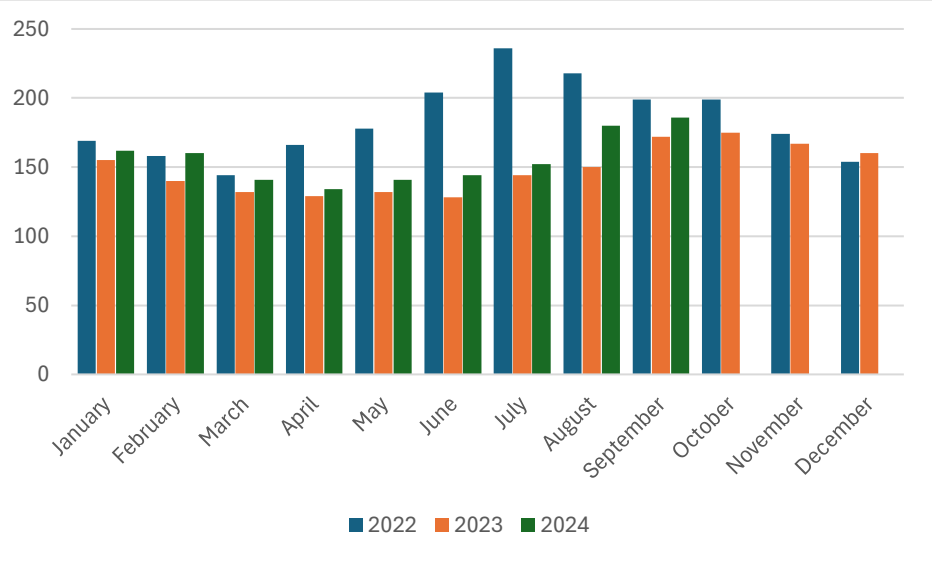
Monthly Inventory Trend



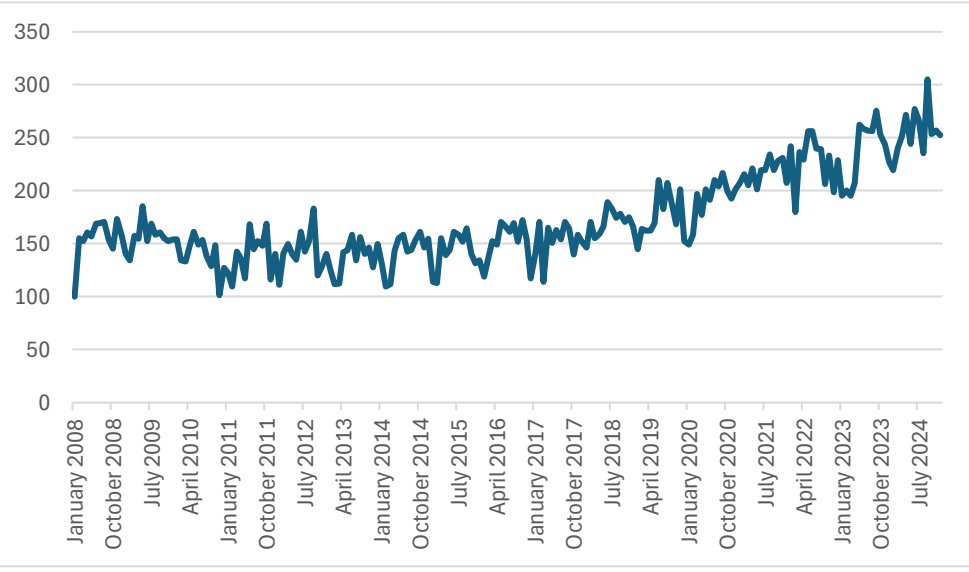
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



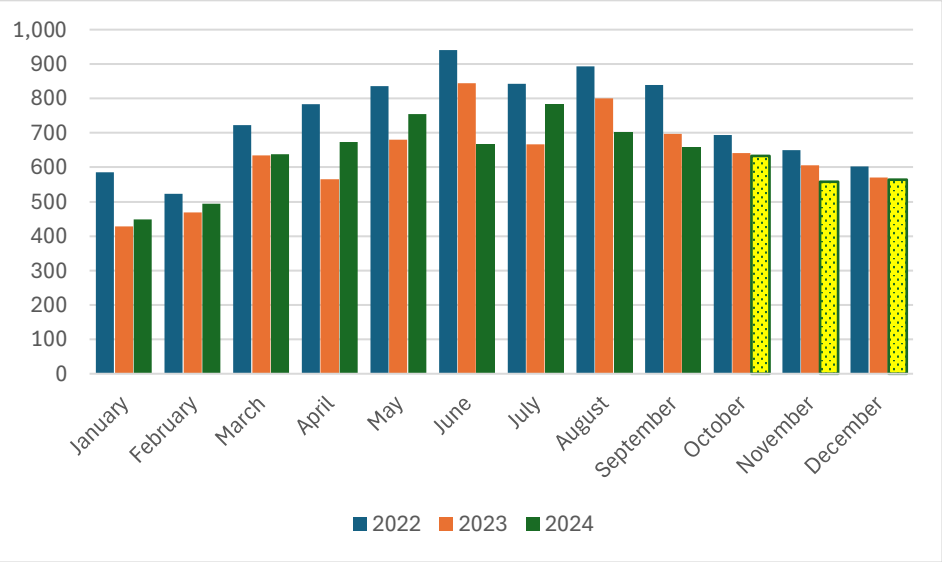
Metro-East - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|------|------|-------------------|-----------|-------|-------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 586 | 429 | 448 | | 1,264 | 1,278 | 1,276 | | \$159,900 | \$158,000 | \$165,000 | |
| February | 523 | 468 | 495 | | 1,258 | 1,179 | 1,243 | | \$154,000 | \$155,500 | \$180,000 | |
| March | 722 | 634 | 638 | | 1,331 | 1,169 | 1,266 | | \$164,000 | \$165,000 | \$185,500 | |
| April | 784 | 565 | 674 | | 1,439 | 1,204 | 1,320 | | \$163,700 | \$180,000 | \$185,000 | |
| May | 836 | 681 | 755 | | 1,486 | 1,278 | 1,385 | | \$186,250 | \$180,500 | \$195,000 | |
| June | 941 | 844 | 668 | | 1,630 | 1,285 | 1,464 | | \$199,525 | \$214,000 | \$223,500 | |
| July | 842 | 666 | 782 | | 1,634 | 1,351 | 1,525 | | \$190,500 | \$185,000 | \$205,000 | |
| August | 893 | 800 | 703 | | 1,578 | 1,373 | 1,536 | | \$181,167 | \$185,375 | \$195,000 | |
| September | 840 | 697 | 658 | | 1,586 | 1,499 | 1,548 | | \$172,500 | \$185,000 | \$205,600 | |
| October | 693 | 641 | 633 | | 1,636 | 1,503 | | | \$172,650 | \$186,000 | \$193,784 | |
| November | 649 | 606 | 558 | | 1,566 | 1,468 | | | \$170,000 | \$173,650 | \$189,425 | |
| December | 603 | 571 | 564 | | 1,366 | 1,290 | | | \$170,000 | \$180,000 | \$189,823 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

