

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING MARKET forecast

Illinois MSA-Level Quarterly Housing Market Forecast Second 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 June 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 Second Quarter 2025 data highlight the variation in market conditions across Illinois' largest local real estate markets. In June 2025, closed sales activity statewide grew 9.2 percent compared to the previous year. All areas in the state experienced stable or increasing home prices in June 2025 compared to the year before. While inventory slightly increased statewide, it declined in many MSAs. In the coming months, closed sales activity is expected to decrease following seasonal trends, with levels higher than last year in most MSAs. House prices are also expected to decline seasonally in every MSA, though most MSAs are projected to see higher prices compared to the previous year.

State of Illinois

- **Recent trends** – Closed sales for all property types in Illinois increased by 9.2 percent between June 2024 and 2025. Over this same period, sales prices increased by 3.2 percent. In June 2025, the inventory of for-sale homes increased by 5.4 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 decline by about 18.6 percent between June and September. Total sales in the 3-month period from July to September are estimated to be about 1.3 percent higher than the same period in 2024. Home prices are estimated to follow seasonal trends and drop by 7.8 percent between June and September. In this scenario, prices would land 3.3 percent higher in September 2025 than in 2024.

Bloomington-Normal

- **Recent trends** – Closed sales for all property types in the Bloomington-Normal MSA declined 0.4 percent between June 2024 and 2025. Median sales prices increased almost 7 percent between June 2024 and 2025. Inventory, however, decreased 26.8 percent from year to year.
- **Three-month outlook** – IHS's three-month housing market forecast projects that sales will follow seasonal trends and decline almost 17 percent between June and September. The three-month period from July to September is expected to have 1.2 percent fewer sales than during the same period in 2024. Prices are expected to drop 5.5 percent between June and September. These September prices are projected to be about 6 percent higher than they were in September of last year.

Champaign-Urbana

- **Recent trends** – In June 2025, closed sales for all property types in the Champaign-Urbana MSA increased by 14.8 percent compared to sales activity in June 2024. Over this same period, home prices in Champaign-Urbana were about 2.1 percent higher than in June 2024. Inventory decreased by about 3 percent compared to June 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and decrease almost 35 percent between June and September. In this projection, closed sales activity during the three-month period from July to September would be 6 percent lower than during the same period in 2024. Home prices are projected to grow by 0.8 percent between June and September, with prices landing 8.8 percent higher than in September 2024.

City of Chicago

- **Recent trends** – In June 2025, closed sales activity for all property types in the City of Chicago was 2.6 percent higher than in June 2024. Home prices were up 5.8 percent in June 2025 compared to the same month in 2024. Inventory decreased by 14.2 percent during the same period.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and drop almost 25 percent between June and September. Sales during the three-month period from July to September would be 0.6 percent higher than they were during the same period a year ago. Home prices are estimated to drop by 8.3 percent between June and September. In this scenario, September prices would be 5.5 percent higher than during September 2024.

Chicago PMSA

- **Recent trends** – In June 2025, closed sales for all property types in the Chicago PMSA increased by 7.2 percent compared to June 2024. Home prices in the Chicago PMSA rose about 3.9 percent between June 2024 and 2025. Inventory grew by about 2.7 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 drop almost 22 percent between June and September. The three-month period from July to September is estimated to have 1.3 percent more closed sales than during the same period in 2024. Prices are projected to drop 7 percent between June and September, with September prices landing 3.5 percent higher than they were in September 2024.

Decatur

- **Recent trends** – In June 2025, closed sales for all property types in the Decatur MSA were up about 9.5 percent compared to June 2024. Over this same period, the Decatur MSA saw price growth of 8.3 percent. Inventory decreased by 2.4 percent compared to June 2024.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 3.1 percent decline in sales activity between June and September. The three-month period from July to September is estimated to have 4.8 percent more closed sales than during the same period in 2024. Prices are projected to drop about 3.5 percent between June and September, with September prices 2.2 percent below prices for the same month in 2024.

