

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING MARKET forecast

Illinois MSA-Level Quarterly Housing Market Forecast First Quarter 2025

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 March 2025 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 First Quarter 2025 data highlight the variation in market conditions across Illinois' largest local real estate markets. In March 2025, closed sales activity statewide and in the Chicago region both dropped around 4-5 percent, while closed sales in the City of Chicago grew slightly. All areas in the state but one experienced stable or increasing home prices in March 2025 compared to the year before, with only Bloomington-Normal seeing declines. While inventory slightly increased statewide, it declined in many MSAs. In the coming months, closed sales activity is expected to increase compared the same period last year in most MSAs, while slightly declining in Chicago and the surrounding PMSA. House prices are also expected to increase in every MSA, and all 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 4.3 percent between March 2024 and 2025. Over this same period, sales prices increased by 5.0 percent. In March 2025, the inventory of for-sale homes increased by 1.7 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 follow seasonal trends and increase by about 44.7 percent between March and June. Total sales in the 3-month period from April to June are estimated to be about 1 percent higher than the same period in 2024. Home prices are estimated to follow seasonal trends and rise by 4.8 percent between March and June. In this scenario, prices would remain roughly stable between June 2024 and 2025.

Bloomington-Normal

- **Recent trends** – Closed sales for all property types in the Bloomington-Normal MSA increased by 15.0 percent between March 2024 and 2025. The Bloomington-Normal MSA an almost 20 percent decrease in median sales prices between March 2024 and 2025. Inventory also decreased 21.4 percent from year to year.
- **Three-month outlook** – IHS's three-month housing market forecast projects that sales will increase 67.1 percent between March and June. The three-month period from April to June is expected to have almost 9 percent more sales than during the same period in 2024. Prices are expected to increase over the same period, with June prices 15.5 percent higher than they were in March. These June prices are projected to be about 5 percent higher than they were in June of last year.

Champaign-Urbana

- **Recent trends** – In March 2025, closed sales for all property types in the Champaign-Urbana decreased by almost 3 percent compared to sales activity in March 2024. Over this same period, home prices in Champaign-Urbana were up 22.3 percent compared to March 2024. Inventory decreased by about 4 percent compared to March 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates an almost 100 percent increase in sales between March and June. In this projection, the three-month period from April to June would have 8.3 percent more closed sales than the previous year. Home prices are projected to grow by 10.8 percent between March and June, with prices landing 9.6 percent higher than in June 2024.

City of Chicago

- **Recent trends** – In March 2025, closed sales for all property types in the City of Chicago were 0.4 percent higher than in March 2024. Home prices were up 6.1 percent in March 2025 compared to the same month in 2024. Inventory decreased by 14.8 percent during the same period.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will increase 38.4 percent between March and June. Sales during the three-month period from April to June would be 0.4 percent lower than they were during the same period a year ago. Home prices are estimated to increase by 5.5 percent between March and June. This scenario would represent a 6.1 percent increase in prices between June 2024 and June 2025.

Chicago PMSA

- **Recent trends** – In March 2025, closed sales for all property types in the Chicago PMSA decreased by 4.0 percent compared to March 2024. Home prices in the Chicago PMSA rose about 6.1 percent between March 2024 and 2025. Inventory grew by about 0.6 percent compared to the same month a year ago.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that closed sales activity will follow seasonal trends and rise 16.9 percent between March and June. The three-month period from April to June is estimated to have 0.1 percent fewer closed sales than the same period in 2024. Prices are projected to increase about 5.5 percent between March and June, with June prices landing 6.1 percent higher than they were in June 2024.

Decatur

- **Recent trends** – In March 2025, closed sales for all property types in the Decatur MSA were down almost 2 percent compared to March 2024. Over this same period, the Decatur MSA saw price growth of 1.2 percent. Inventory increased by 14.3 percent compared to March 2024.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 25.0 percent increase in sales activity between March and June. The three-month period from April to June is estimated to have 2.5 percent more closed sales than the same period in 2024. Prices are projected to increase about 20 percent between March and June, with June prices 11.8 higher than they were in the same month in 2024.

Kankakee

- **Recent trends** – In March 2025, closed sales for all property types in the Kankakee MSA were 11.5 percent higher than in March 2024. Home prices in Kankakee were up almost 2 percent in March 2024 compared to the previous year. Inventory increased by 15.4 percent compared to March 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that sales activity will follow seasonal trends and increase 28.7 percent between March and June. The three-month period from April to June is estimated have 2.3 percent more closed sales than the same period in 2024. Prices are projected to increase 14.7 percent between March and June. The resulting price in June would be 6 percent higher than it was in June 2024.

Metro-East

- **Recent trends** – In March 2025, closed sales for all property types in the Metro-East MSA decreased by 7.0 percent compared to activity in March 2024. Home prices were flat compared to the previous March. Inventory increased by 9.2 percent compared to March 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that the number of closed sales increase 28.1 percent between March and June. Closed sales during the three months from April to June are projected to be 3.5 percent higher than during the same period in 2024. Prices are expected to rise 25.5 percent between March and June, with June prices expected to be 3.7 percent higher than in June of 2024.

Moline-Rock Island

- **Recent trends** – In March 2025, closed sales for all property types in the Moline-Rock Island MSA decreased by 0.6 percent compared to sales activity in March 2024. Home prices were roughly consistent with the previous year. Inventory increased by 38.9 percent compared to March 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will increase 35.1 percent between March and June. Closed sales activity during the three months from April to June is projected to be about 9.4 percent higher than during the same period last year. Home prices are predicted to rise about 12.2 percent between March and June. In this scenario, prices in June will be about 6.8 percent higher than they were a year before.

Peoria-Pekin

- **Recent trends** – In March 2025, closed sales activity for all property types in the Peoria-Pekin decreased by 4.0 percent compared to in March 2024. Home prices were up 7.3 percent over the same period. Inventory decreased by 4.4 percent compared to March 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will increase 52.7 percent between March and June. Closed sales during the three months from April to June are projected to be 6.1 percent higher than during the same period last year. Between March and June, home prices are predicted to increase by 20.8 percent. In this scenario, prices in June will be about 0.3 higher than they were a year earlier.

Rockford

- **Recent trends** – In March 2025, closed sales for all property types in the Rockford MSA increased by 0.3 percent compared to March 2024. Home prices rose 8.1 percent between March 2024 and 2025. Inventory decreased by about 4.7 percent compared to March 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will increase 34.4 percent between March and June. Closed sales during the three months from April to June are projected to be 9.2 percent higher than during the same period in 2024. Between March and June, home prices are predicted rise about 14.8 percent. In this scenario, prices in June will have increased by 12.5 percent compared to the previous year.

Springfield

- **Recent trends** – In March 2025, closed sales for all property types in the Springfield MSA dropped by 6.3 percent compared to activity in March 2024. Home prices rose 20.7 percent between March 2024 and 2025. Inventory decreased by 23.9 percent compared to March 2024.

Three-month outlook - IHS's three-month housing market forecast indicates closed sales will increase over 50 percent between March and June. Closed sales during the three months from April to June are projected to be 6.2 percent higher than during the same period last year. Home prices are expected to dip slightly between March and April, but rebound by June, with June prices 6.7 percent above March prices. In this scenario, June prices would be 2.8 percent higher than in June of the previous year.

Conditions Affecting Homebuying

The national economy has been unpredictable throughout the first quarter of 2025, thanks to a variety of high-level factors. During the winter, the new presidential administration enacted or proposed [extensive tariffs](#), which many suggest could cause [inflation](#) to increase later in the year. Amid uncertainty surrounding tariff policy and resulting inflation, it's [increasingly less likely](#) that the Federal Reserve will cut rates later in the year. The [national](#) unemployment rate is up slightly since a year ago. The [Illinois](#) unemployment rate has fallen modestly during the last few months, and is lower than a year earlier [in every MSA](#), but remains higher than the national rate. Despite some interest rate relief, homebuying activity [was down](#) compared to the previous March. As inflation fears take hold, consumer sentiment is dropping, with the Survey of Consumers [down over 28 percent](#) compared to March 2024. Nationally and in the Chicago area, [foreclosure activity](#) remains low relative to the previous year and to pre-pandemic levels.


















Amid economic uncertainty, many indicators highlight challenges facing the homebuying market. Mortgage interest rates are still [relatively high](#), remaining similar to previous year. 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 January 2025. Inventories of for-sale homes have [grown slightly](#) between March 2024 and 2025. Nationally, [homebuying sentiment](#) has fallen since autumn as fewer households believe that mortgage rates will decline in the near future, and more households worry about job loss. 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.

Data Appendix

Illinois - All Properties
Summary of Recent Trends

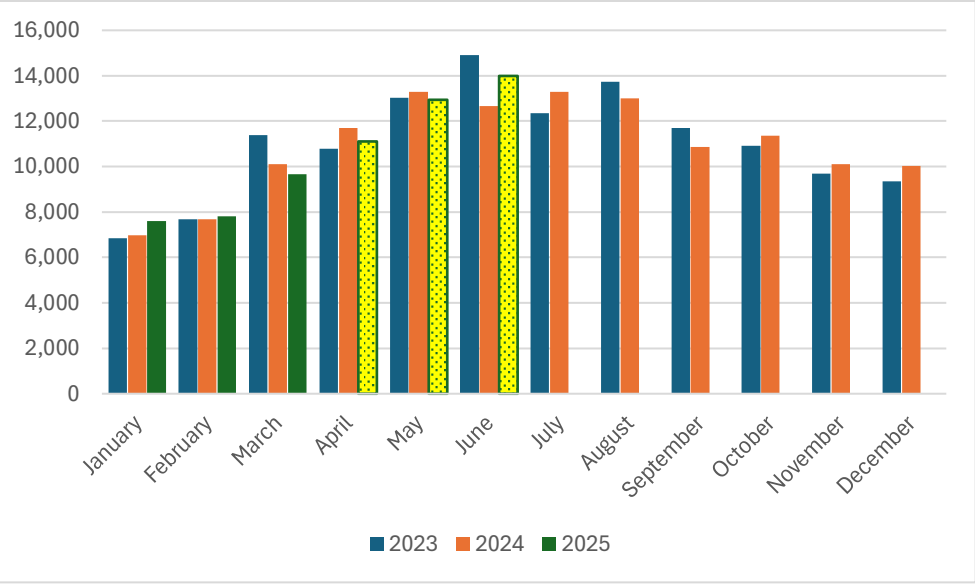
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	6,840	6,983	7,594		19,523	16,679	17,848		\$232,500	\$256,900	\$284,000	
February	7,668	7,690	7,819		18,128	16,896	17,399		\$240,000	\$267,000	\$283,000	
March	11,376	10,100	9,669		17,832	16,279	16,556		\$257,500	\$281,000	\$295,000	
April	10,796	11,705	11,107		17,340	17,083			\$270,000	\$292,000	\$302,795	
May	13,042	13,301	12,941		17,938	18,875			\$275,000	\$300,000	\$304,562	
June	14,917	12,662	13,991		19,038	19,753			\$290,000	\$315,000	\$309,098	
July	12,347	13,289			19,234	20,979			\$285,000	\$308,000		
August	13,734	13,011			20,028	22,117			\$280,000	\$295,000		
September	11,693	10,873			21,027	22,981			\$270,000	\$290,000		
October	10,918	11,362			21,098	23,433			\$264,500	\$285,000		
November	9,682	10,113			20,417	21,748			\$265,000	\$285,000		
December	9,357	10,039			17,311	18,617			\$255,000	\$282,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

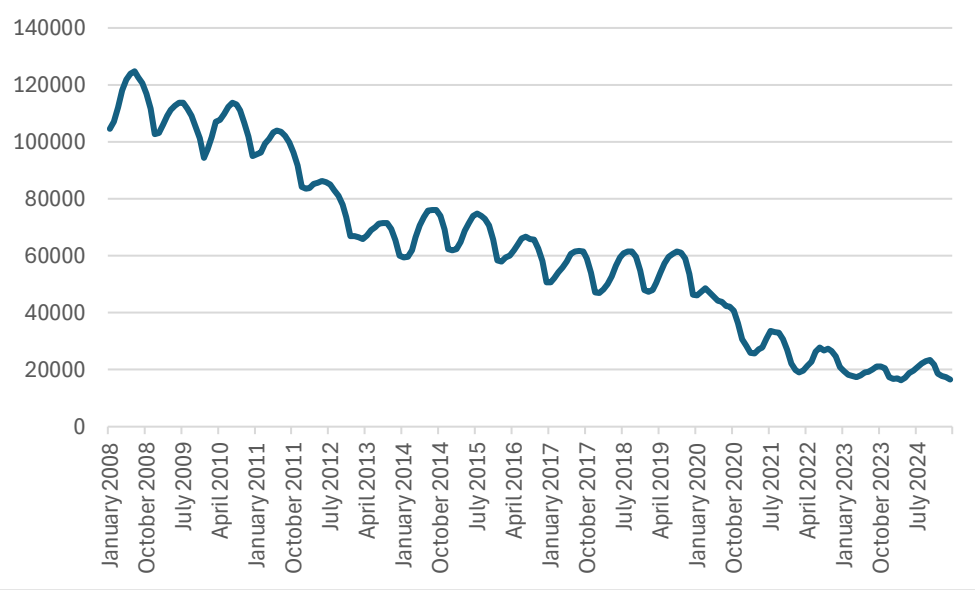
Monthly Closed Sales



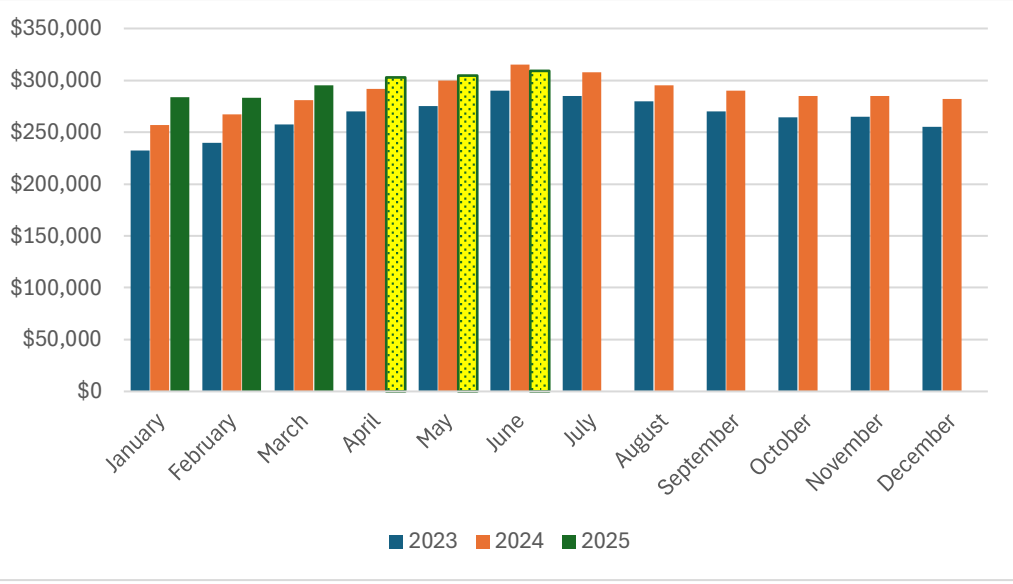
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

