

Monthly Local Market Update for July 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	July			Year to Date		
	2024	2025	Percent Change	Thru Jul 2024	Thru Jul 2025	Percent Change
Closed Sales	9,081	9,028	- 0.6%	51,845	52,305	+ 0.9%
Previous Month's Closed Sales	8,824 in June 2024	9,524 in June 2025	+ 7.9%	42,764 in June 2024	43,277 in June 2025	+ 1.2%
Median Sales Price*	\$367,250	\$378,000	+ 2.9%	\$350,000	\$369,900	+ 5.7%
Inventory of Homes for Sale	14,124	14,356	+ 1.6%	--	--	--
Days on Market Until Sale	20	21	+ 5.0%	25	26	+ 4.0%

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

Activity by Property Type for July 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