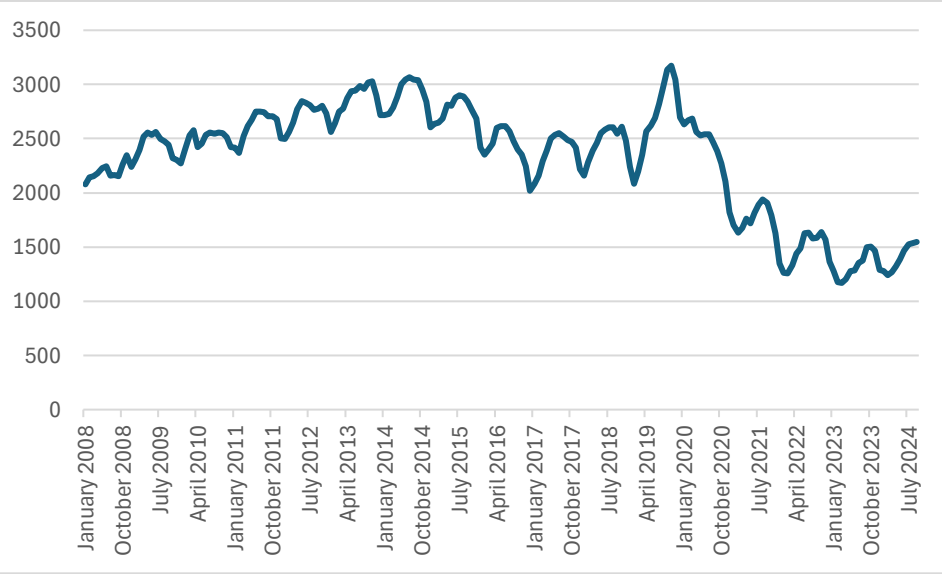
Monthly Closed Sales



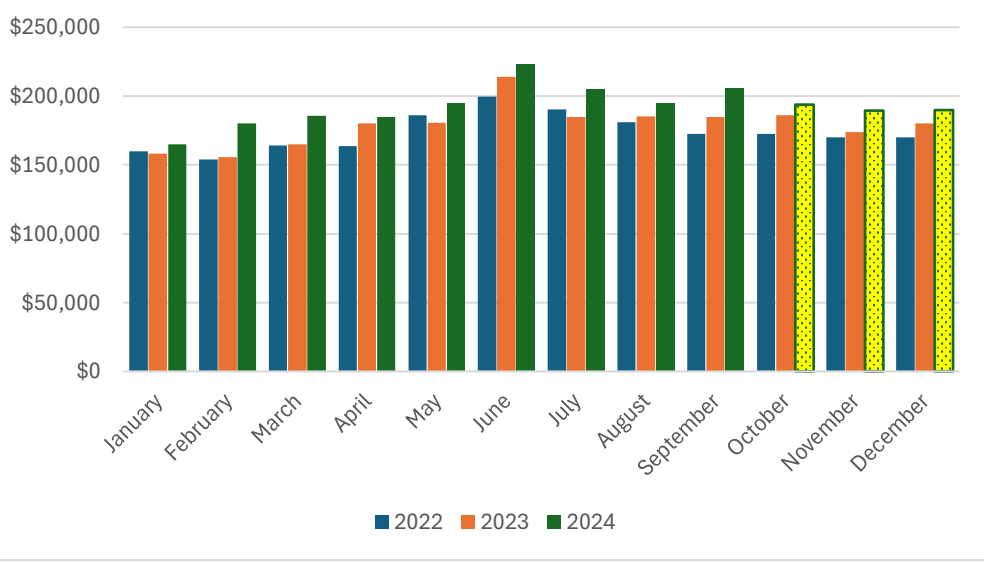
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