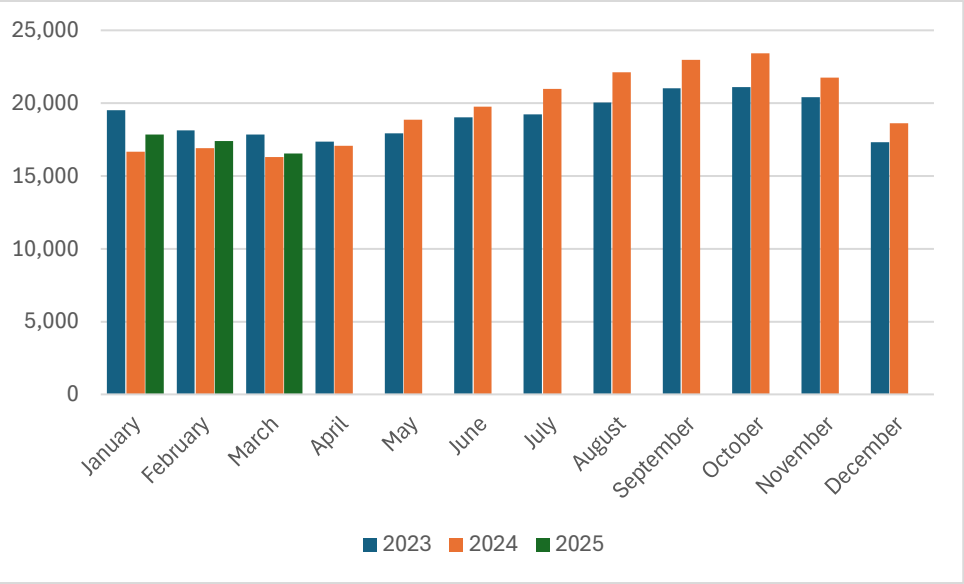
Monthly Inventory Trend



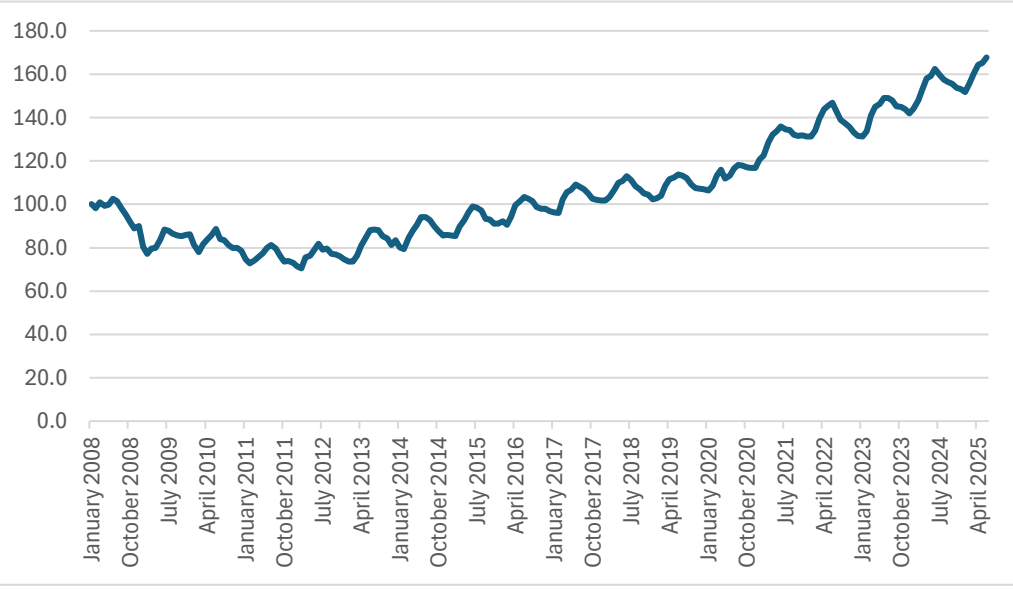
Monthly Median Sales Price





















Monthly Inventory



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

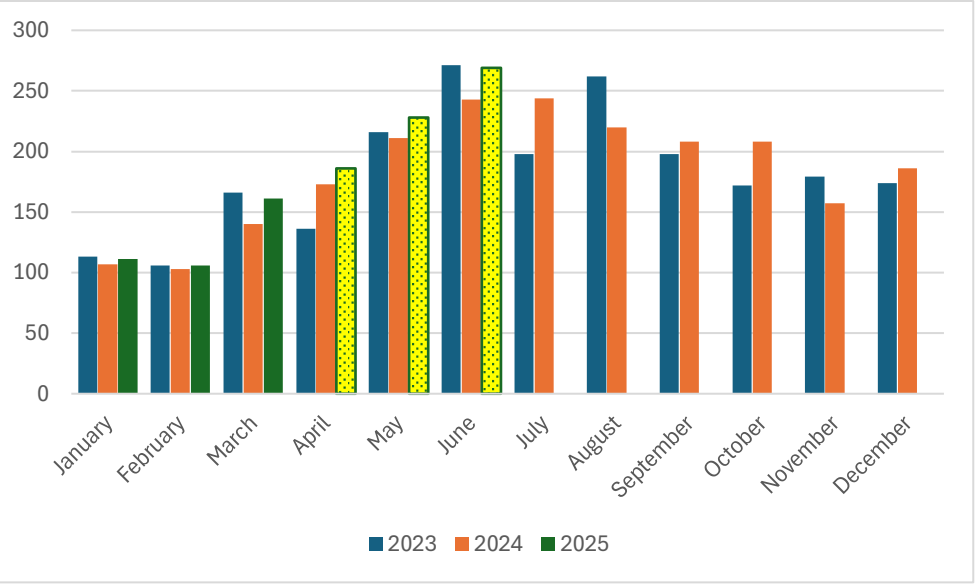
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	113	107	111		155	174	151		\$182,500	\$214,000	\$215,000	
February	106	103	106		164	184	132		\$192,250	\$230,000	\$224,950	
March	166	140	161		189	173	136		\$207,500	\$284,500	\$229,000	
April	136	173	186		197	168			\$232,500	\$227,500	\$243,348	
May	216	211	228		195	222			\$224,500	\$262,500	\$255,789	
June	271	243	269		224	238			\$242,000	\$251,750	\$264,583	
July	198	244			227	214			\$250,000	\$234,950		
August	262	220			245	214			\$215,000	\$249,950		
September	198	208			234	236			\$245,000	\$240,000		
October	172	208			238	224			\$214,000	\$251,500		
November	179	157			206	201			\$225,500	\$205,000		
December	174	186			162	163			\$216,250	\$235,950		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

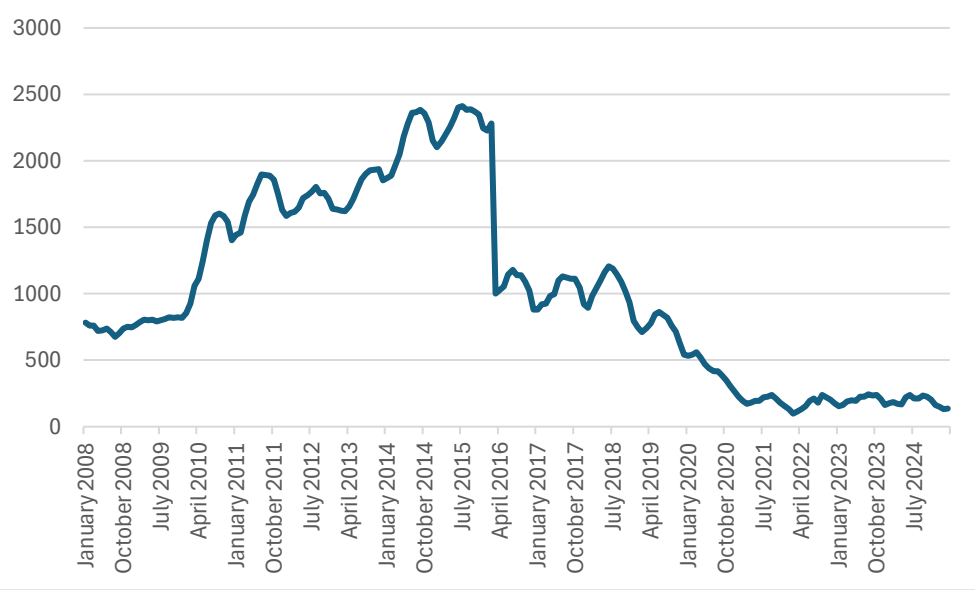
Monthly Closed Sales



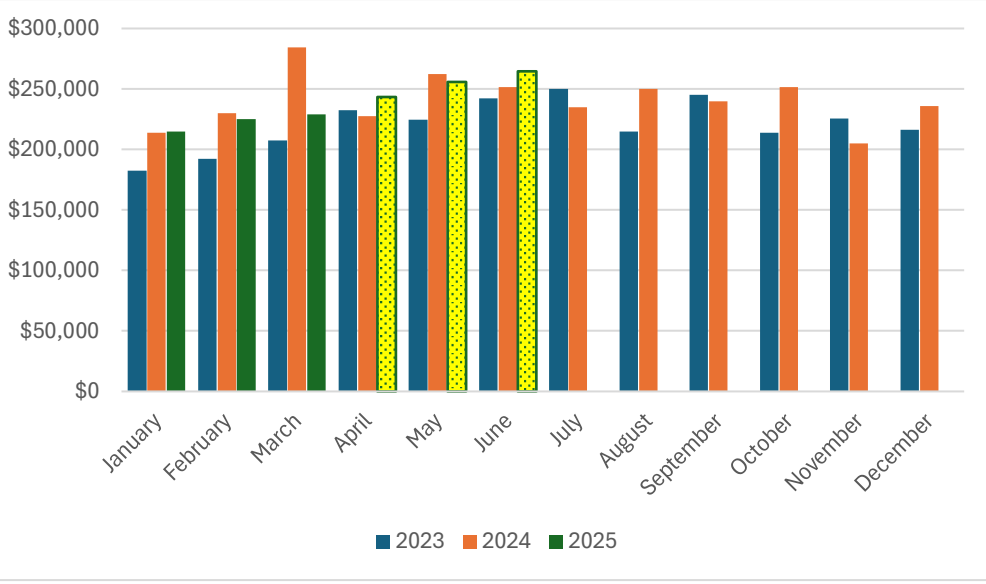
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

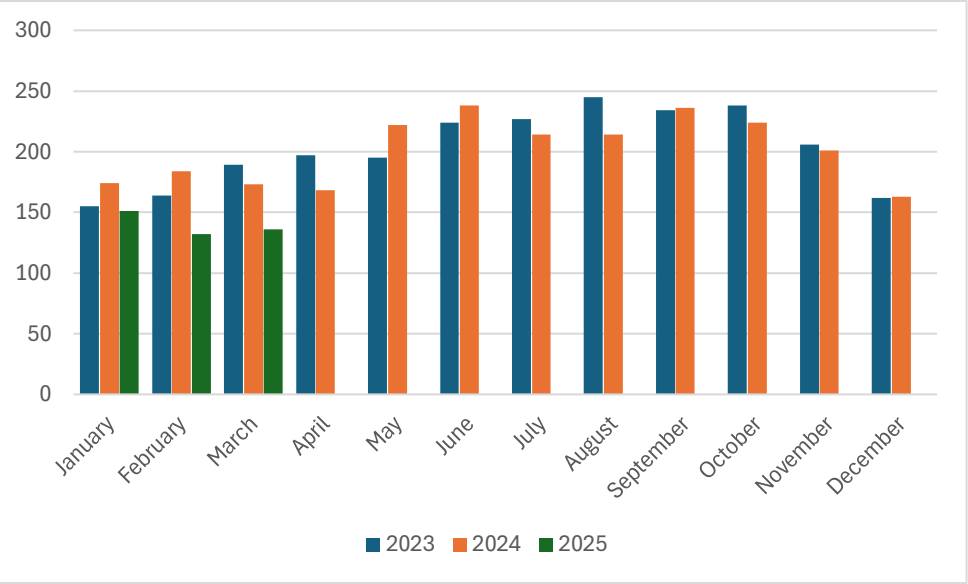
Monthly Inventory Trend



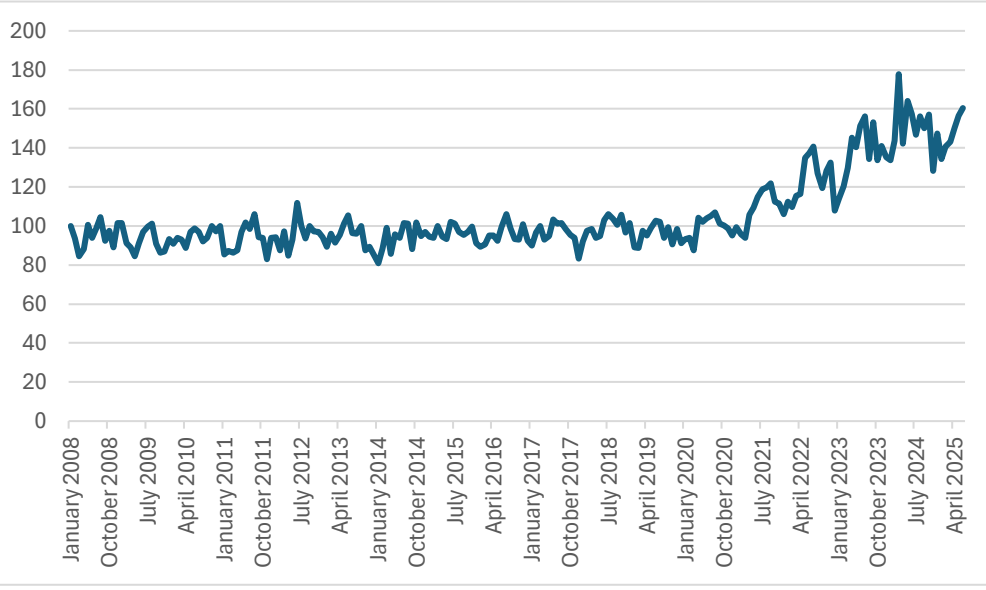
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

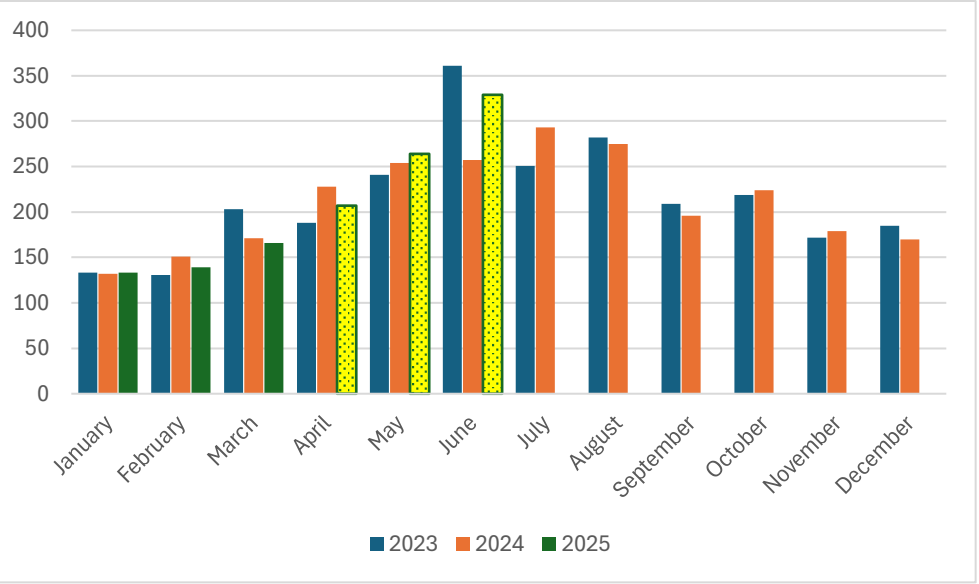
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	133	132	133		234	269	235		\$148,900	\$161,000	\$196,000		
February	131	151	139		213	249	223		\$158,900	\$195,000	\$235,000		
March	203	171	166		233	221	212		\$176,000	\$190,000	\$232,450		
April	188	228	207		211	250			\$189,600	\$223,000	\$232,082		
May	241	254	264		206	292			\$205,000	\$225,500	\$243,036		
June	361	257	329		263	302			\$225,000	\$235,000	\$257,500		
July	251	293			259	312			\$222,000	\$238,500			
August	282	275			305	327			\$204,075	\$227,000			
September	209	196			318	326			\$215,000	\$222,500			
October	219	224			322	331			\$214,900	\$220,000			
November	172	179			324	291			\$199,500	\$205,000			
December	185	170			305	272			\$195,000	\$208,750			

