

Monthly Local Market Update for April 2025

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

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

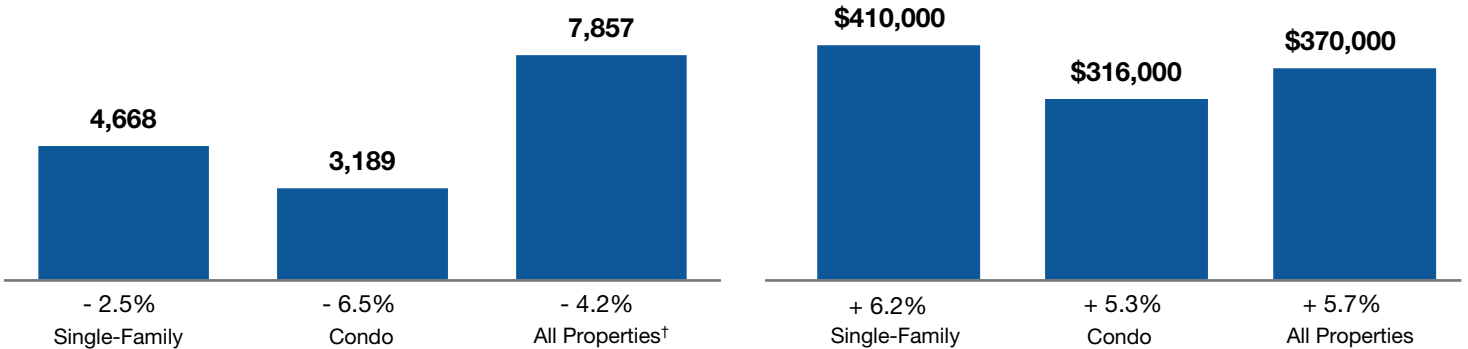
Key Metrics for All Properties	April			Year to Date		
	2024	2025	Percent Change	Thru Apr 2024	Thru Apr 2025	Percent Change
Closed Sales	8,198	7,857	- 4.2%	24,804	24,847	+ 0.2%
Previous Month's Closed Sales	6,840 in March 2024	6,646 in March 2025	- 2.8%	16,606 in March 2024	16,990 in March 2025	+ 2.3%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$332,500	\$353,950	+ 6.5%
Inventory of Homes for Sale	11,385	11,791	+ 3.6%	--	--	--
Days on Market Until Sale	24	26	+ 8.3%	30	32	+ 6.7%

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

Activity by Property Type for April 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