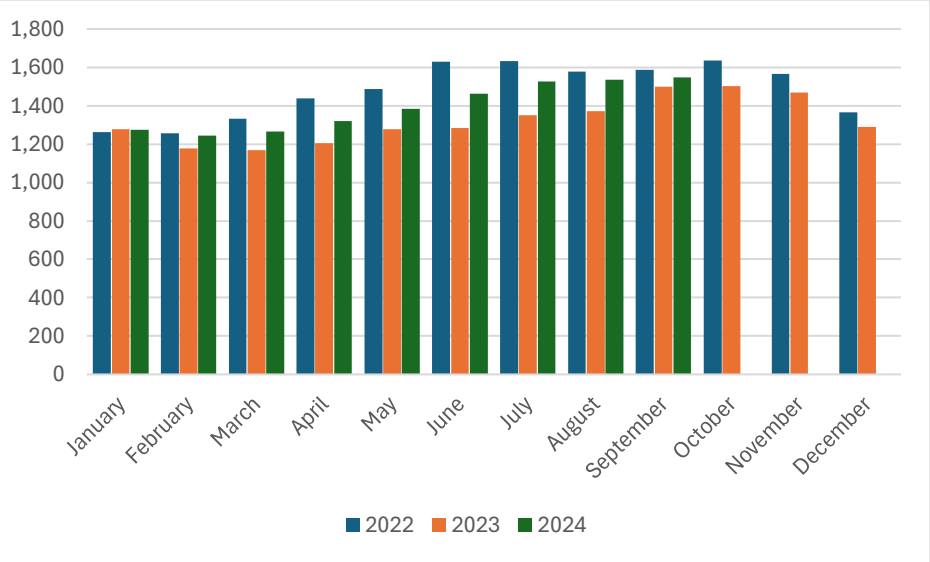
Monthly Inventory Trend



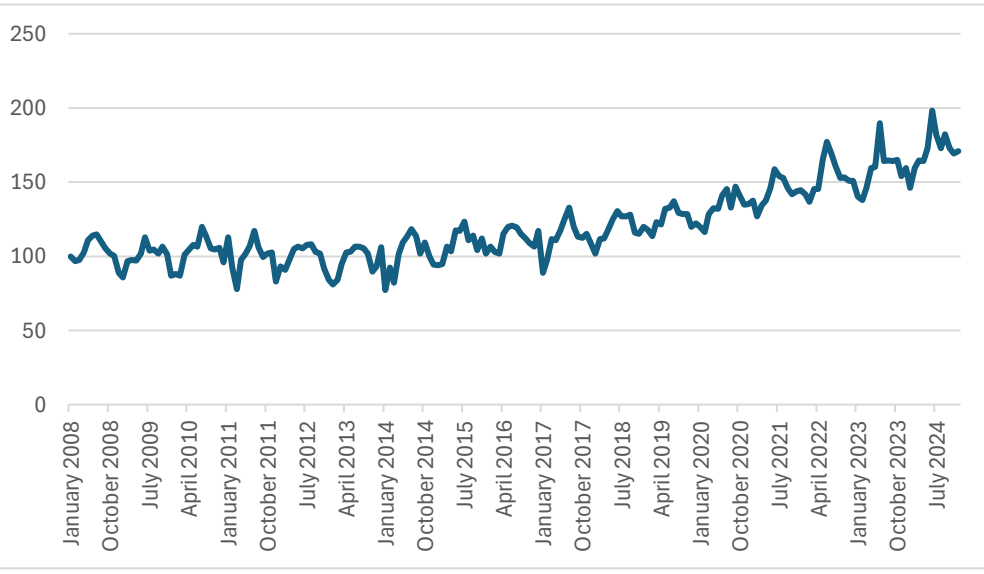
Monthly Median Sales Price



Monthly Inventory







































Monthly House Price Index



Moline-Rock Island - All Properties

Summary of Recent Trends

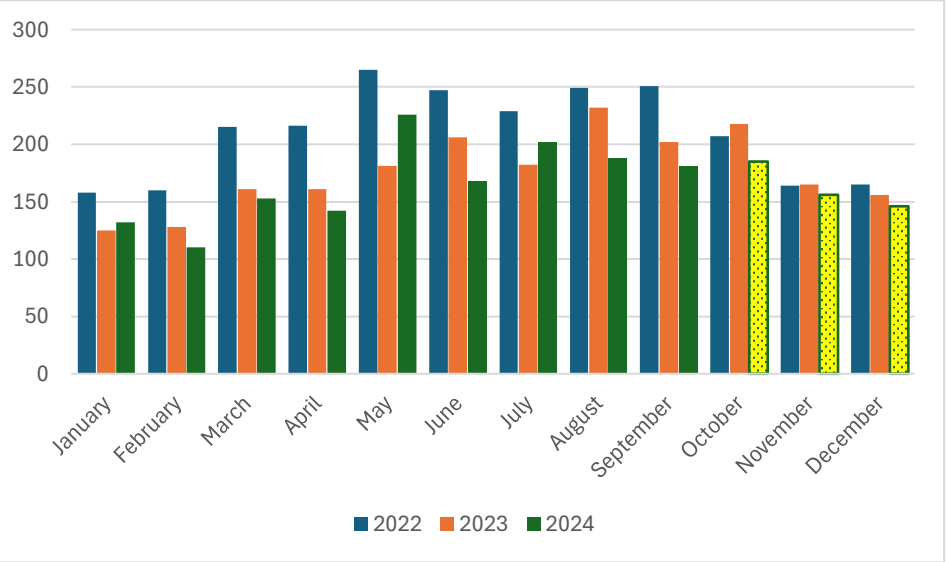
| | Closed Sales | | | | Inventory | | | Median Sales Price | | | | |
|-----------|--------------|------|------|---|-----------|------|------|---|-----------|-----------|-----------|---|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 158 | 125 | 132 |  | 322 | 245 | 232 |  | \$121,500 | \$132,000 | \$147,000 |  |
| February | 160 | 128 | 110 |  | 250 | 230 | 221 |  | \$115,000 | \$123,000 | \$150,000 |  |
| March | 215 | 161 | 153 |  | 229 | 231 | 199 |  | \$137,900 | \$121,300 | \$147,000 |  |
| April | 216 | 161 | 142 |  | 237 | 230 | 218 |  | \$125,000 | \$149,000 | \$137,000 |  |
| May | 265 | 181 | 226 |  | 244 | 231 | 242 |  | \$128,500 | \$155,000 | \$140,000 |  |
| June | 247 | 206 | 168 |  | 266 | 254 | 254 |  | \$135,000 | \$143,000 | \$155,000 |  |
| July | 229 | 182 | 202 |  | 257 | 246 | 296 |  | \$148,000 | \$167,125 | \$168,000 |  |
| August | 249 | 232 | 188 |  | 265 | 263 | 356 |  | \$150,000 | \$146,390 | \$160,000 |  |
| September | 251 | 202 | 181 |  | 288 | 259 | 363 |  | \$130,000 | \$155,000 | \$154,900 |  |
| October | 207 | 218 | 185 |  | 306 | 253 | |  | \$140,000 | \$149,950 | \$153,111 |  |
| November | 164 | 165 | 156 |  | 315 | 270 | |  | \$142,000 | \$135,000 | \$150,712 |  |
| December | 165 | 156 | 146 |  | 269 | 241 | |  | \$131,500 | \$145,000 | \$150,473 |  |

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

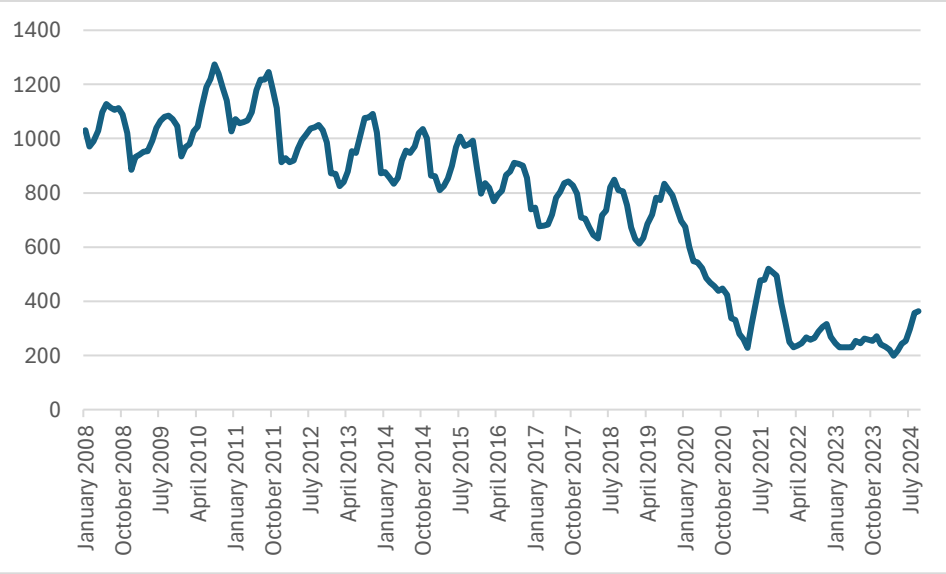
Monthly Closed Sales



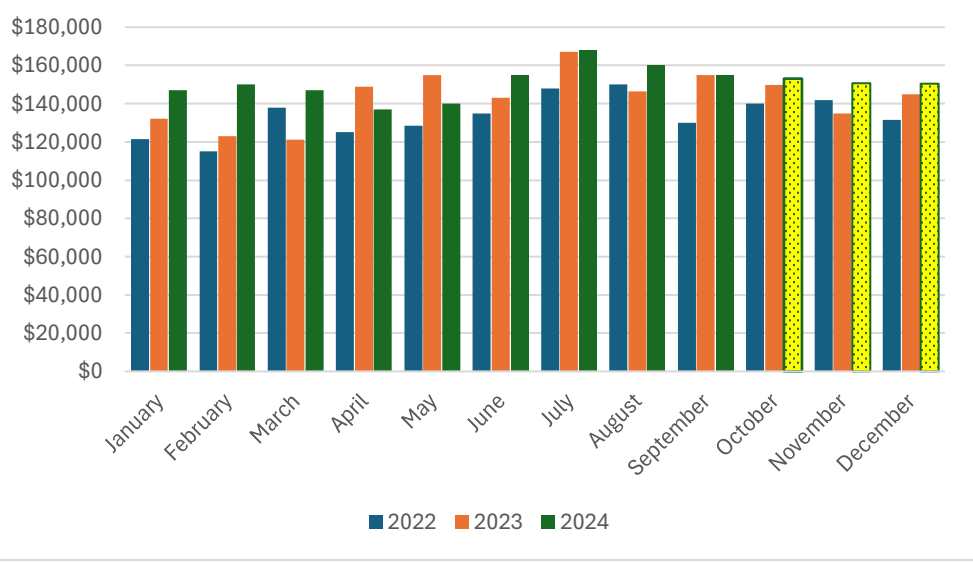
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

