

Monthly Local Market Update for January 2025

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

Includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties

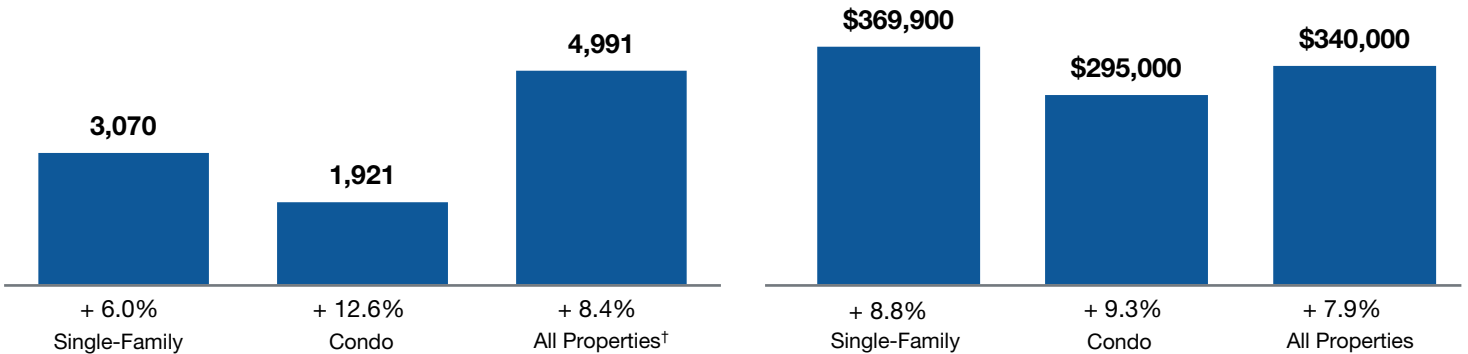
| Key Metrics for All Properties | January | | | Year to Date | | |
|--------------------------------|---------------------------|---------------------------|----------------|----------------------------|----------------------------|----------------|
| | 2024 | 2025 | Percent Change | Thru Jan 2024 | Thru Jan 2025 | Percent Change |
| Closed Sales | 4,603 | 4,991 | + 8.4% | 4,603 | 4,991 | + 8.4% |
| Previous Month's Closed Sales | 6,100 in December 2023 | 6,635 in December 2024 | + 8.8% | 89,620 in December 2023 | 88,521 in December 2024 | - 1.2% |
| Median Sales Price* | \$315,000 | \$340,000 | + 7.9% | \$315,000 | \$340,000 | + 7.9% |
| Inventory of Homes for Sale | 10,830 | 10,939 | + 1.0% | -- | -- | -- |
| Days on Market Until Sale | 34 | 35 | + 2.9% | 34 | 35 | + 2.9% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Activity by Property Type for January 2025

Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price