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

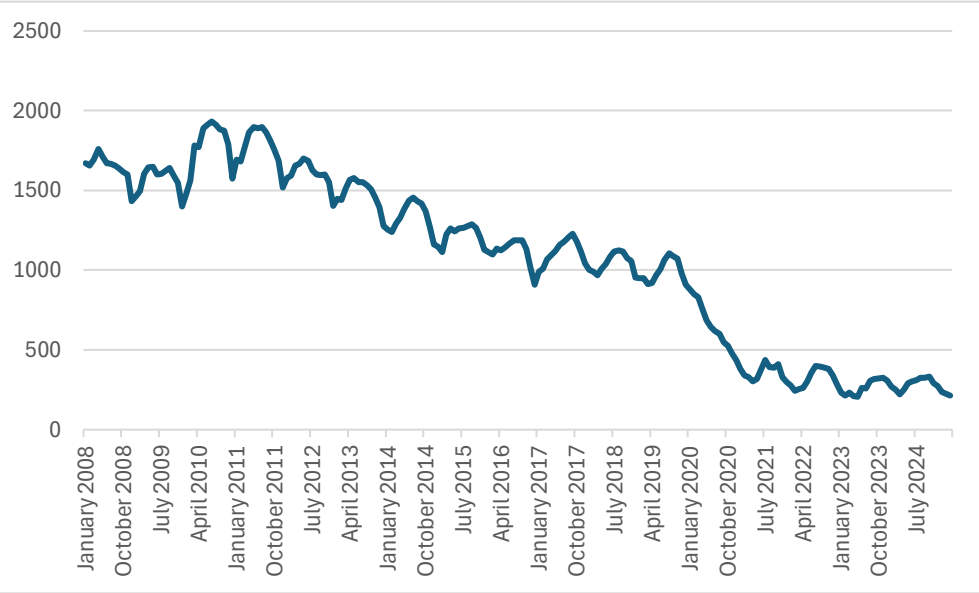
Monthly Closed Sales



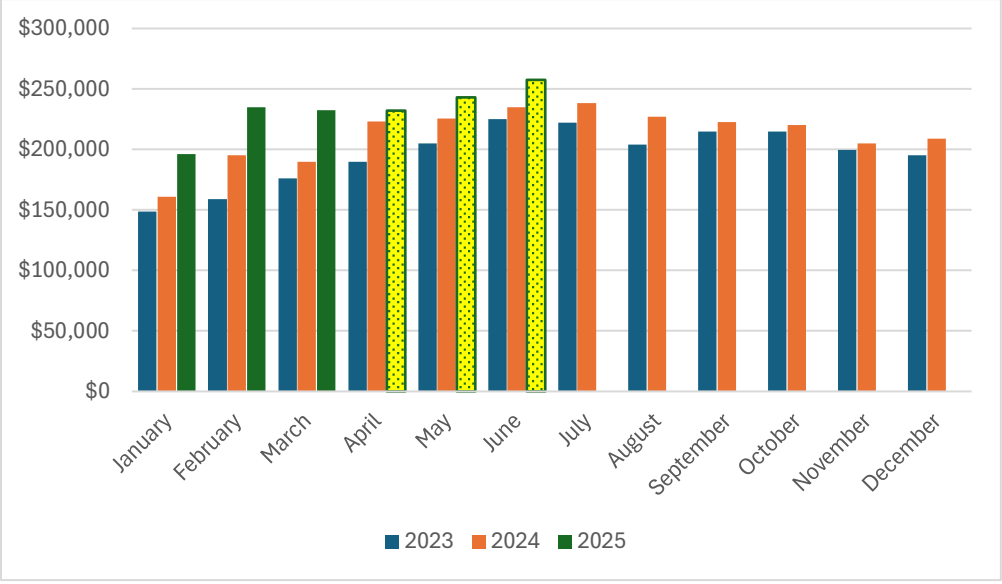
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

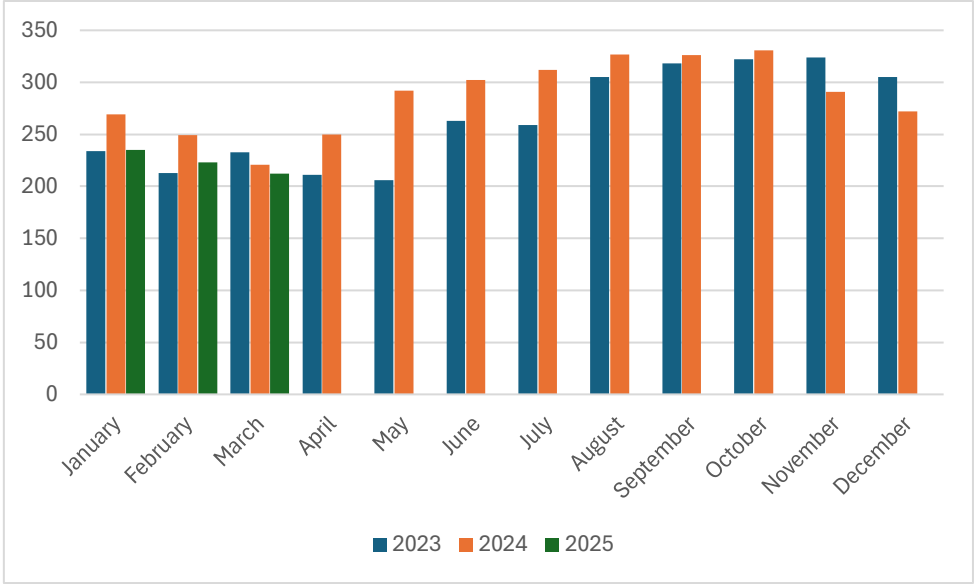
Monthly Inventory Trend



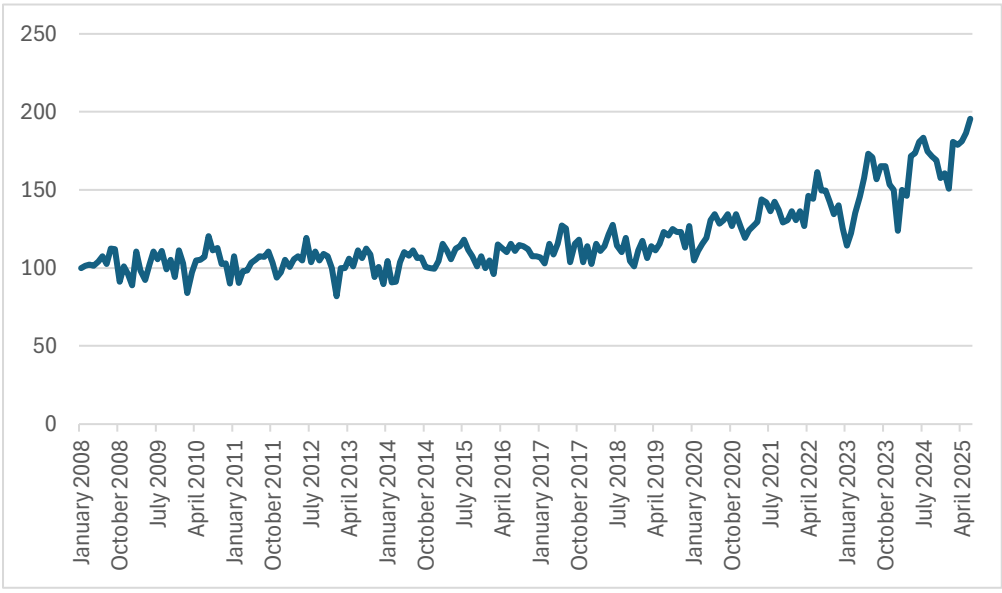
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

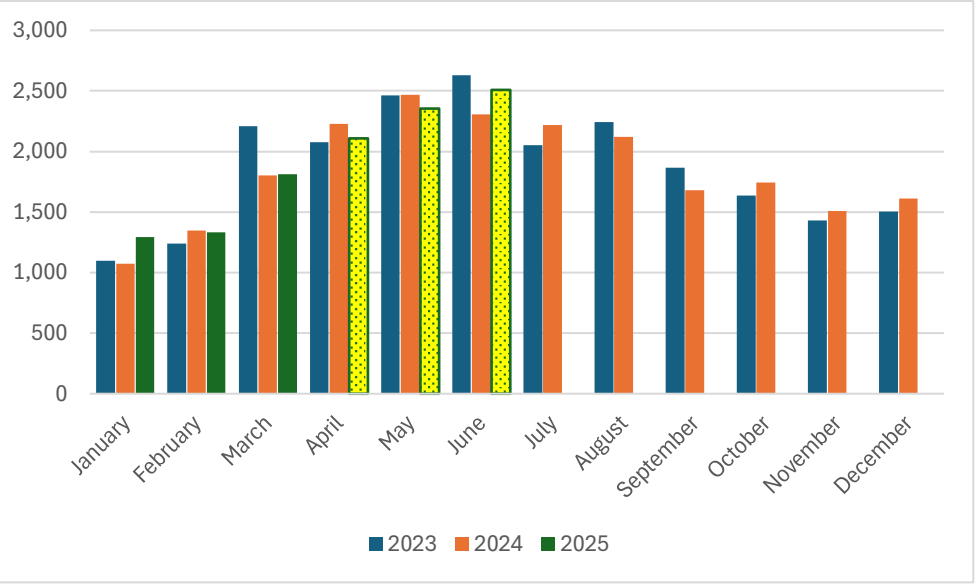
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	1,096	1,074	1,292		5,347	4,221	3,861		\$296,408	\$317,000	\$349,000		
February	1,238	1,348	1,333		5,170	4,472	3,782		\$310,000	\$330,000	\$360,000		
March	2,208	1,804	1,812		5,058	4,437	3,779		\$334,450	\$358,250	\$380,000		
April	2,074	2,227	2108		4,972	4,646			\$340,000	\$369,500	\$393,006		
May	2,462	2,468	2354		5,078	4,927			\$335,000	\$360,000	\$393,536		
June	2,630	2,305	2508		5,283	4,902			\$357,500	\$378,000	\$401,023		
July	2,052	2,216			5,349	5,022			\$340,000	\$360,000			
August	2,242	2,122			5,437	5,113			\$331,500	\$355,000			
September	1,867	1,682			5,773	5,458			\$325,000	\$347,500			
October	1,637	1,743			5,726	5,355			\$320,000	\$345,250			
November	1,428	1,509			5,202	4,809			\$323,000	\$363,000			
December	1,503	1,609			4,178	3,840			\$310,000	\$340,000			

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

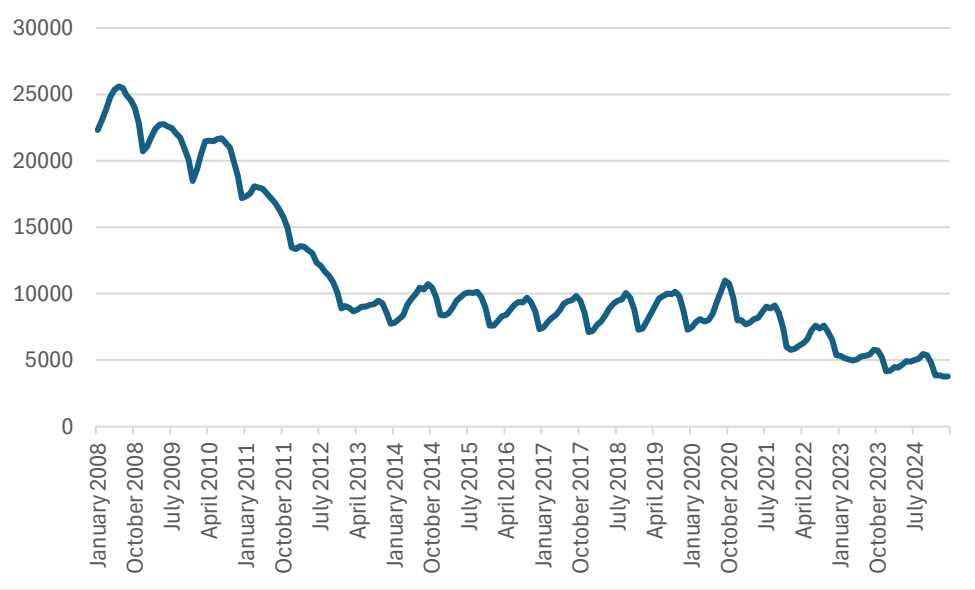
Monthly Closed Sales



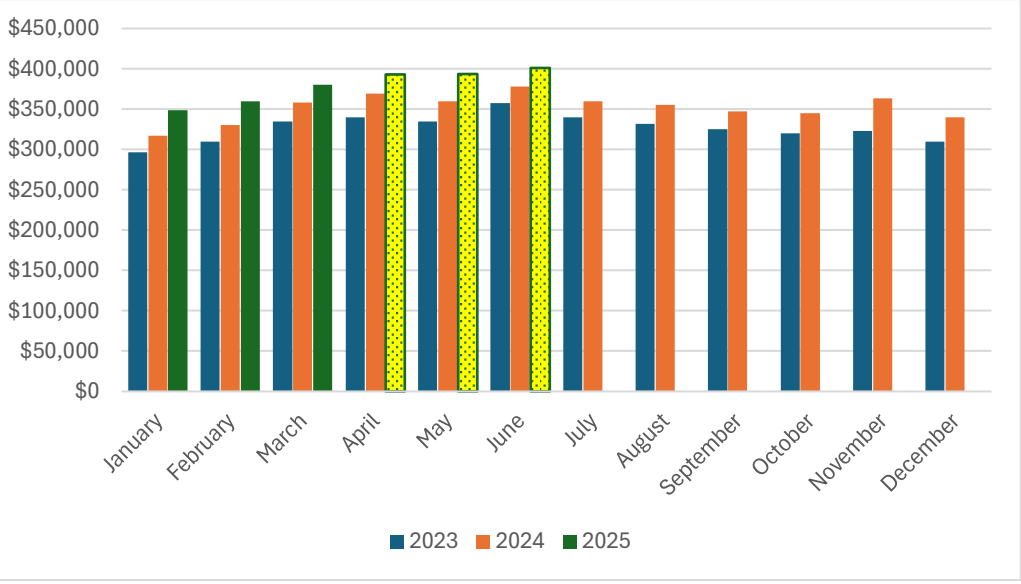
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

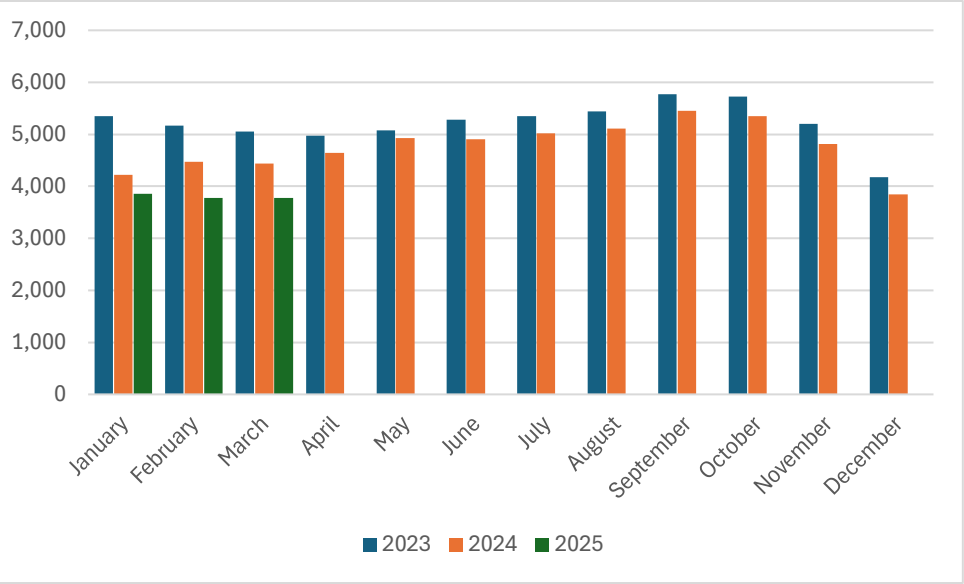
Monthly Inventory Trend



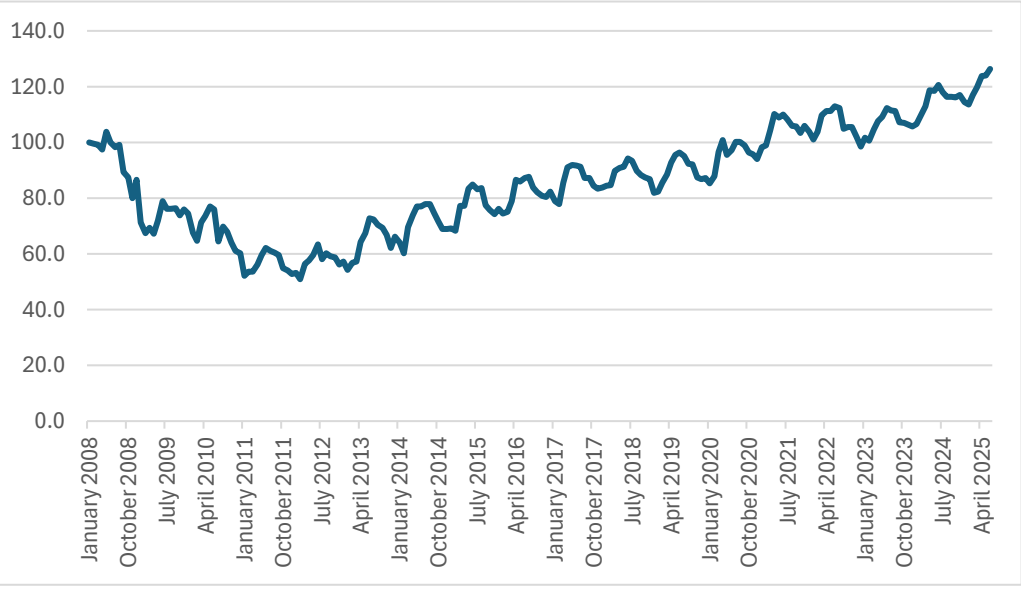
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