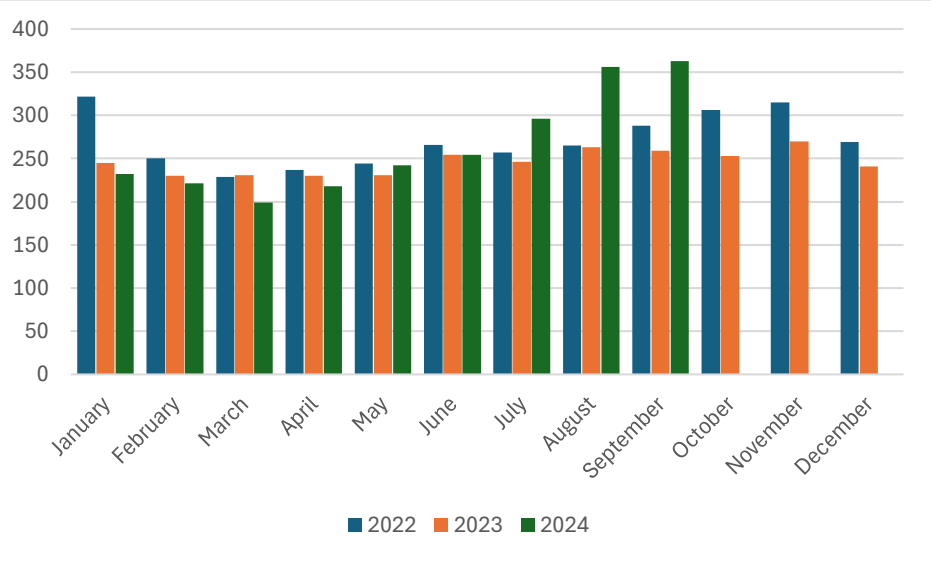
Monthly Inventory Trend



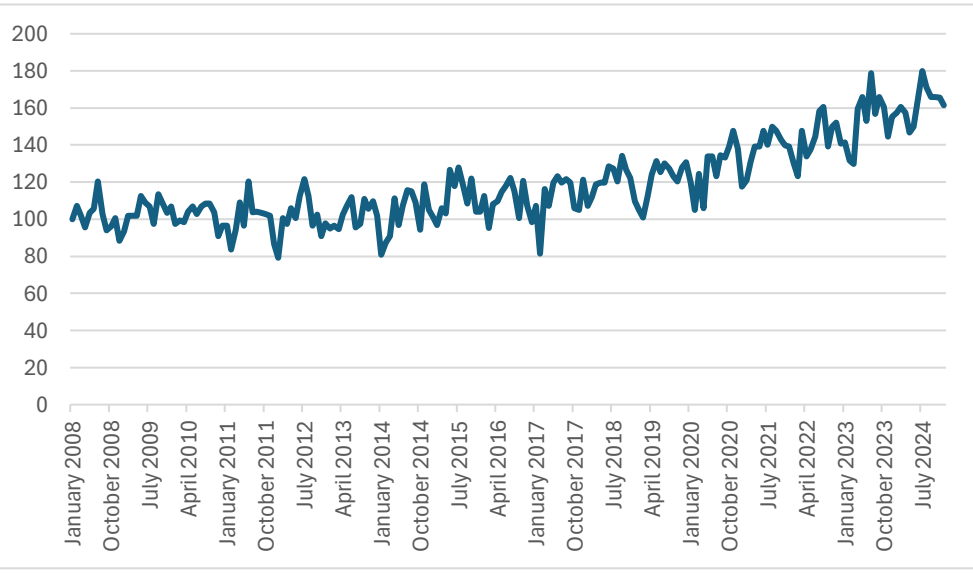
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



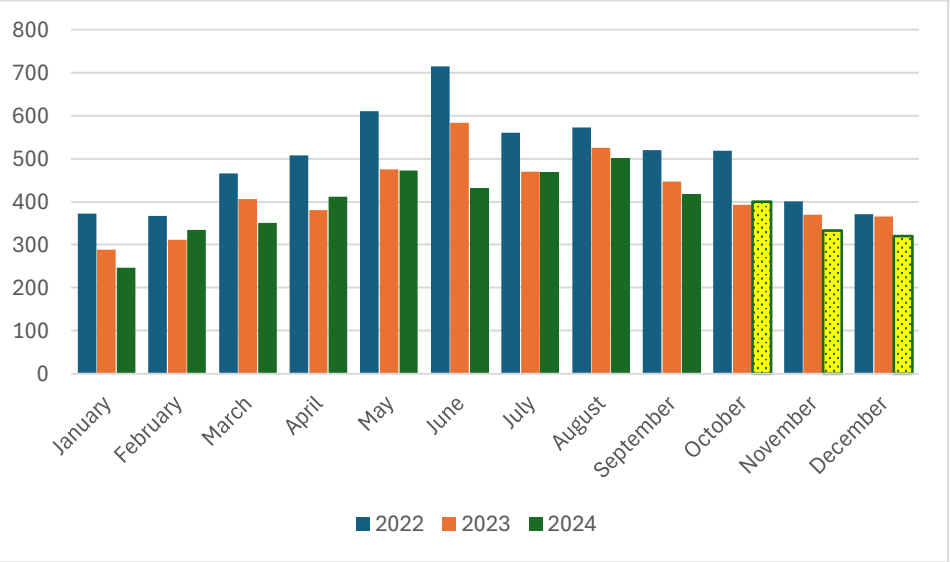
Peoria - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|------|------|-------------------|-----------|------|------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 372 | 288 | 246 | | 565 | 483 | 444 | | \$127,500 | \$128,000 | \$135,000 | |
| February | 367 | 312 | 334 | | 482 | 422 | 438 | | \$127,000 | \$129,900 | \$98,500 | |
| March | 466 | 406 | 351 | | 476 | 388 | 431 | | \$136,000 | \$130,000 | \$143,500 | |
| April | 507 | 380 | 411 | | 515 | 402 | 414 | | \$126,950 | \$140,000 | \$155,000 | |
| May | 610 | 475 | 473 | | 535 | 433 | 460 | | \$149,900 | \$158,750 | \$170,000 | |
| June | 714 | 583 | 432 | | 678 | 442 | 491 | | \$150,000 | \$175,000 | \$185,000 | |
| July | 560 | 470 | 468 | | 758 | 400 | 573 | | \$145,000 | \$160,000 | \$185,000 | |
| August | 573 | 525 | 500 | | 765 | 470 | 626 | | \$152,000 | \$150,000 | \$180,000 | |
| September | 520 | 447 | 417 | | 778 | 487 | 581 | | \$144,950 | \$157,500 | \$160,000 | |
| October | 518 | 392 | 400 | | 739 | 551 | | | \$138,000 | \$144,450 | \$156,333 | |
| November | 401 | 370 | 333 | | 669 | 542 | | | \$135,000 | \$150,000 | \$156,072 | |
| December | 371 | 366 | 320 | | 570 | 470 | | | \$129,950 | \$155,000 | \$153,941 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