Kankakee

- **Recent trends** – In June 2025, closed sales for all property types in the Kankakee MSA were 6.3 percent higher than in June 2024. Home prices in Kankakee were down about 0.5 percent in June 2024 compared to the previous year. Inventory increased by 31.5 percent compared to June 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that sales activity will follow seasonal trends and decrease 11.8 percent between June and September. The three-month period from July to September is estimated have 1 percent more closed sales than during the same period in 2024. Prices are projected to increase 2.8 percent between June and September. The resulting price in September would be 6.7 percent lower than in September 2024.

Metro-East

- **Recent trends** – In June 2025, closed sales for all property types in the Metro-East MSA increased by 11.2 percent compared to activity in June 2024. Home prices were 0.6 percent higher compared to the previous June. Inventory increased by 28.5 percent compared to June 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that the number of closed sales will follow seasonal trends and decrease by 9.3 percent between June and September. Closed sales activity during the three months from July to September is projected to be 1.3 percent higher than during the same period in 2024. Prices are expected to drop 6.6 percent between June and September, with September prices expected to be 2.2 percent higher than in September of 2024.

Moline-Rock Island

- **Recent trends** – In June 2025, closed sales for all property types in the Moline-Rock Island MSA increased by 36.8 percent compared to sales activity in June 2024. Home prices were 9.6 percent higher than a year earlier. Inventory increased by 20.4 percent compared to June 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and decline 16 percent between June and September. Closed sales activity during the three-month period from July to September is projected to be about 8.5 percent higher than during the same period last year. Home prices are predicted to drop 3 percent between June and September. In this scenario, prices in September will be about 6.3 percent higher than they were a year earlier.

Peoria-Pekin

- **Recent trends** – In June 2025, closed sales activity for all property types in the Peoria-Pekin MSA were almost 19 percent higher than in June 2024. Home prices were up 0.5 percent over the same period. Inventory decreased by almost 3 percent compared to June 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 16.7 percent between June and September. Closed sales during the three-month period from July to September are projected to be the same as during the same period last year. Between June and September, home prices are predicted to fall by almost 7 percent. In this scenario, prices in September will be about 8 percent higher than they were a year earlier.

Rockford

- **Recent trends** – In June 2025, closed sales for all property types in the Rockford MSA increased by 22.2 percent compared to June 2024. Home prices rose 3.6 percent between June 2024 and 2025. Inventory decreased by about 4.8 percent compared to June 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales activity will remain unchanged between June and September. Total closed sales during July, August, and September are projected to be 4.8 percent higher than during the same period in 2024. Home prices are predicted fall about 1.1 percent between June and September. In this scenario, prices in September will have increased by 4.2 percent compared to the previous year.

Springfield

- **Recent trends** – In June 2025, closed sales for all property types in the Springfield MSA increased by 4.4 percent compared to activity in June 2024. Home prices rose 8.2 percent between June 2024 and 2025. Inventory decreased by 1.3 percent compared to June 2024.

Three-month outlook - IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and drop 10.4 percent between June and September. Closed sales activity during the three-month period from July to September is projected to be 2.7 percent lower than during the same period last year. Home prices are expected to drop 3.1 percent between June and September. In this scenario, September prices would be 2.8 percent higher than in September of the previous year.

Conditions Affecting Homebuying

The national economy has been turbulent throughout the first half of 2025, thanks to a variety of high-level factors. The presidential administration announced [extensive tariffs](#) on foreign imports, leading to concerns of [tariff-driven inflation](#). Amid the resulting [consumer anxiety](#), the Federal Reserve has [kept rates steady](#). The [national](#) unemployment rate has stayed consistent with the previous year. 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. Homebuying activity [has been lower](#) than previous years. Consumer sentiment has [fluctuated from month to month](#) due to inflation fears. Foreclosure activity remains low relative to pre-pandemic levels, but have [risen since last year](#).