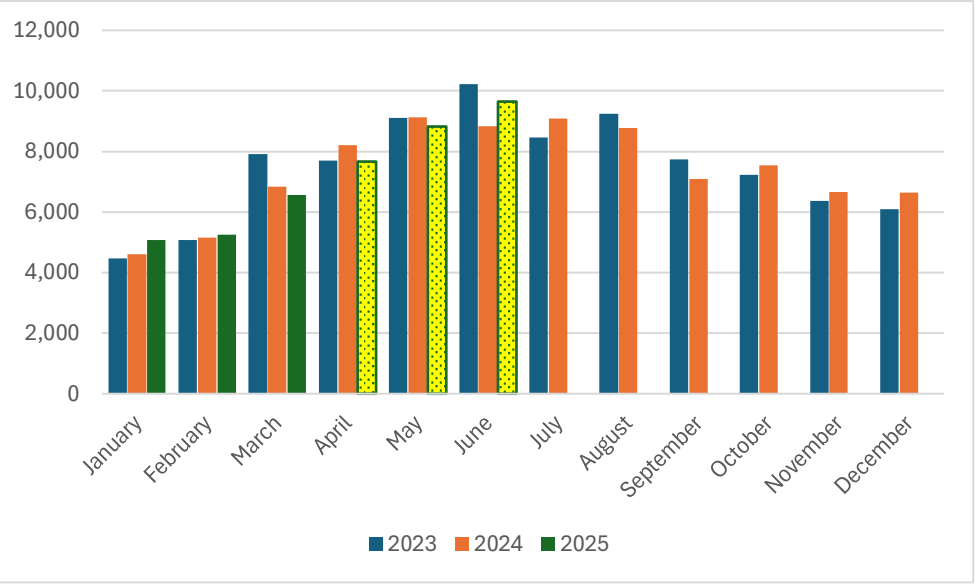
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	4,478	4,603	5,073		13,492	10,844	11,578		\$286,000	\$315,000	\$339,900	
February	5,084	5,163	5,253		12,585	11,236	11,428		\$290,000	\$320,000	\$342,000	
March	7,911	6,839	6,568		12,327	10,711	10,772		\$310,000	\$339,250	\$360,000	
April	7,689	8,198	7666		11,928	11,371			\$320,000	\$350,000	\$369,593	
May	9,098	9,135	8823		12,257	12,739			\$330,000	\$360,000	\$373,962	
June	10,221	8,824	9647		13,190	13,280			\$349,995	\$374,900	\$381,417	
July	8,458	9,081			13,300	14,056			\$339,900	\$367,500		
August	9,247	8,767			13,735	14,891			\$339,900	\$355,000		
September	7,732	7,087			14,462	15,534			\$325,000	\$350,000		
October	7,237	7,542			14,370	15,715			\$316,000	\$340,000		
November	6,365	6,665			13,724	14,212			\$322,250	\$349,000		
December	6,100	6,648			11,281	11,790			\$305,950	\$340,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

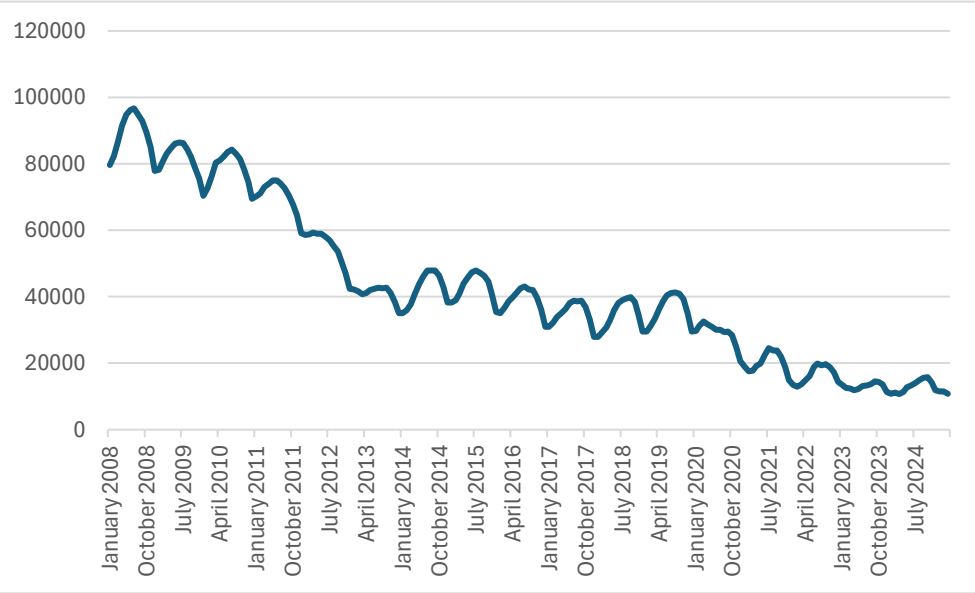
Monthly Closed Sales



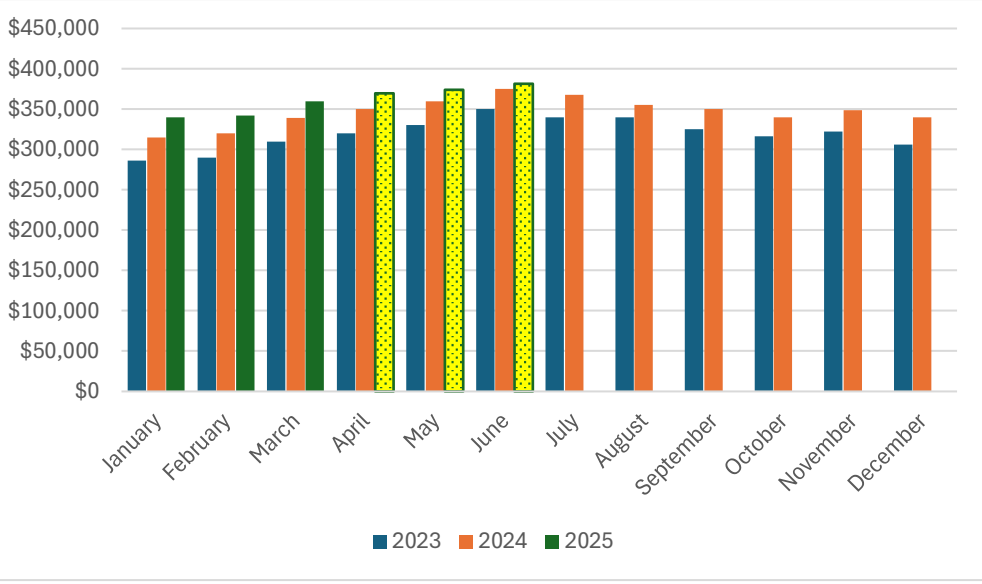
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

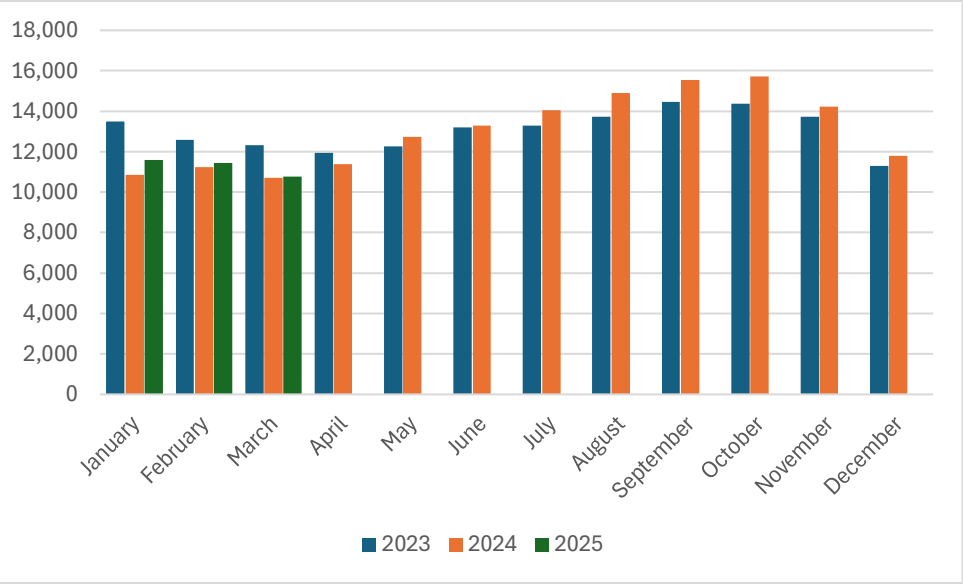
Monthly Inventory Trend



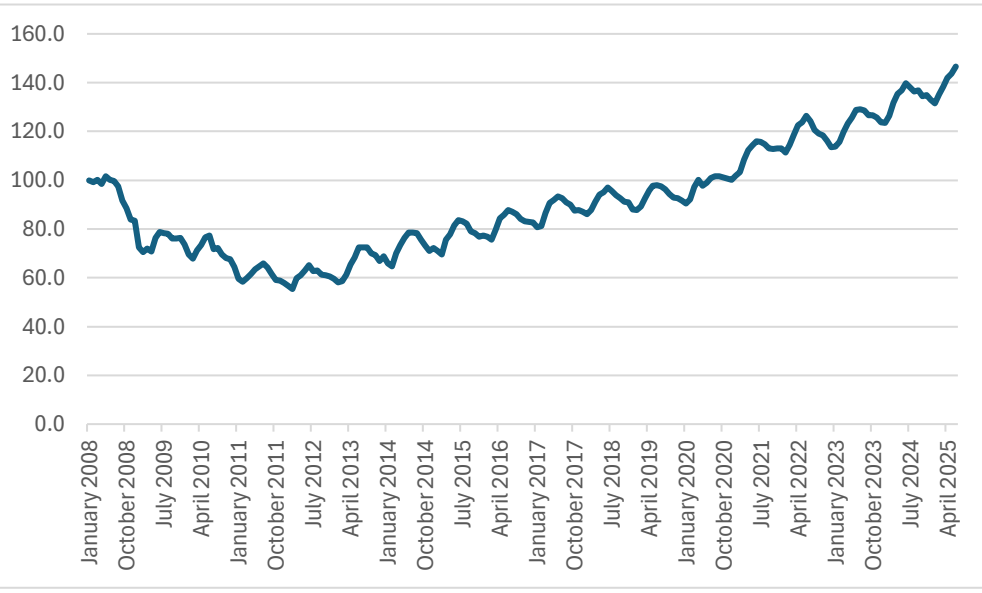
Monthly Median Sales Price





















Monthly Inventory



Monthly House Price Index



Decatur - All Properties
Summary of Recent Trends

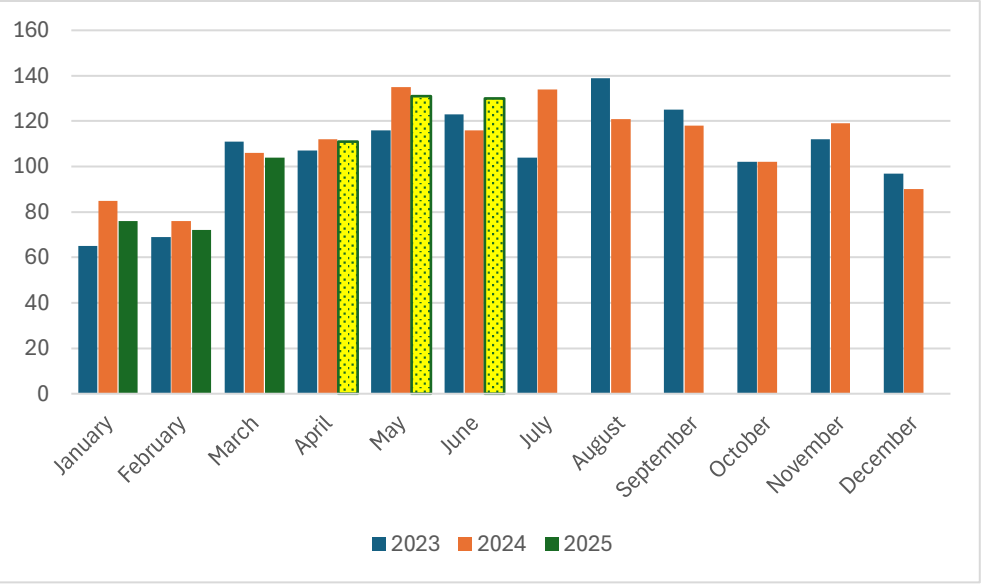
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	65	85	76		135	145	128		\$110,000	\$111,500	\$142,500	
February	69	76	72		120	117	106		\$110,500	\$113,500	\$142,450	
March	111	106	104		114	119	102		\$112,000	\$133,400	\$135,000	
April	107	112	111		104	126			\$120,000	\$131,200	\$146,833	
May	116	135	131		119	146			\$136,250	\$115,000	\$145,739	
June	123	116	130		133	166			\$139,950	\$145,000	\$162,128	
July	104	134			152	180			\$143,500	\$138,900		
August	139	121			151	179			\$130,000	\$140,000		
September	125	118			164	190			\$121,000	\$154,950		
October	102	102			165	189			\$127,000	\$131,000		
November	112	119			155	187			\$137,545	\$136,897		
December	97	90			142	156			\$120,000	\$140,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