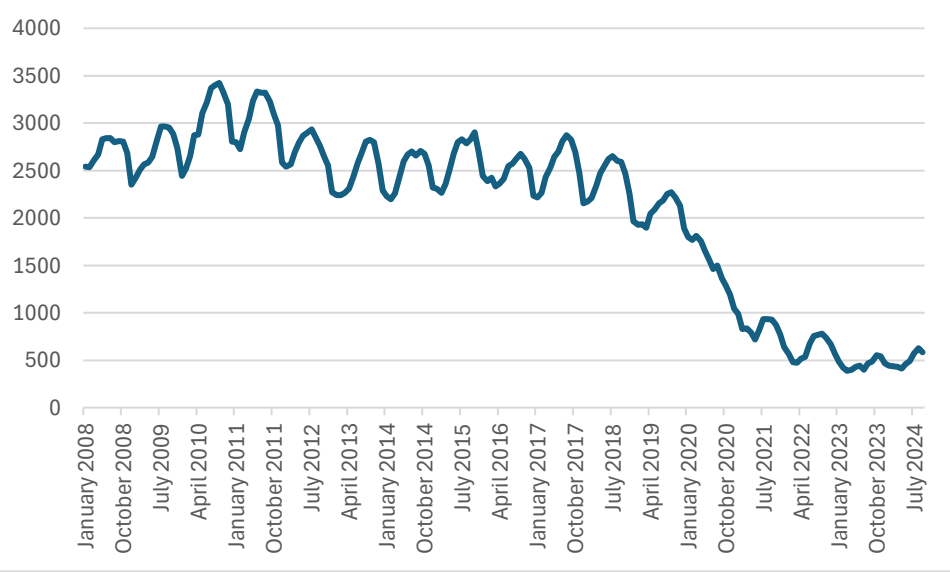
Monthly Closed Sales



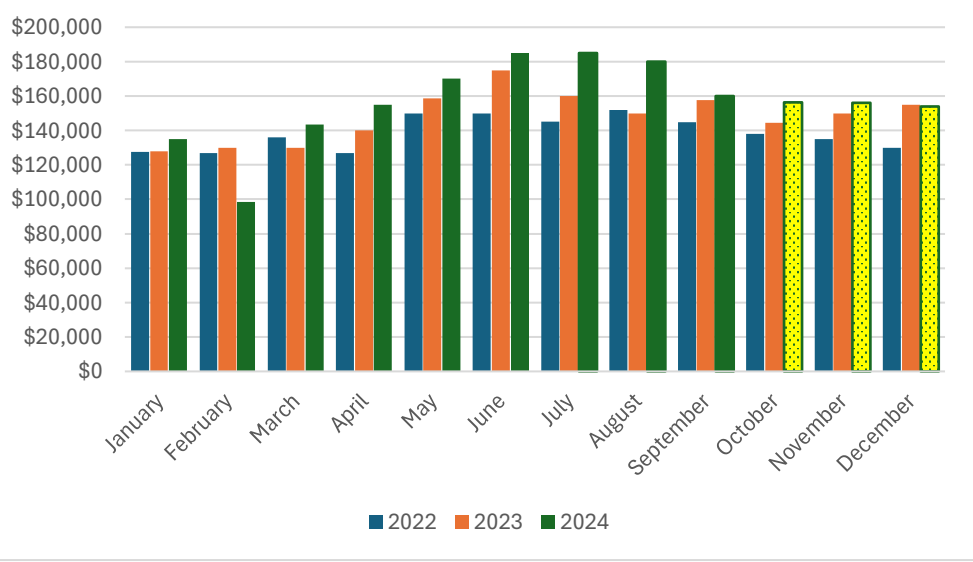
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

