

# Monthly Local Market Update for August 2025

A Research Tool Provided by Illinois REALTORS®



## City of Chicago

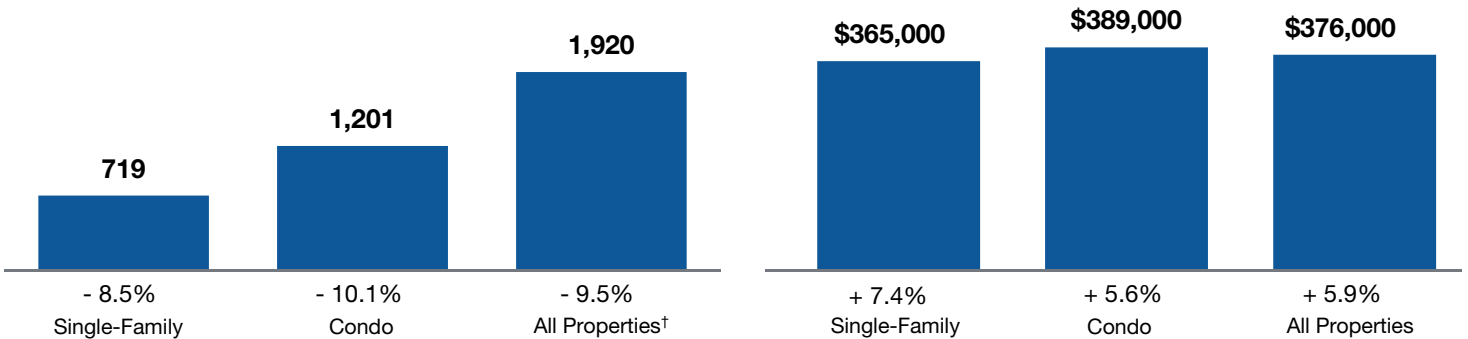
	August			Year to Date		
Key Metrics for All Properties	2024	2025	Percent Change	Thru Aug 2024	Thru Aug 2025	Percent Change
Closed Sales	2,122	1,920	- 9.5%	15,564	15,435	- 0.8%
Previous Month's Closed Sales	2,216 in July 2024	2,193 in July 2025	- 1.0%	13,442 in July 2024	13,515 in July 2025	+ 0.5%
Median Sales Price*	\$355,000	\$376,000	+ 5.9%	\$355,000	\$380,000	+ 7.0%
Inventory of Homes for Sale	5,158	4,109	- 20.3%	--	--	--
Days on Market Until Sale	27	26	- 3.7%	31	30	- 3.2%

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

## Activity by Property Type for August 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