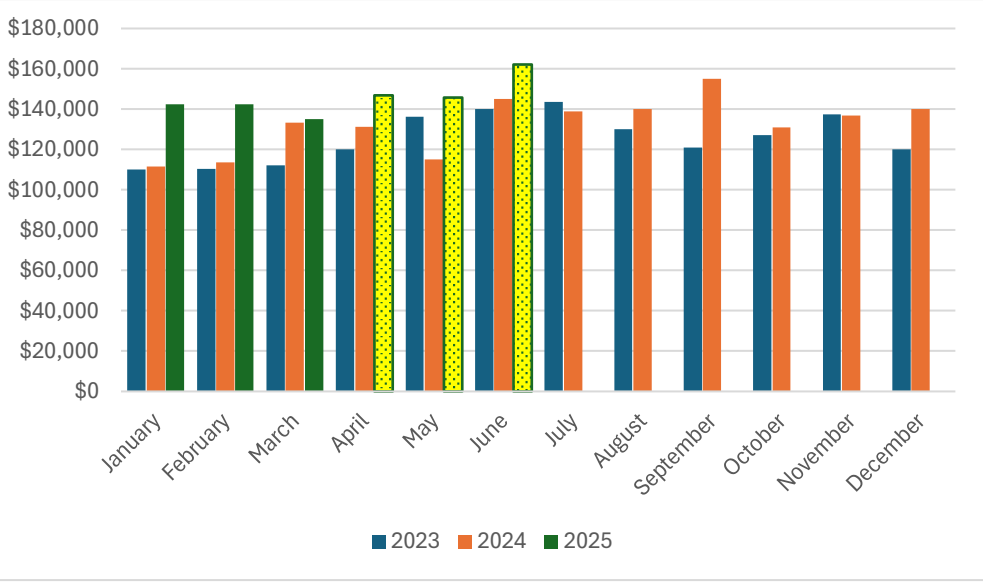
Short Term Trends

Monthly Closed Sales

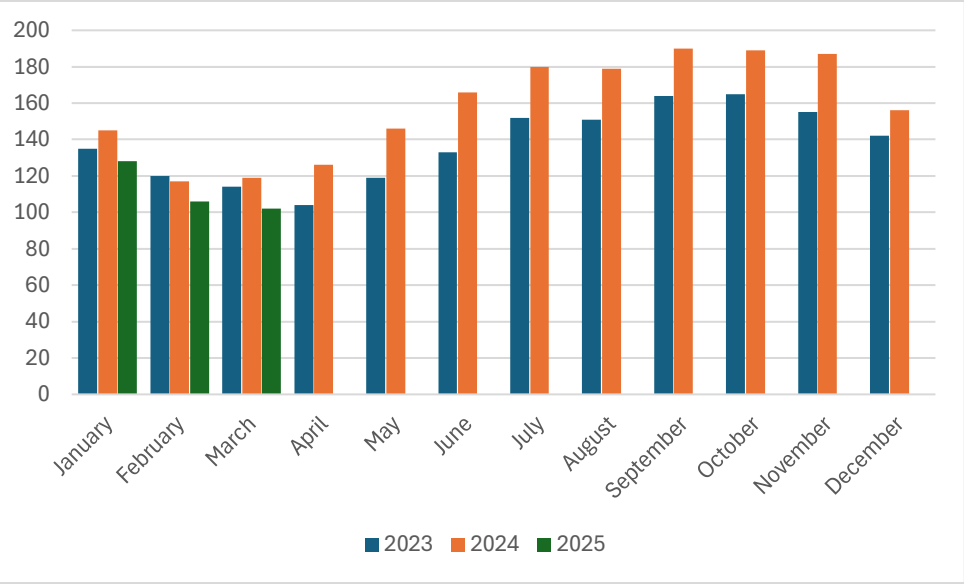


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

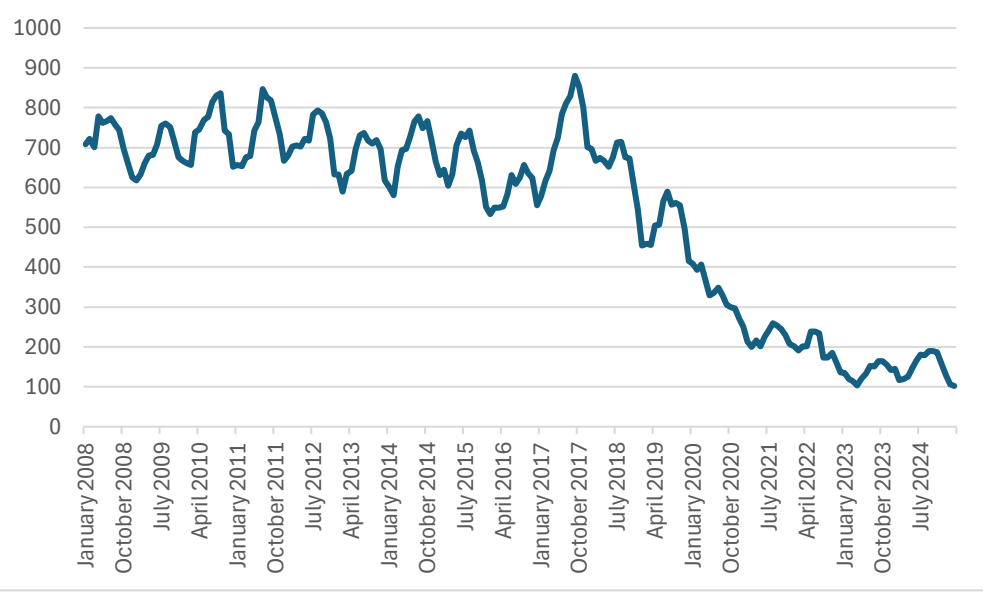


Monthly Inventory

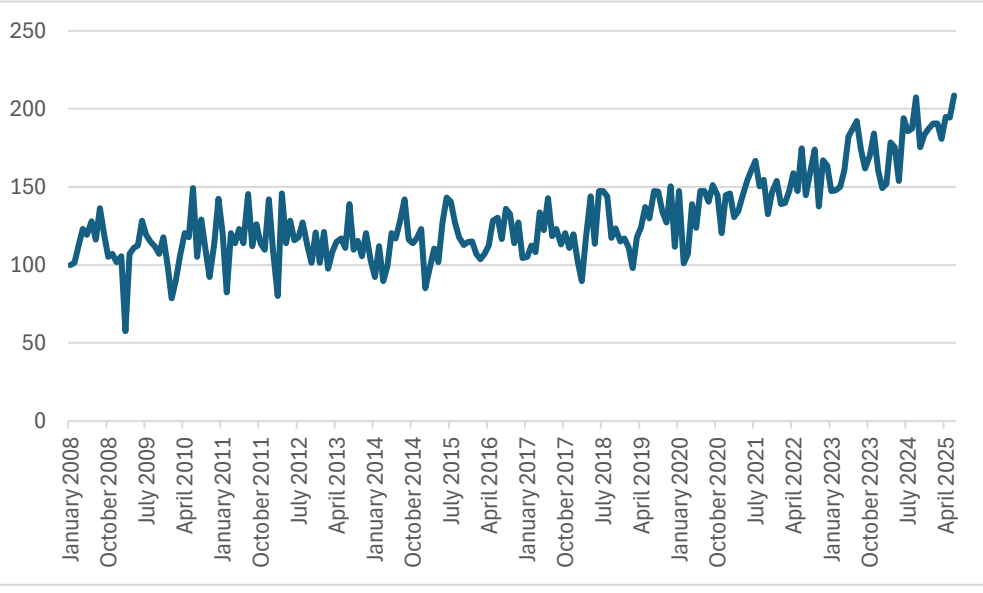


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Kankakee - All Properties
Summary of Recent Trends

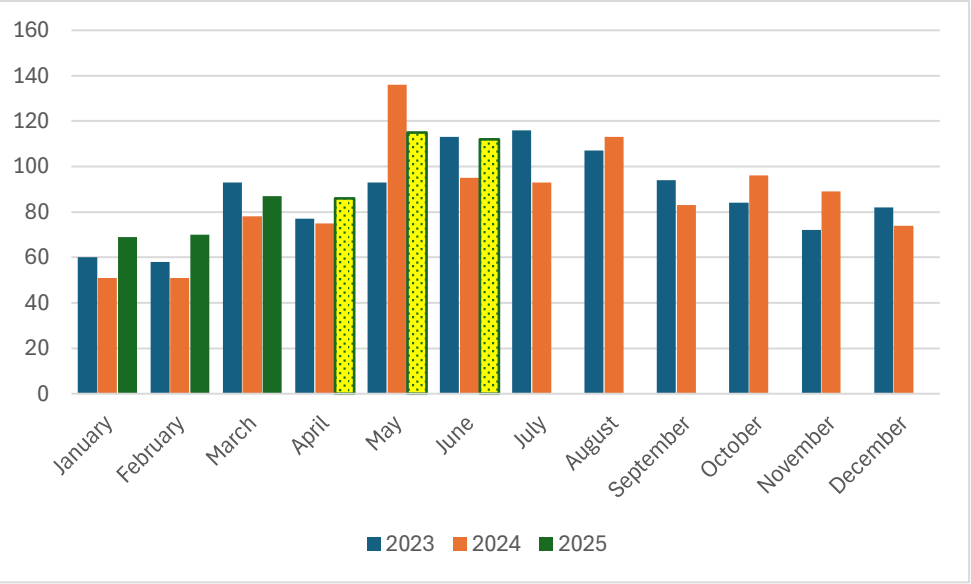
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	60	51	69		155	163	164		\$160,000	\$180,000	\$195,000	
February	58	51	70		140	162	174		\$164,250	\$197,000	\$190,000	
March	93	78	87		132	143	165		\$160,000	\$206,000	\$209,900	
April	77	75	86		129	138			\$170,000	\$222,500	\$219,155	
May	93	136	115		132	144			\$215,000	\$200,000	\$224,144	
June	113	95	112		128	147			\$212,000	\$227,000	\$240,705	
July	116	93			144	156			\$210,500	\$218,500		
August	107	113			150	186			\$210,000	\$192,750		
September	94	83			172	187			\$225,500	\$250,000		
October	84	96			175	217			\$207,500	\$212,000		
November	72	89			167	202			\$199,500	\$229,900		
December	82	74			160	175			\$186,250	\$203,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

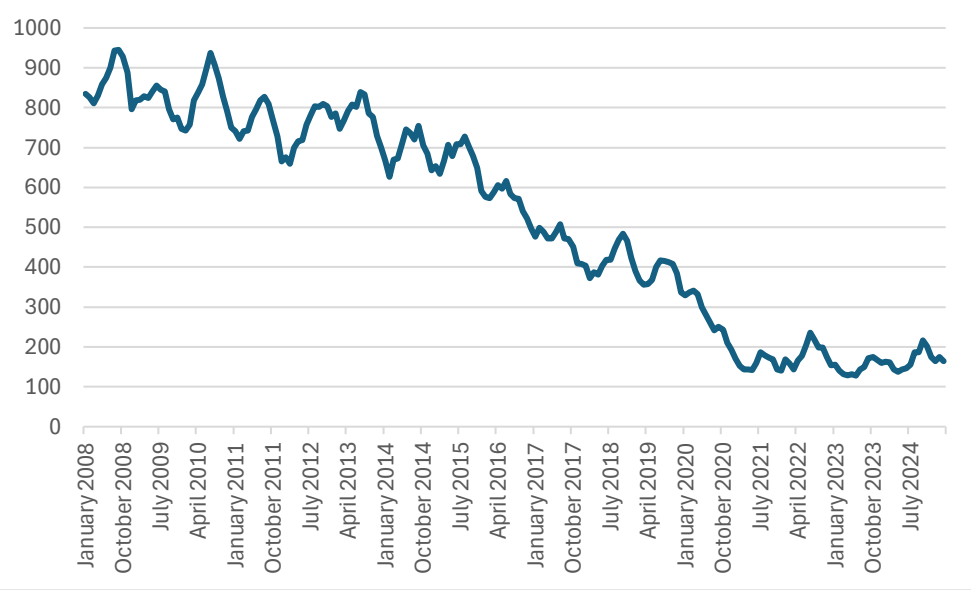
Monthly Closed Sales



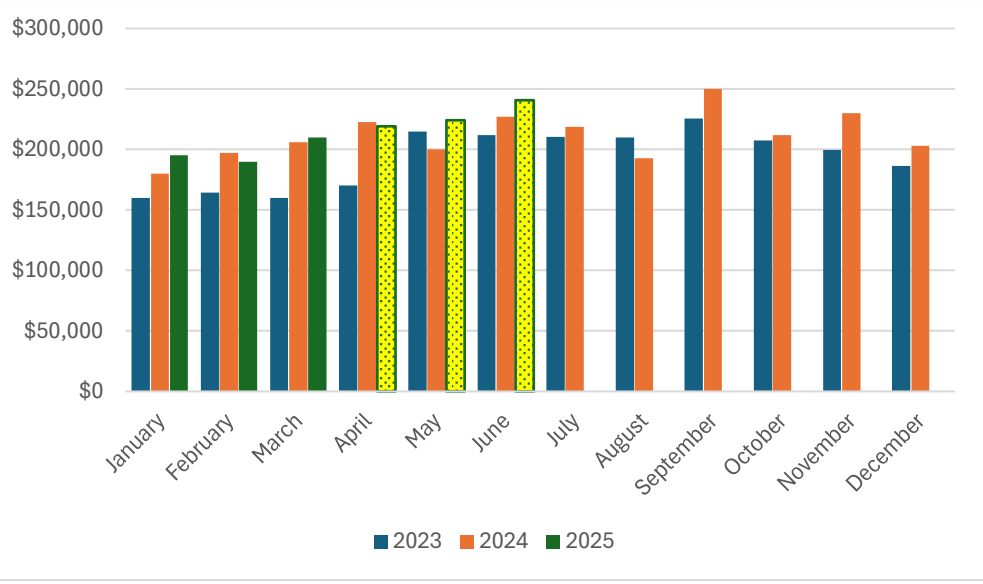
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

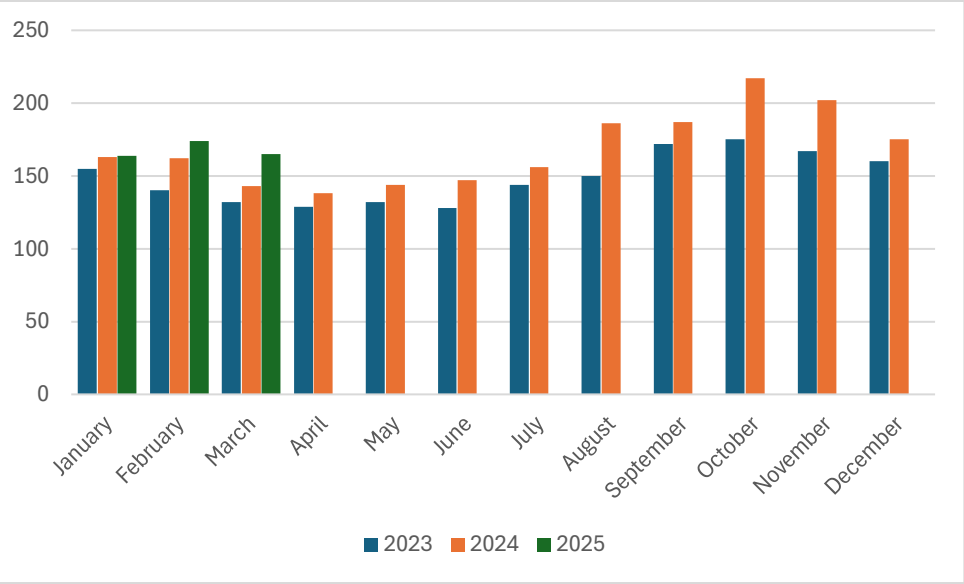
Monthly Inventory Trend



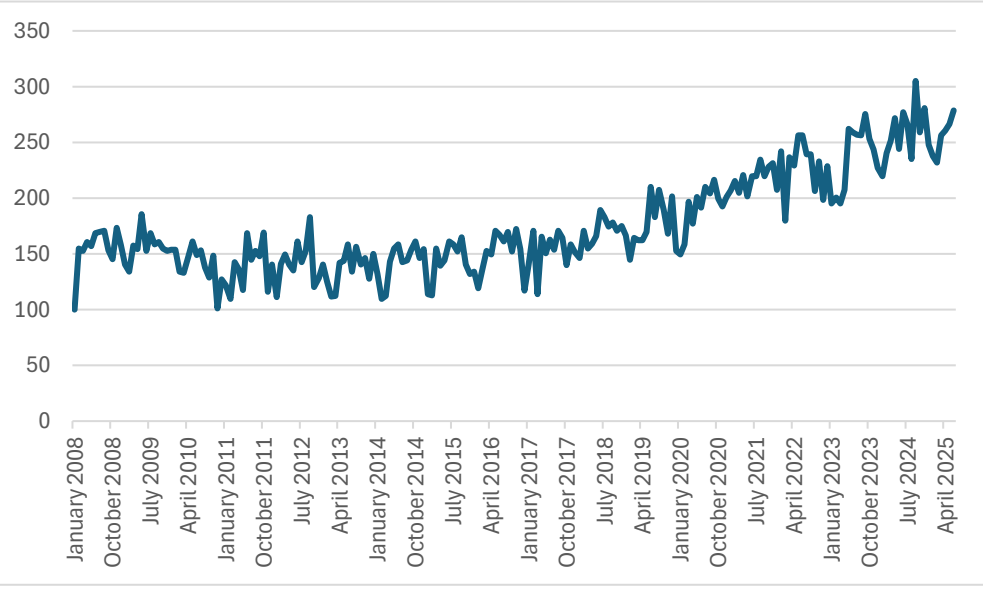
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