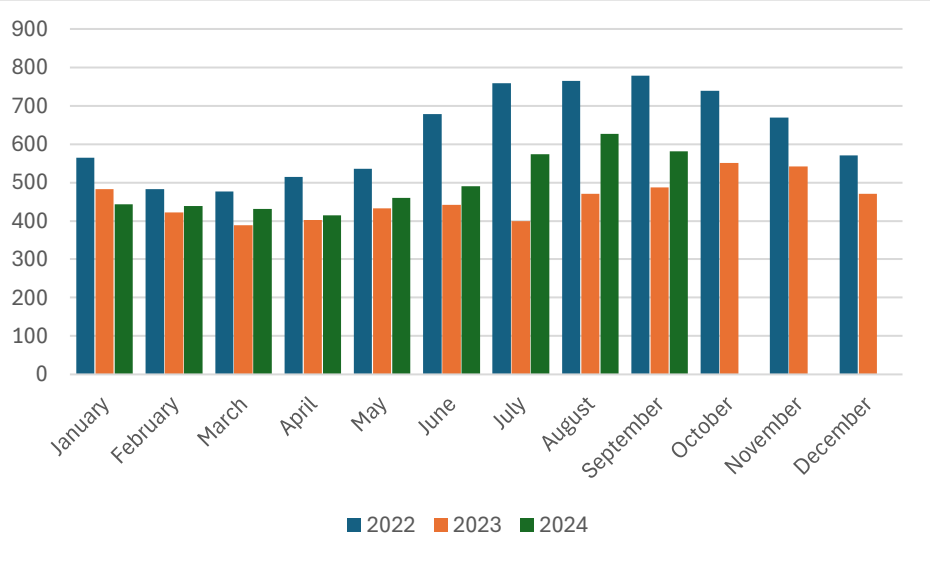
Monthly Inventory Trend



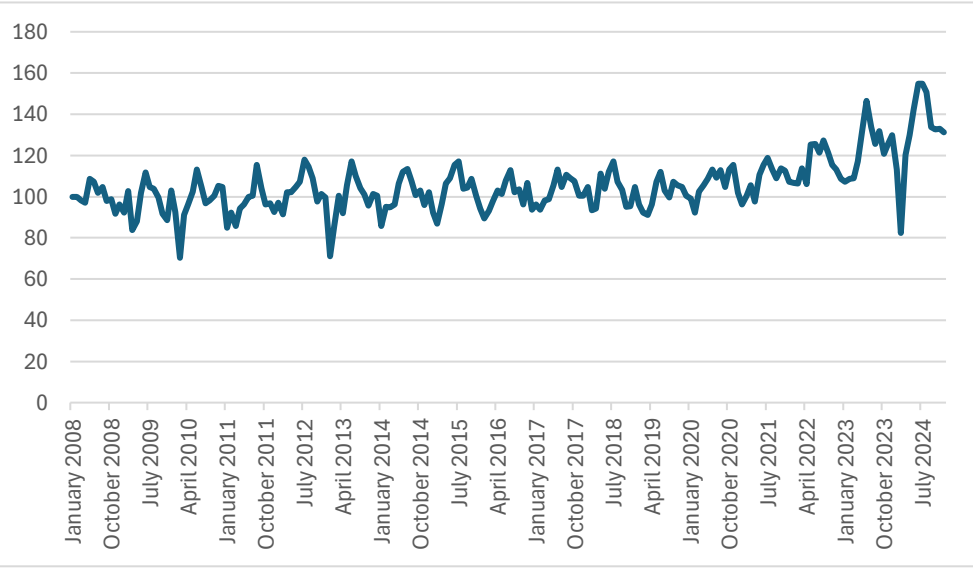
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

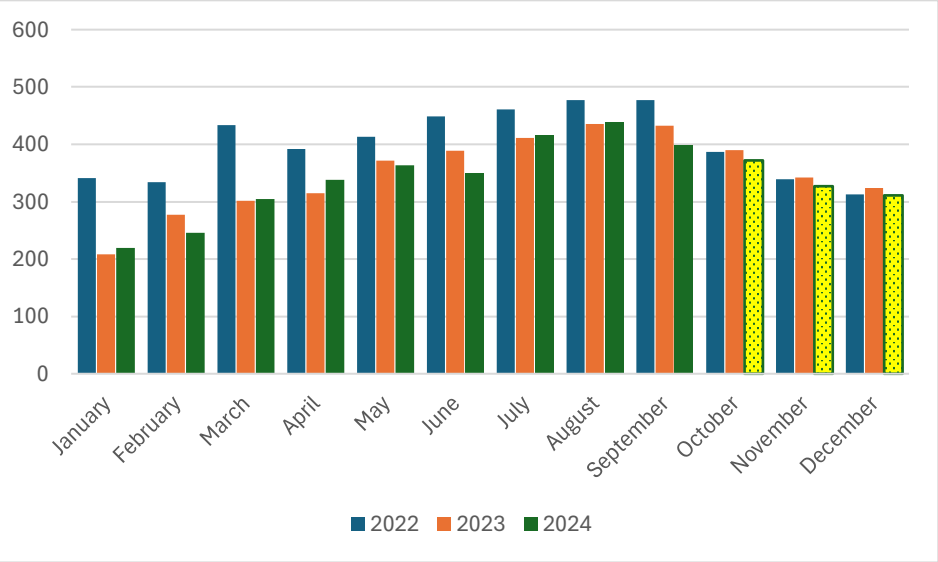
| | Closed Sales | | | | Inventory | | | Median Sales Price | | | | |
|-----------|--------------|------|------|-------------------|-----------|------|------|--------------------|-----------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 341 | 208 | 219 | | 438 | 414 | 373 | | \$132,500 | \$144,500 | \$186,500 | |
| February | 334 | 277 | 246 | | 368 | 337 | 346 | | \$132,750 | \$153,000 | \$170,000 | |
| March | 434 | 302 | 305 | | 374 | 317 | 308 | | \$147,000 | \$159,500 | \$185,000 | |
| April | 392 | 315 | 338 | | 401 | 288 | 295 | | \$159,900 | \$160,000 | \$199,950 | |
| May | 413 | 372 | 363 | | 427 | 351 | 338 | | \$178,500 | \$179,950 | \$187,000 | |
| June | 449 | 389 | 350 | | 547 | 386 | 388 | | \$178,000 | \$180,000 | \$205,000 | |
| July | 461 | 411 | 416 | | 566 | 425 | 420 | | \$170,000 | \$179,000 | \$204,950 | |
| August | 477 | 436 | 439 | | 605 | 451 | 468 | | \$173,000 | \$180,000 | \$200,000 | |
| September | 477 | 432 | 398 | | 603 | 452 | 500 | | \$163,900 | \$184,200 | \$203,500 | |
| October | 387 | 390 | 372 | | 594 | 488 | | | \$159,000 | \$175,000 | \$191,648 | |
| November | 339 | 342 | 327 | | 563 | 497 | | | \$157,500 | \$180,000 | \$193,618 | |
| December | 313 | 324 | 311 | | 513 | 458 | | | \$160,000 | \$165,000 | \$190,358 | |