Despite some signs of economic improvement, many indicators still highlight challenges facing the homebuying market. Mortgage interest rates are still [relatively high](#), remaining similar to previous years. While interest rates fluctuate, house prices have started to dip slightly, as demonstrated by the Case Shiller Home Price Index [peaking in February](#) and decreasing in the following months. Inventories of for-sale homes [grew](#) nationally between June 2024 and 2025, but Illinois' for-sale inventory remains [well below](#) pre-pandemic levels. [National homebuying sentiment](#) has wavered throughout the year as households contend with economic developments, though the majority of households still believe it's a bad time to buy a home. In Illinois, tight inventories will likely lead to a continued highly competitive and challenging housing market for homebuyers. Continued high interest rates may continue to keep prospective buyers on the sidelines even as inventories increase in some 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

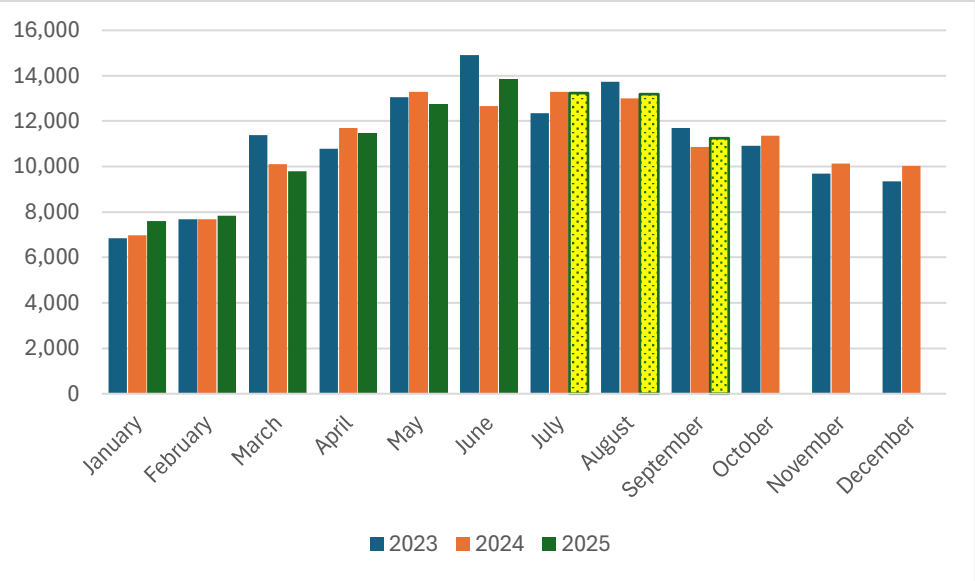
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025	
January	6,841	6,984	7,599		19,403	16,611	18,235		\$232,500	\$256,900	\$283,250	
February	7,669	7,690	7,848		18,011	16,814	17,945		\$240,000	\$267,000	\$283,500	
March	11,378	10,102	9,805		17,672	16,152	17,626		\$257,500	\$281,000	\$295,000	
April	10,799	11,708	11,473		17,123	16,934	18,891		\$270,000	\$291,500	\$310,000	
May	13,045	13,300	12,760		17,754	18,761	20,428		\$275,000	\$300,000	\$315,000	
June	14,919	12,665	13,826		18,903	19,625	20,690		\$290,000	\$315,000	\$325,000	
July	12,351	13,294	13,237		19,056	20,921			\$285,000	\$308,000	\$317,659	
August	13,740	13,014	13,190		19,944	22,077			\$280,000	\$295,000	\$308,151	
September	11,697	10,873	11,249		20,884	22,967			\$270,000	\$290,000	\$299,681	
October	10,919	11,370			21,035	23,515			\$264,250	\$285,000		
November	9,680	10,121			20,395	21,819			\$265,000	\$285,000		
December	9,358	10,040			17,279	18,806			\$255,000	\$282,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