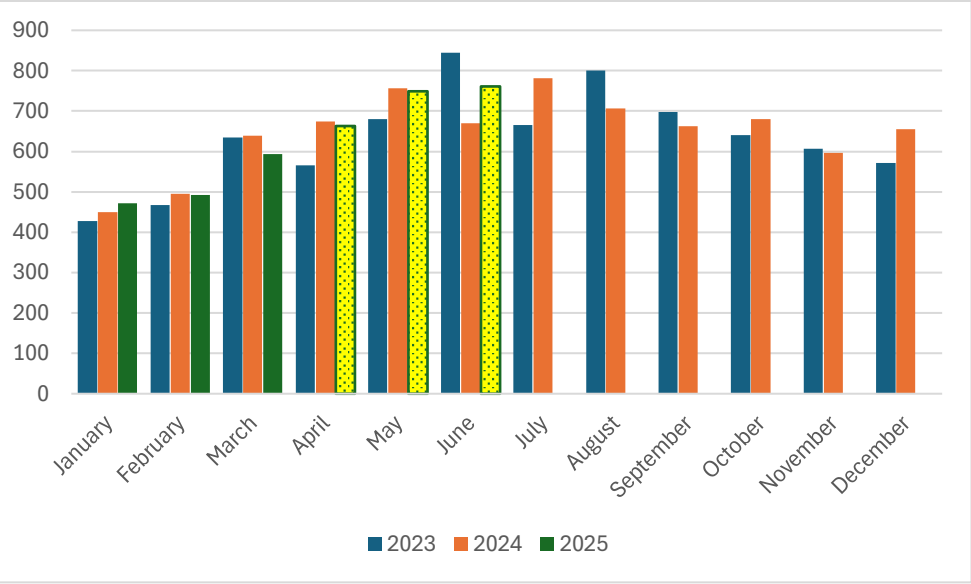
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	428	450	472		1,278	1,277	1,304		\$158,000	\$165,000	\$190,000	
February	468	495	492		1,179	1,243	1,291		\$155,500	\$180,000	\$190,000	
March	634	639	594		1,169	1,265	1,382		\$165,000	\$185,000	\$185,000	
April	565	674	663		1,204	1,321			\$180,000	\$185,000	\$202,142	
May	680	756	749		1,278	1,382			\$180,000	\$195,000	\$212,636	
June	844	670	761		1,285	1,461			\$214,000	\$223,750	\$232,106	
July	666	781			1,351	1,519			\$185,000	\$205,000		
August	800	706			1,373	1,542			\$185,375	\$195,250		
September	697	663			1,499	1,590			\$185,000	\$205,200		
October	641	680			1,503	1,614			\$186,000	\$210,000		
November	606	596			1,469	1,633			\$173,650	\$207,450		
December	571	655			1,291	1,405			\$180,000	\$185,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

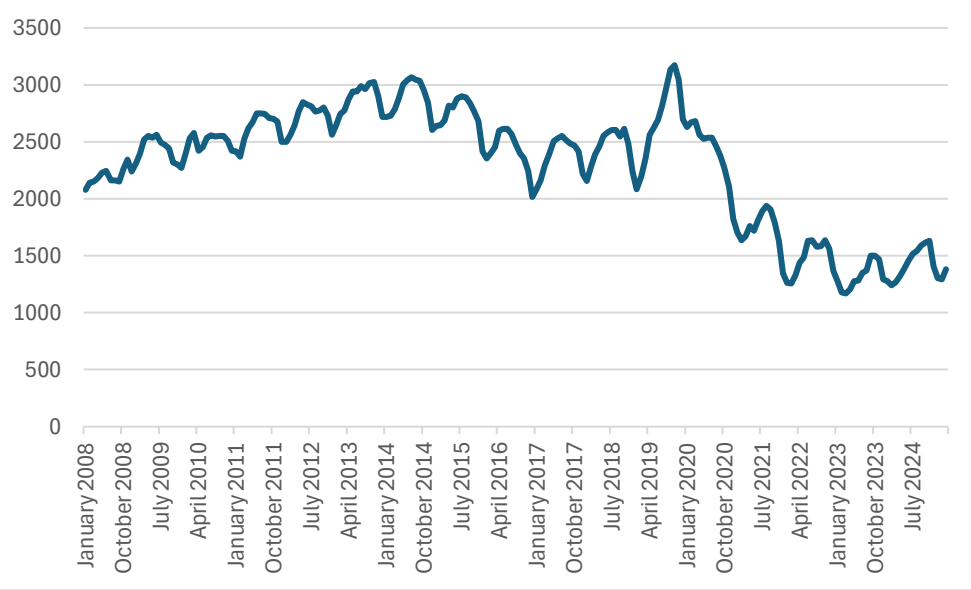
Monthly Closed Sales



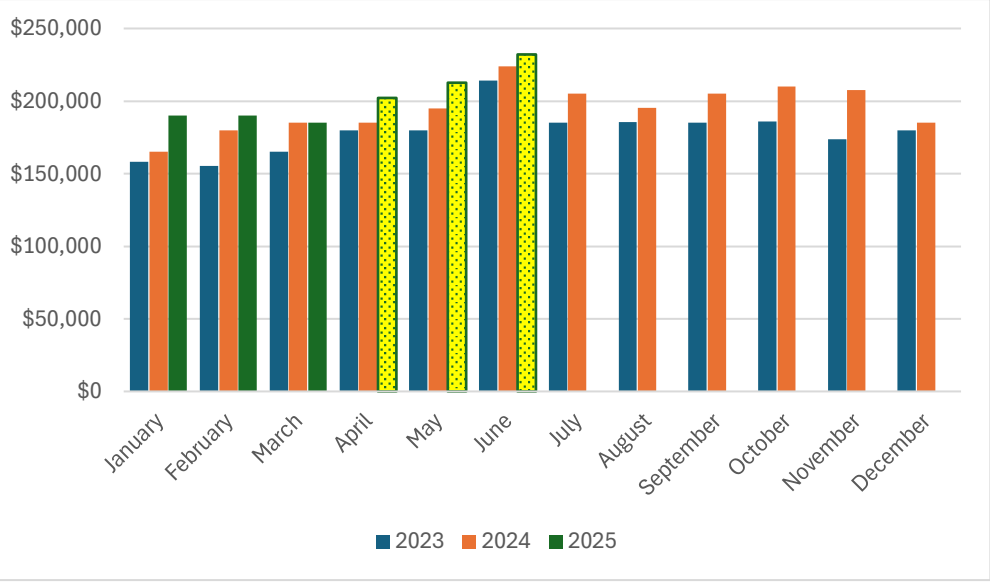
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

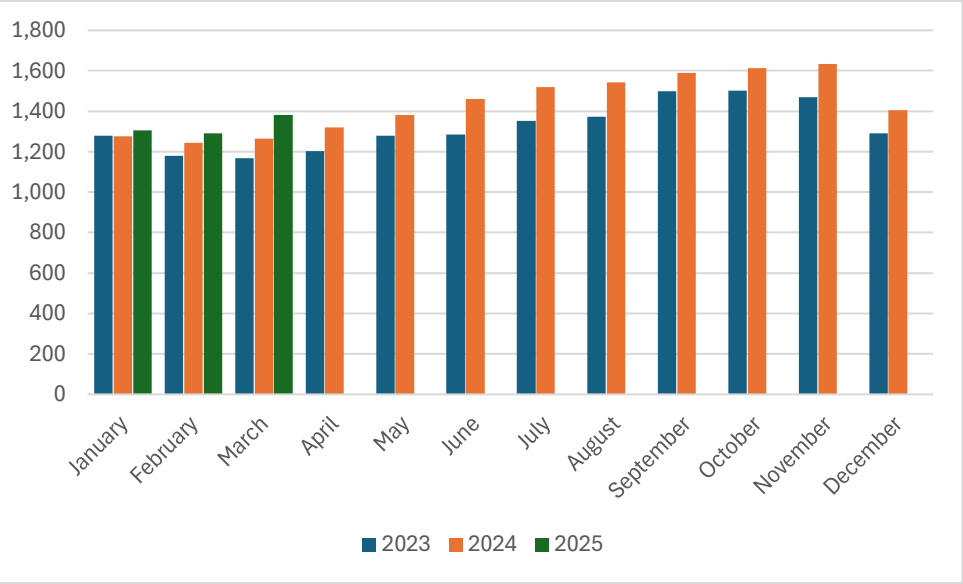
Monthly Inventory Trend



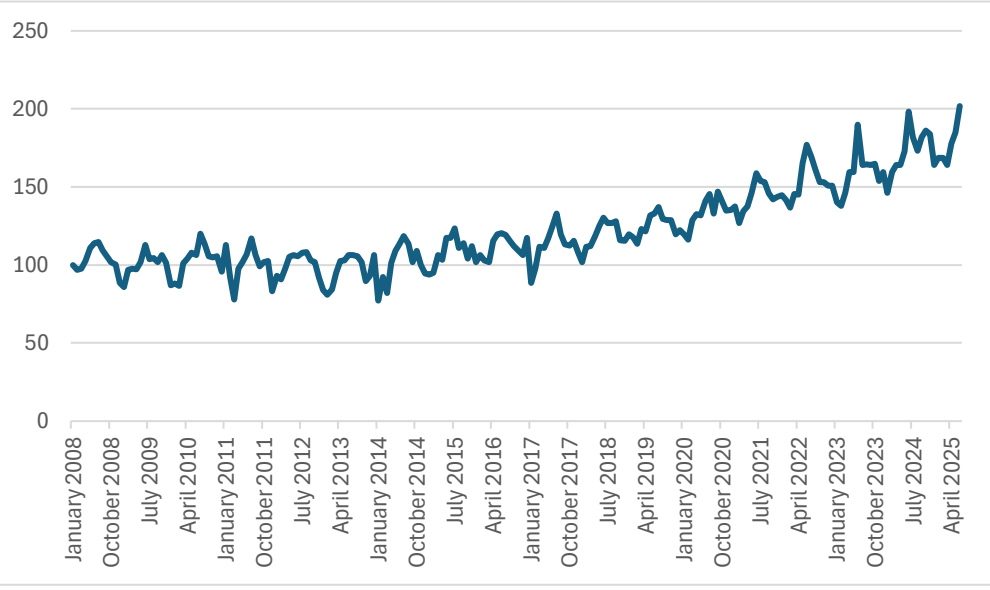
Monthly Median Sales Price



Monthly Inventory





















Monthly House Price Index



Moline-Rock Island - All Properties

Summary of Recent Trends

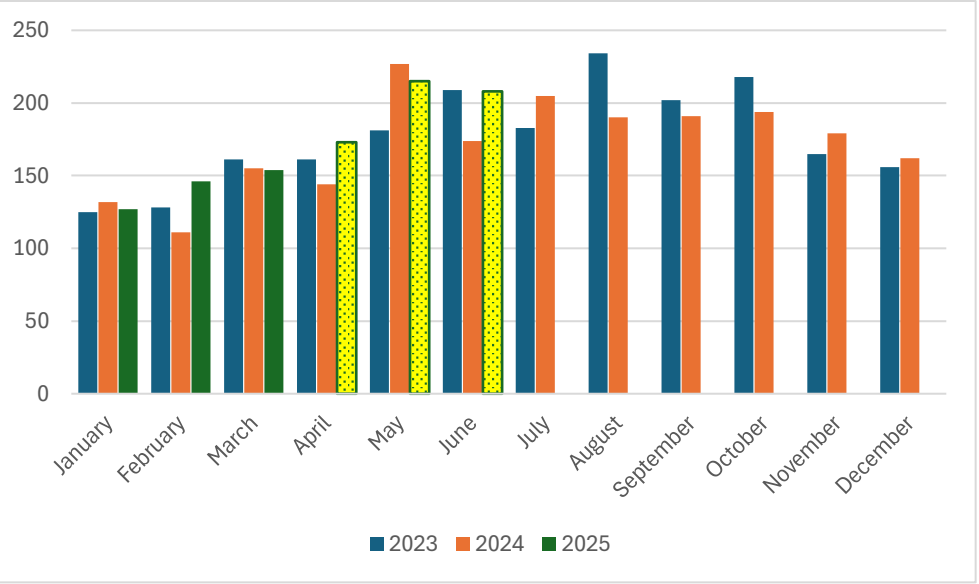
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	125	132	127		246	237	335		\$132,000	\$147,000	\$159,000	
February	128	111	146		231	225	304		\$123,000	\$150,000	\$145,500	
March	161	155	154		233	203	282		\$121,300	\$147,000	\$147,450	
April	161	144	173		233	222			\$149,000	\$137,000	\$154,626	
May	181	227	215		233	245			\$155,000	\$140,000	\$162,613	
June	209	174	208		257	254			\$142,557	\$155,000	\$165,471	
July	183	205			248	294			\$169,250	\$168,000		
August	234	190			264	356			\$146,000	\$158,000		
September	202	191			260	375			\$155,000	\$155,000		
October	218	194			255	426			\$149,950	\$144,500		
November	165	179			272	397			\$135,000	\$161,000		
December	156	162			243	363			\$145,000	\$140,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

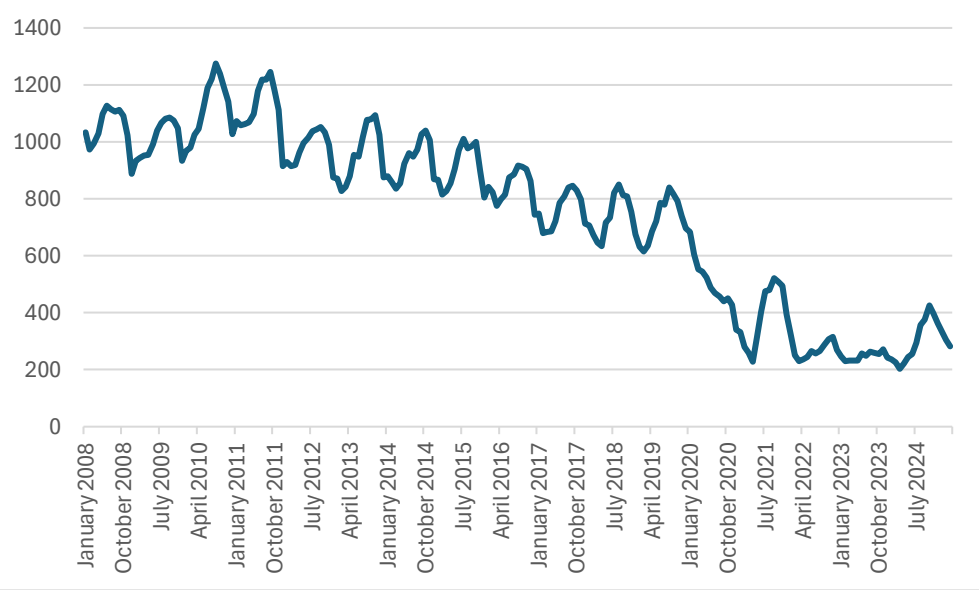
Monthly Closed Sales



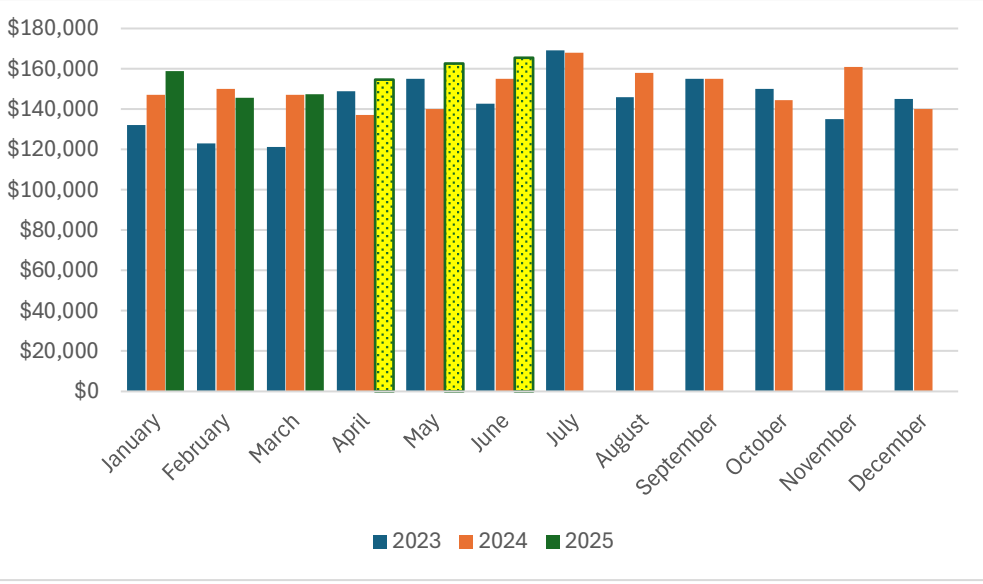
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