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

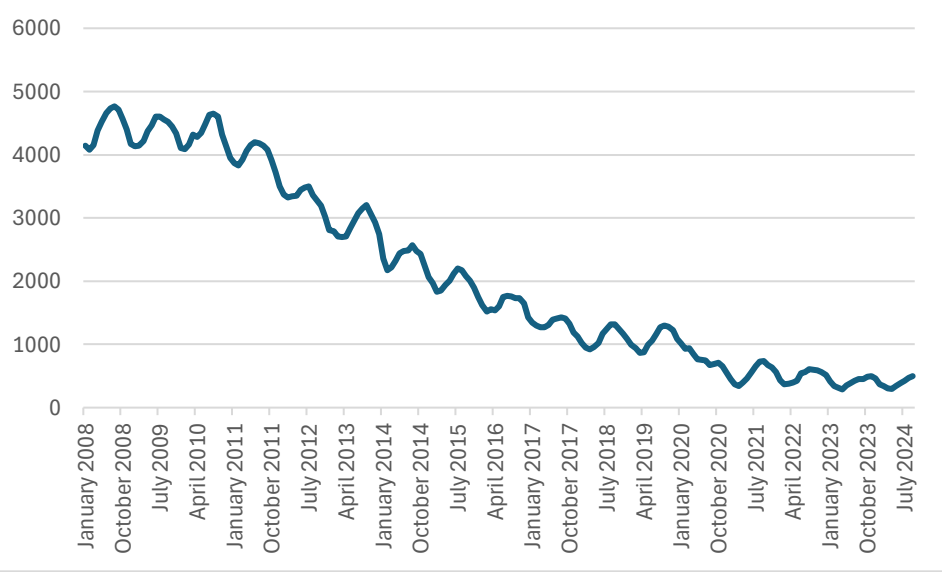
Monthly Closed Sales



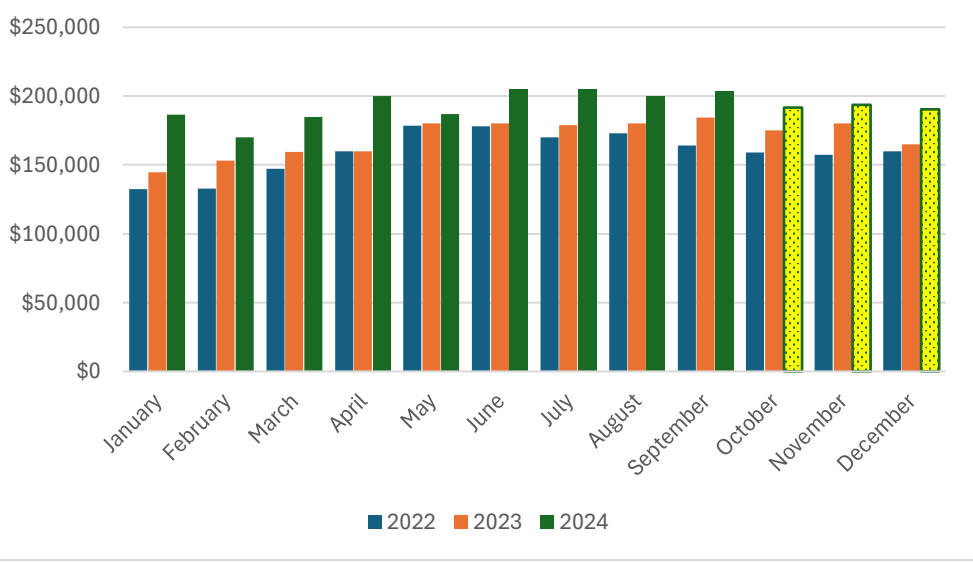
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

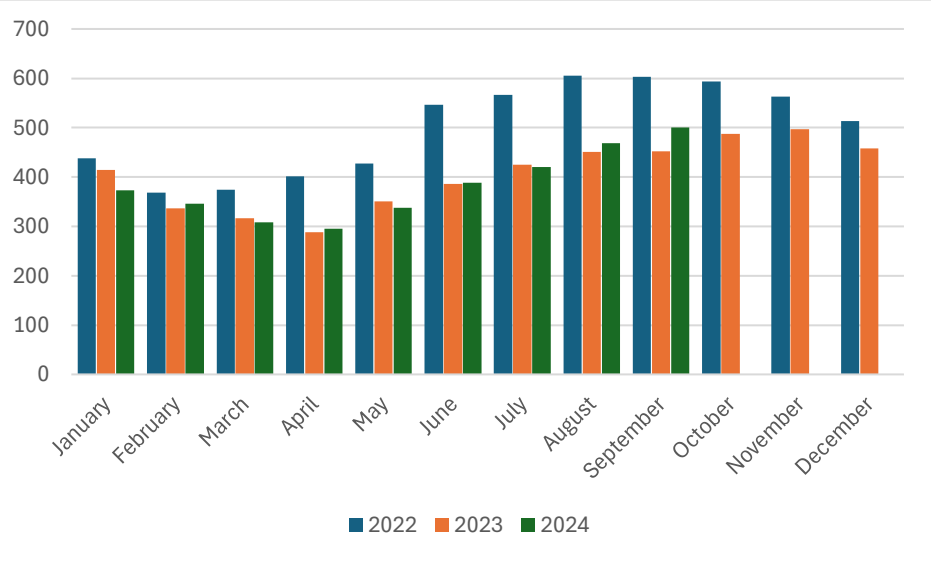
Monthly Inventory Trend



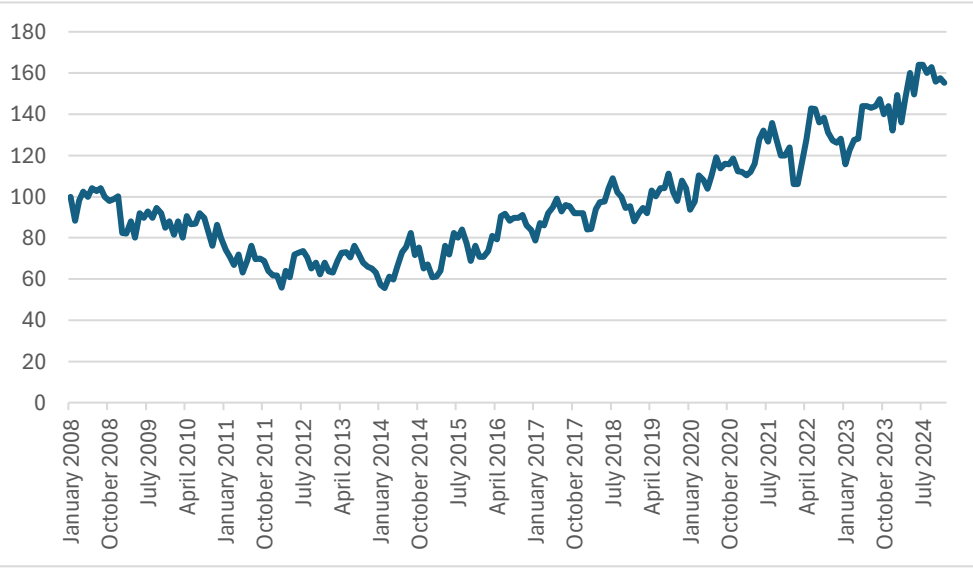
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



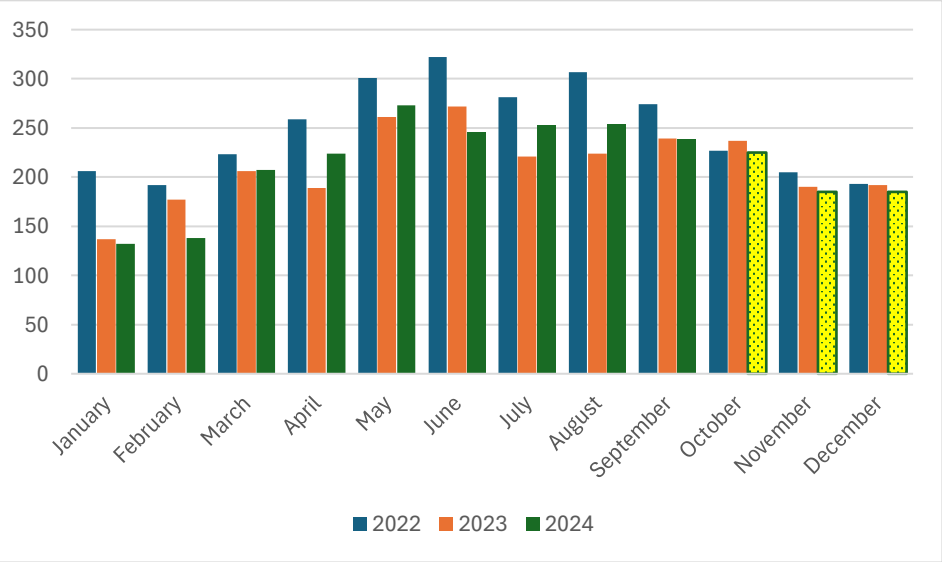
Springfield - All Properties
Summary of Recent Trends