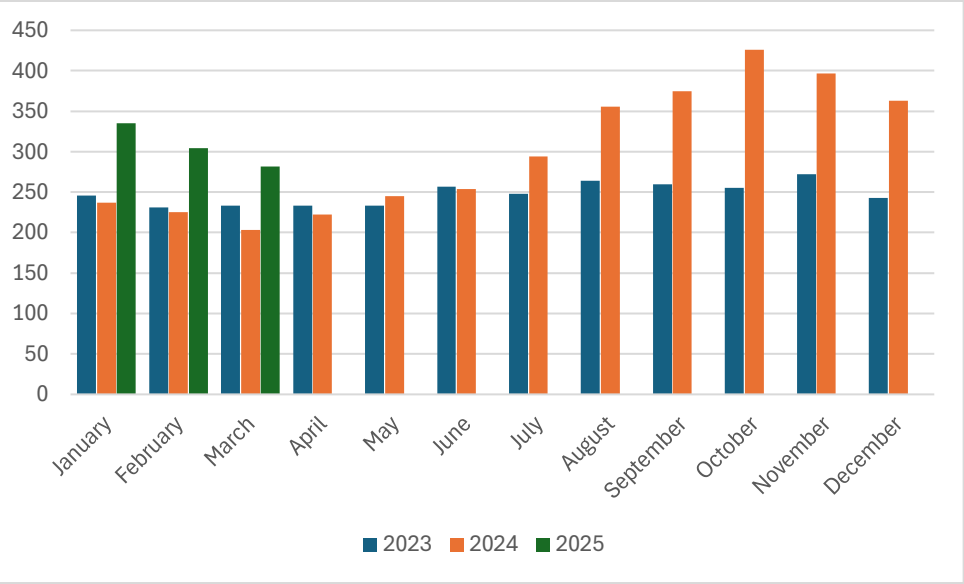
Monthly Inventory Trend



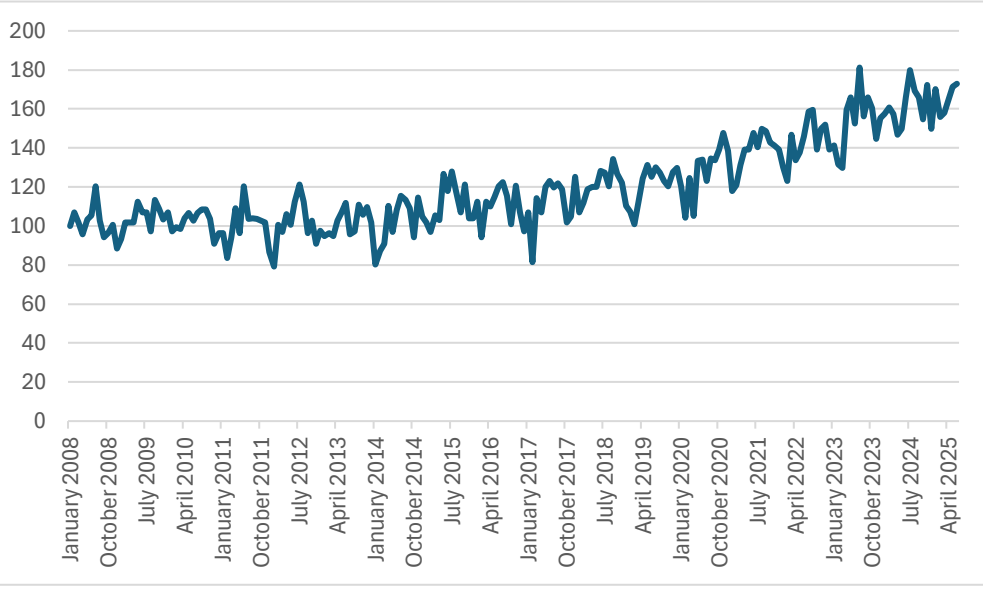
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

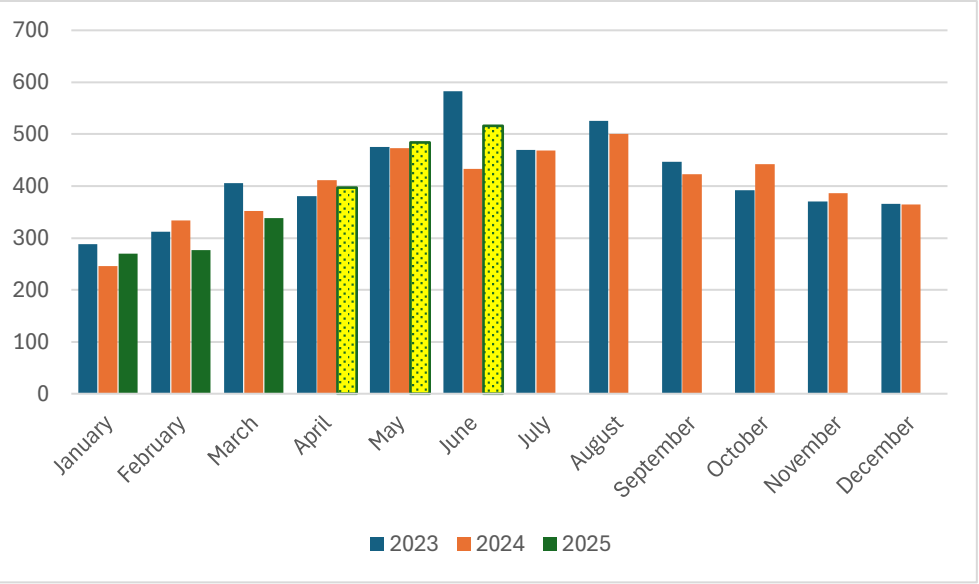
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	288	246	270		483	446	524		\$128,000	\$135,000	\$153,300	
February	312	334	277		422	440	490		\$129,900	\$98,500	\$155,000	
March	406	352	338		388	433	414		\$130,000	\$143,000	\$153,500	
April	380	411	397		402	416			\$140,000	\$155,000	\$161,945	
May	475	473	484		433	462			\$158,750	\$170,000	\$175,165	
June	583	433	516		442	490			\$175,000	\$185,000	\$185,493	
July	470	469			400	572			\$160,000	\$185,000		
August	525	500			470	621			\$150,000	\$181,250		
September	447	423			487	611			\$157,500	\$160,000		
October	392	442			551	613			\$144,450	\$175,000		
November	370	386			542	566			\$150,000	\$172,500		
December	366	365			470	574			\$155,000	\$172,750		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

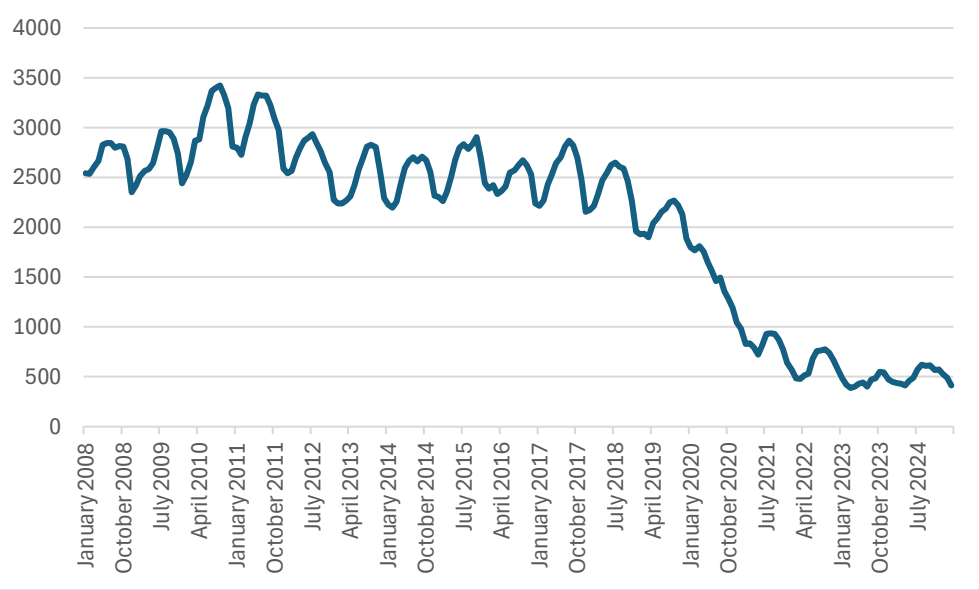
Monthly Closed Sales



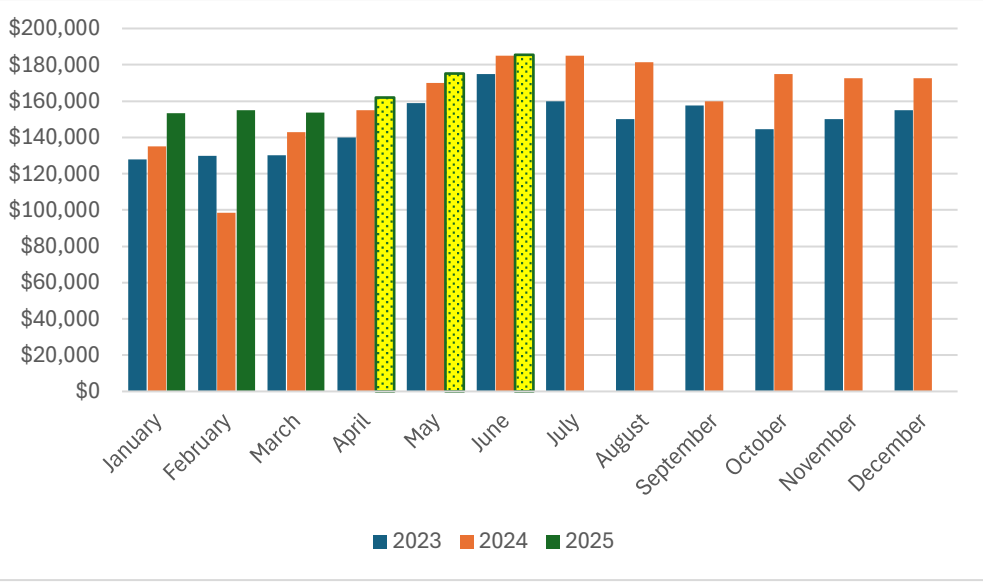
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

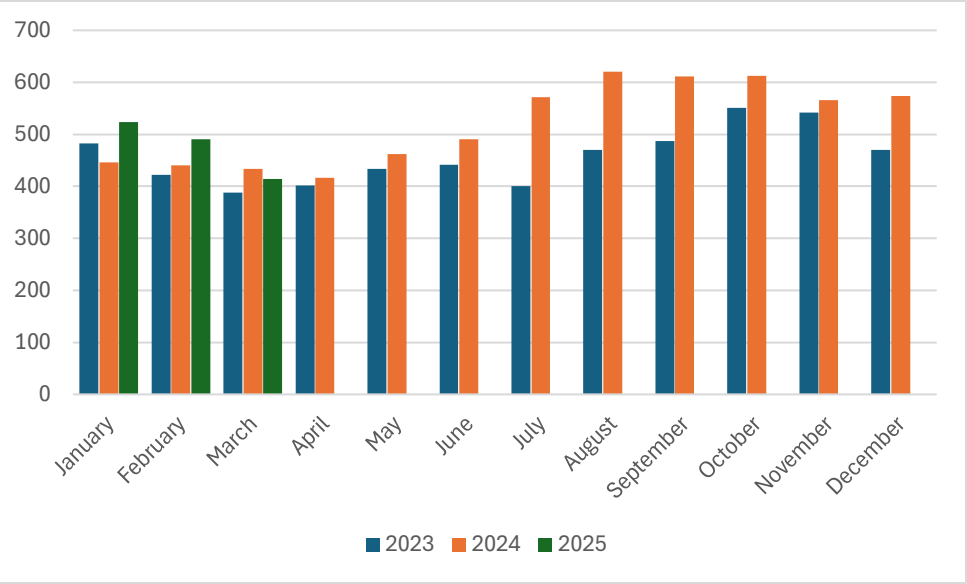
Monthly Inventory Trend



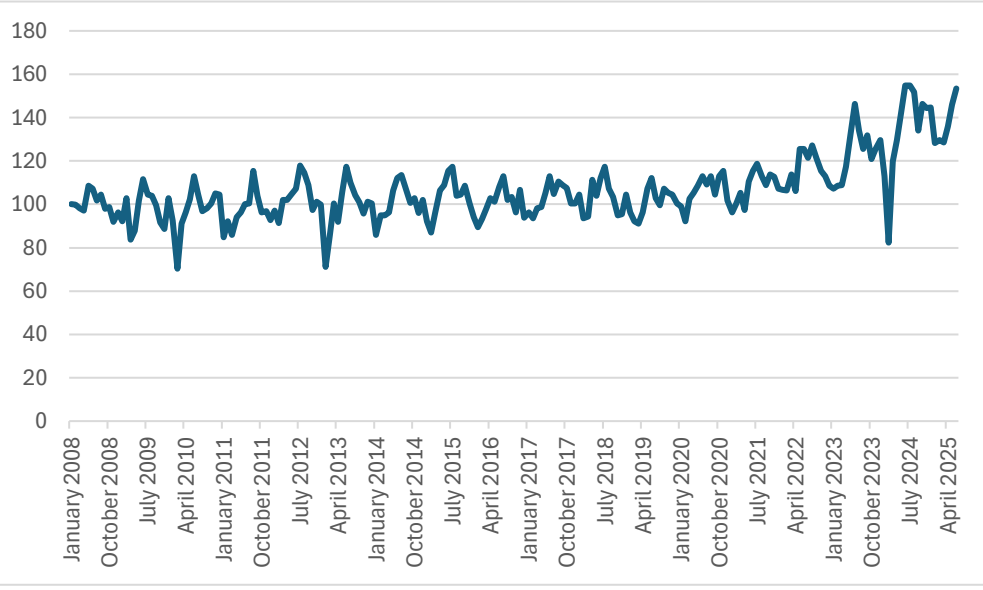
Monthly Median Sales Price





















Monthly Inventory



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

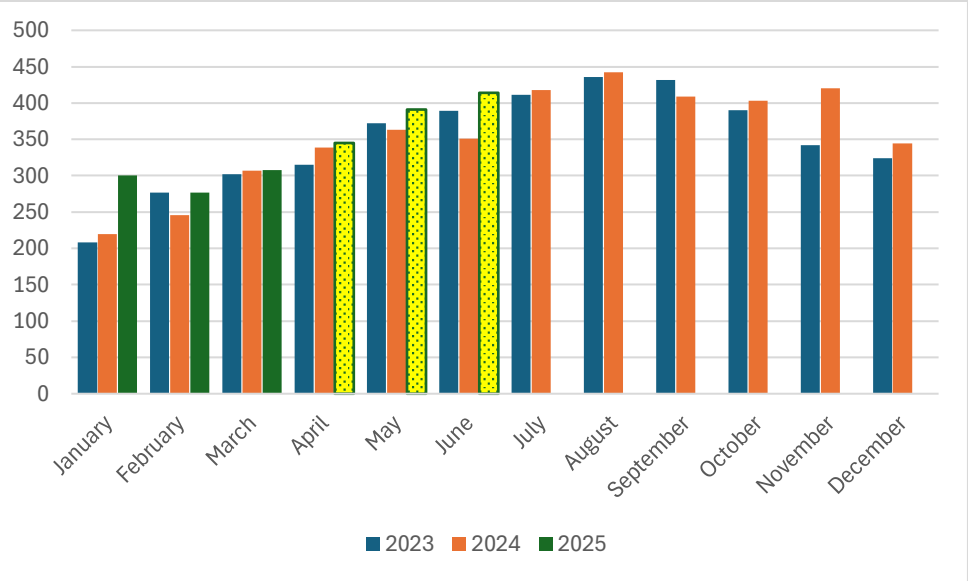
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	208	220	300		415	377	375		\$144,500	\$186,225	\$199,000	
February	277	246	277		338	354	299		\$153,000	\$170,000	\$197,250	
March	302	307	308		318	319	304		\$159,500	\$185,000	\$200,000	
April	315	339	345		290	310			\$160,000	\$199,900	\$212,964	
May	372	363	391		353	359			\$179,950	\$187,000	\$221,566	
June	389	351	414		388	411			\$180,000	\$204,000	\$229,532	
July	411	418			427	447			\$179,000	\$204,950		
August	436	442			453	504			\$180,000	\$200,000		
September	432	409			454	554			\$184,200	\$201,000		
October	390	403			490	601			\$175,000	\$192,000		
November	342	420			499	556			\$180,000	\$195,000		
December	324	344			460	458			\$165,000	\$193,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

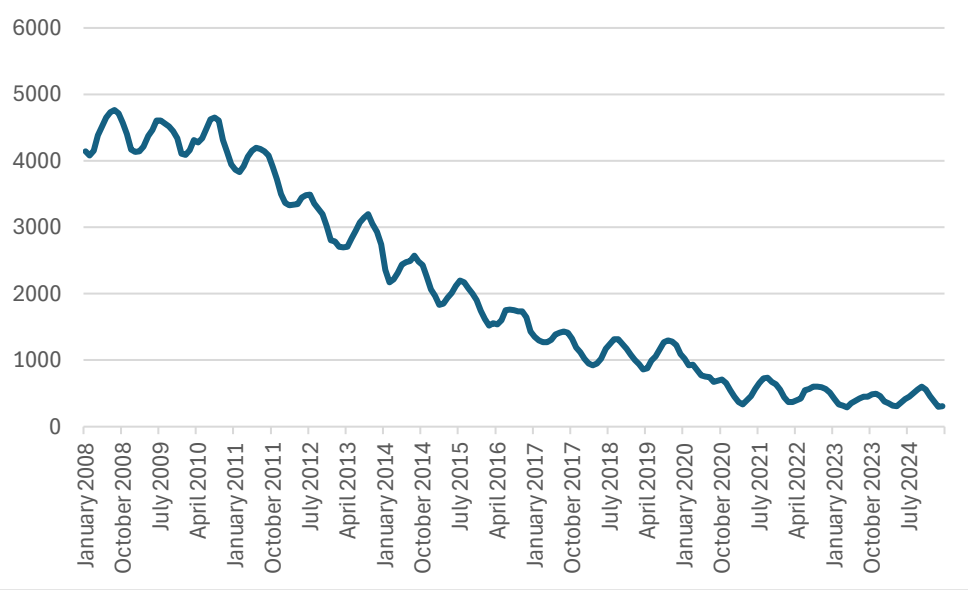
Monthly Closed Sales



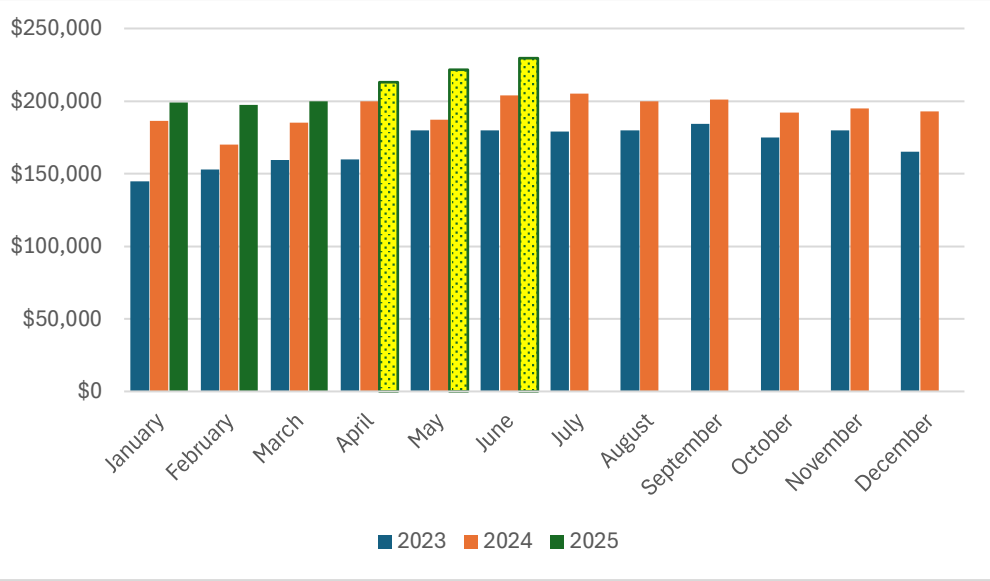
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

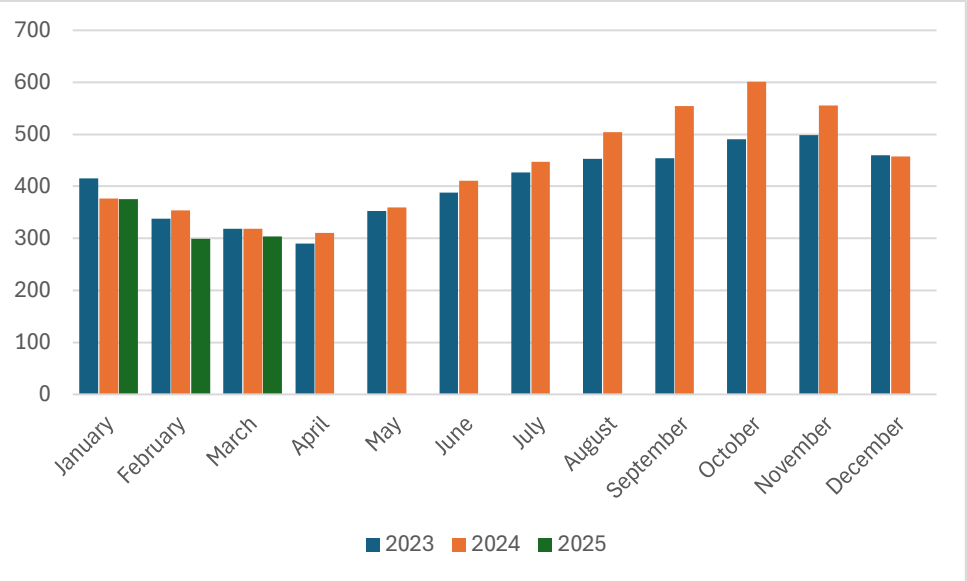
Monthly Inventory Trend



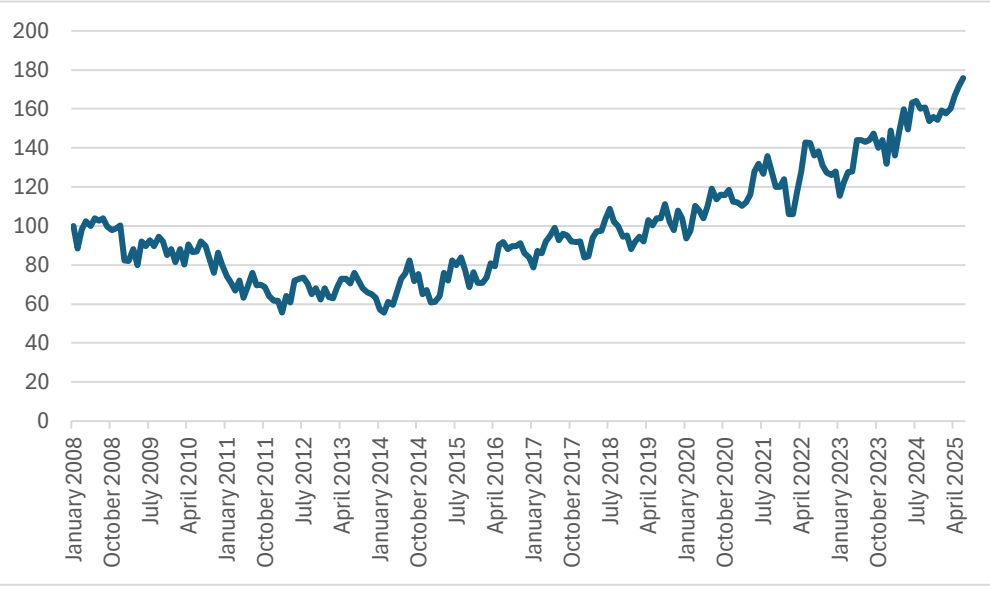
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

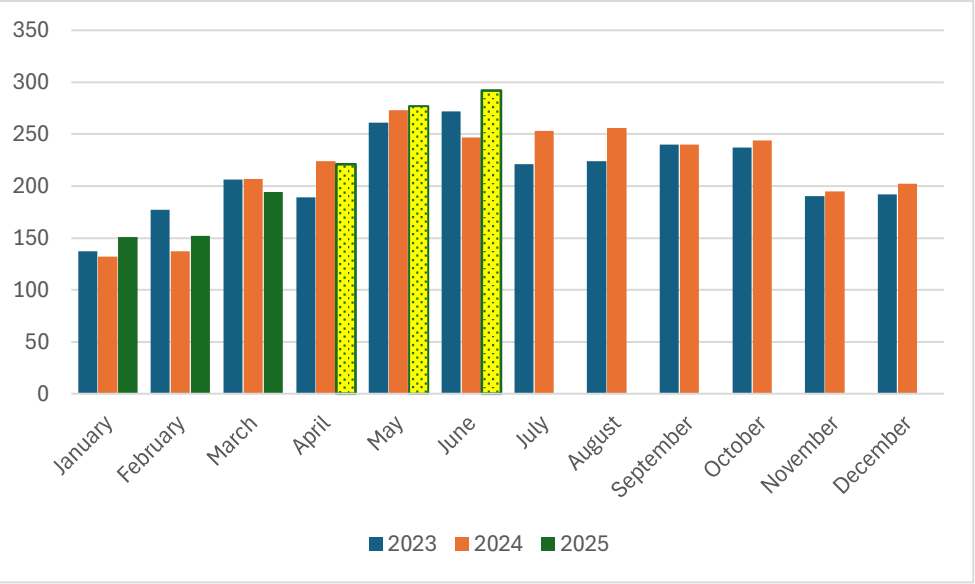
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	137	132	151		207	208	226		\$145,500	\$185,000	\$187,000	
February	177	137	152		162	199	177		\$140,000	\$155,000	\$150,000	
March	206	207	194		187	218	166		\$163,950	\$155,750	\$188,000	
April	189	224	221		162	230			\$162,000	\$180,000	\$185,341	
May	261	273	277		167	210			\$154,900	\$188,000	\$191,887	
June	272	247	292		175	223			\$180,000	\$195,000	\$200,516	
July	221	253			194	241			\$181,000	\$185,000		
August	224	256			204	259			\$161,500	\$195,753		
September	240	240			201	262			\$175,500	\$198,950		
October	237	244			226	265			\$169,900	\$195,000		
November	190	195			208	276			\$168,950	\$179,900		
December	192	202			189	261			\$169,900	\$174,950		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

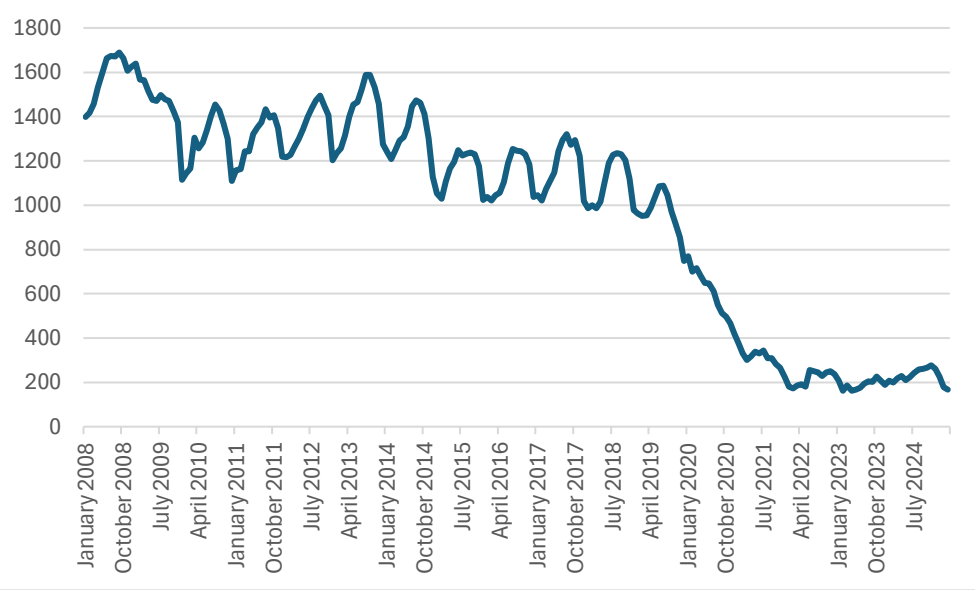
Monthly Closed Sales



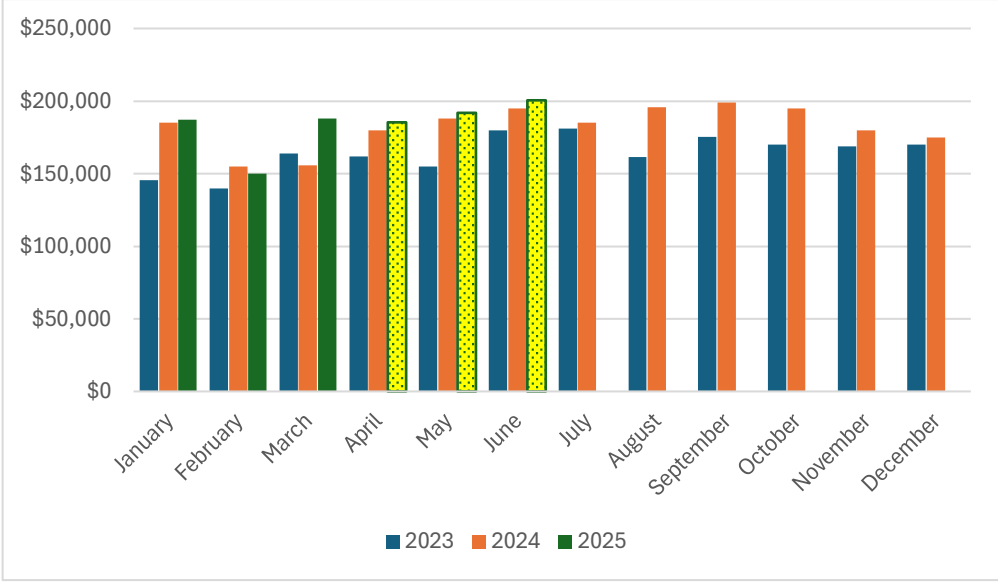
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

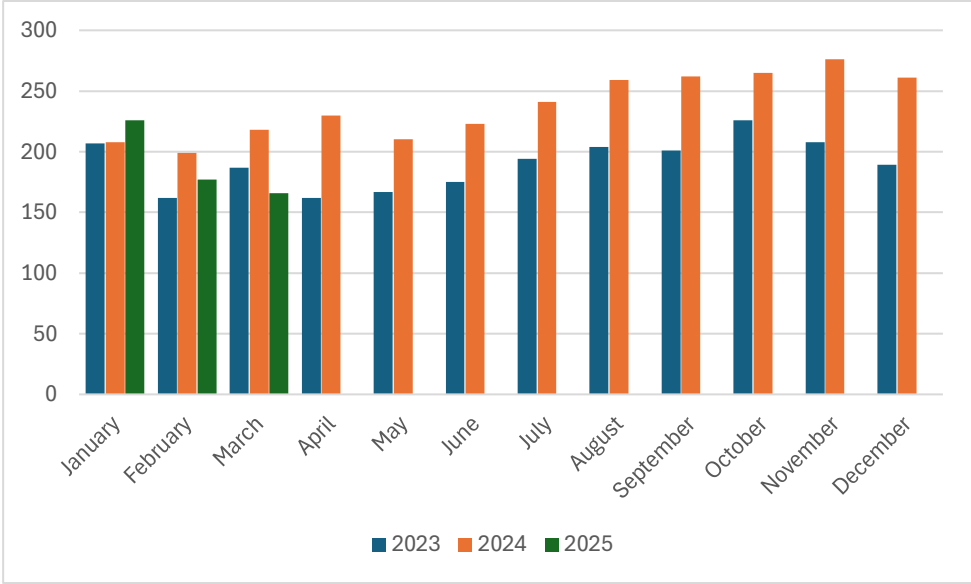
Monthly Inventory Trend



Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index