| | Closed Sales | | | | Inventory | | | | Median Sales Price | | | |
|-----------|--------------|------|------|-------------------|-----------|------|------|-------------------|--------------------|-----------|-----------|-------------------|
| | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend | 2022 | 2023 | 2024 | Monthly YoY Trend |
| January | 206 | 137 | 132 | | 181 | 207 | 208 | | \$140,950 | \$145,500 | \$185,000 | |
| February | 192 | 177 | 138 | | 172 | 162 | 199 | | \$149,550 | \$140,000 | \$155,000 | |
| March | 223 | 206 | 207 | | 187 | 187 | 218 | | \$136,500 | \$163,950 | \$155,750 | |
| April | 259 | 189 | 224 | | 191 | 162 | 231 | | \$145,000 | \$162,000 | \$180,000 | |
| May | 301 | 261 | 273 | | 180 | 167 | 211 | | \$164,900 | \$154,900 | \$188,000 | |
| June | 322 | 272 | 246 | | 256 | 175 | 224 | | \$165,250 | \$180,000 | \$195,000 | |
| July | 281 | 221 | 253 | | 251 | 194 | 239 | | \$170,000 | \$181,000 | \$185,000 | |
| August | 307 | 224 | 254 | | 245 | 204 | 256 | | \$171,000 | \$161,500 | \$195,753 | |
| September | 274 | 239 | 239 | | 228 | 201 | 241 | | \$165,500 | \$176,000 | \$197,750 | |
| October | 227 | 237 | 225 | | 246 | 226 | | | \$174,900 | \$169,900 | \$187,917 | |
| November | 205 | 190 | 185 | | 251 | 208 | | | \$155,000 | \$168,950 | \$174,694 | |
| December | 193 | 192 | 185 | | 237 | 189 | | | \$161,500 | \$169,900 | \$177,008 | |

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

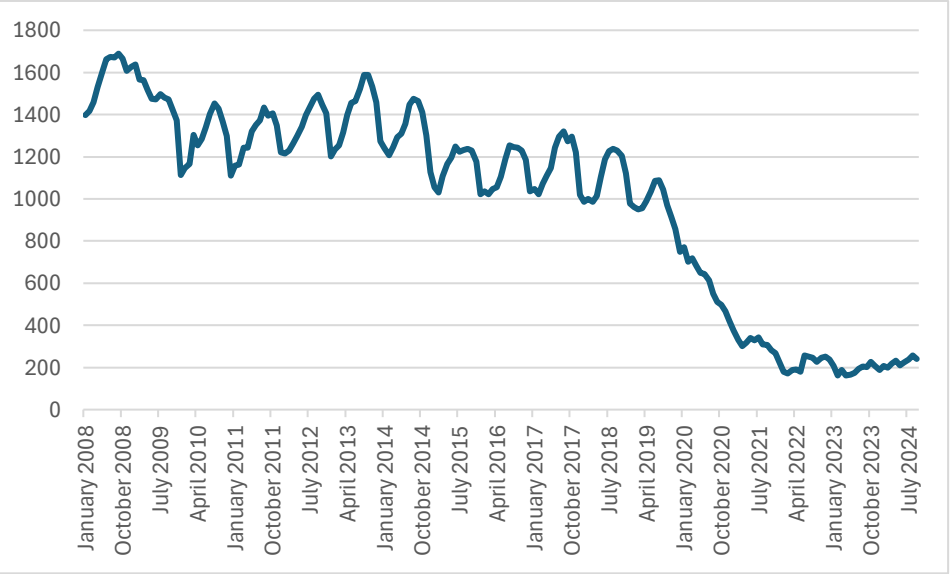
Monthly Closed Sales



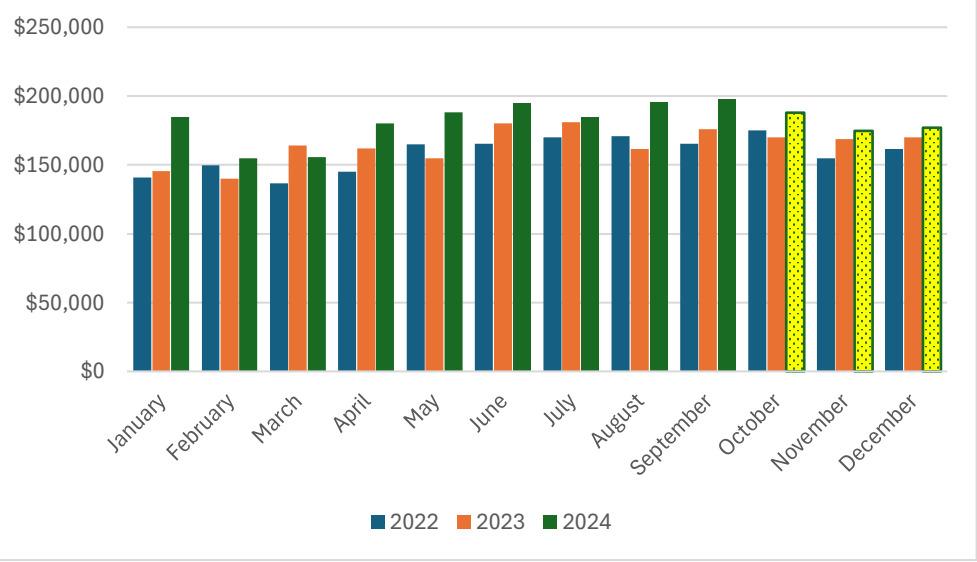
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

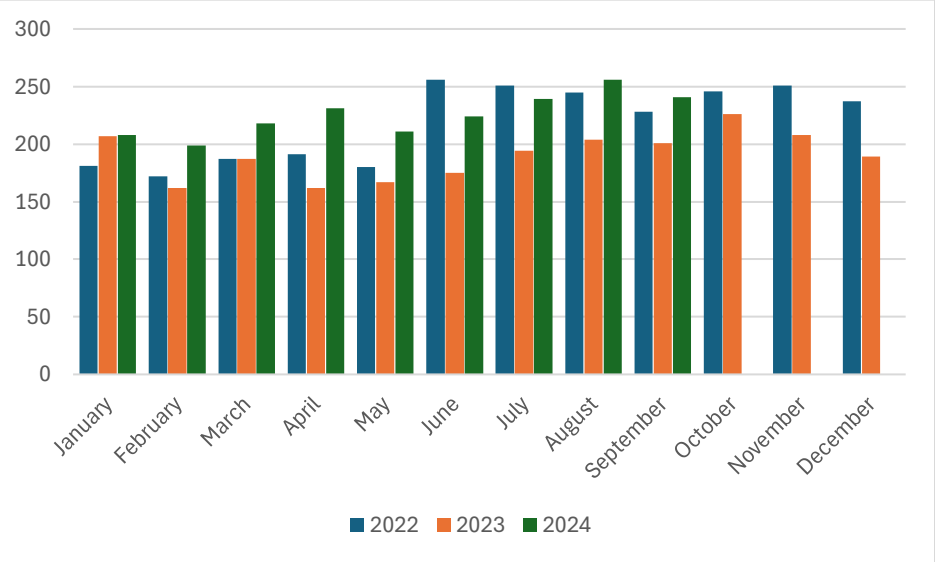
Monthly Inventory Trend



Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index