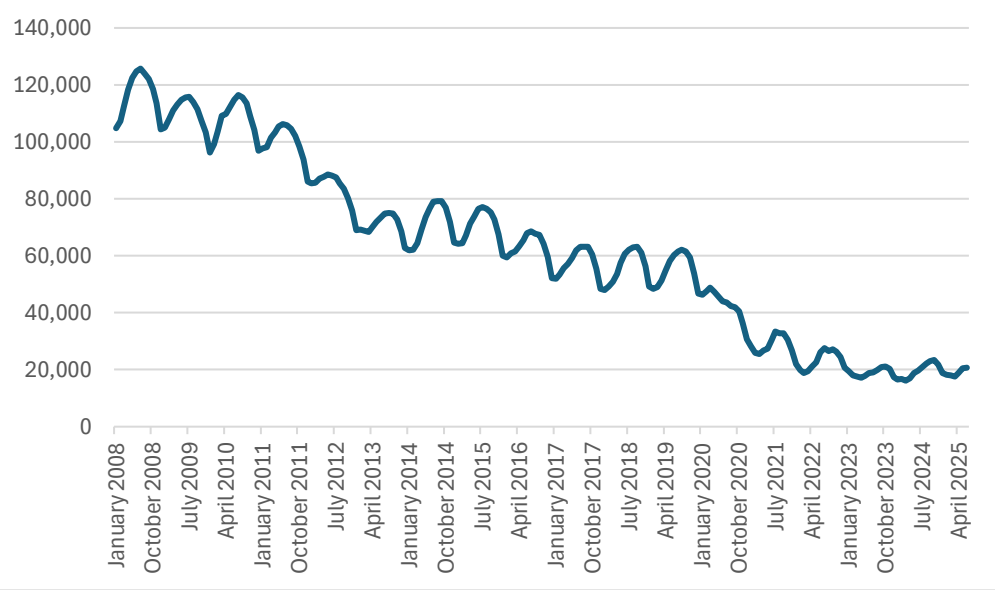
Monthly Closed Sales



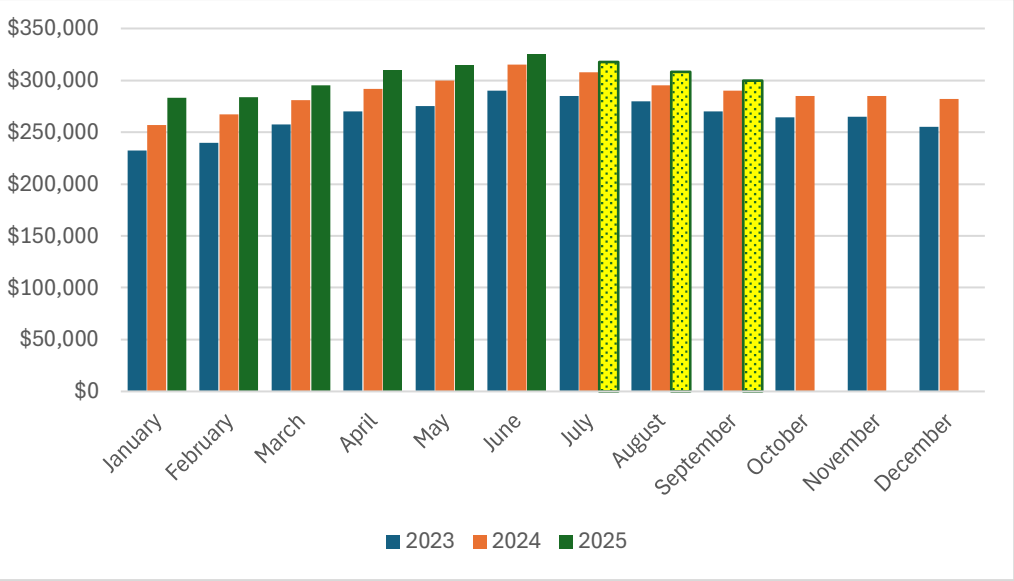
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

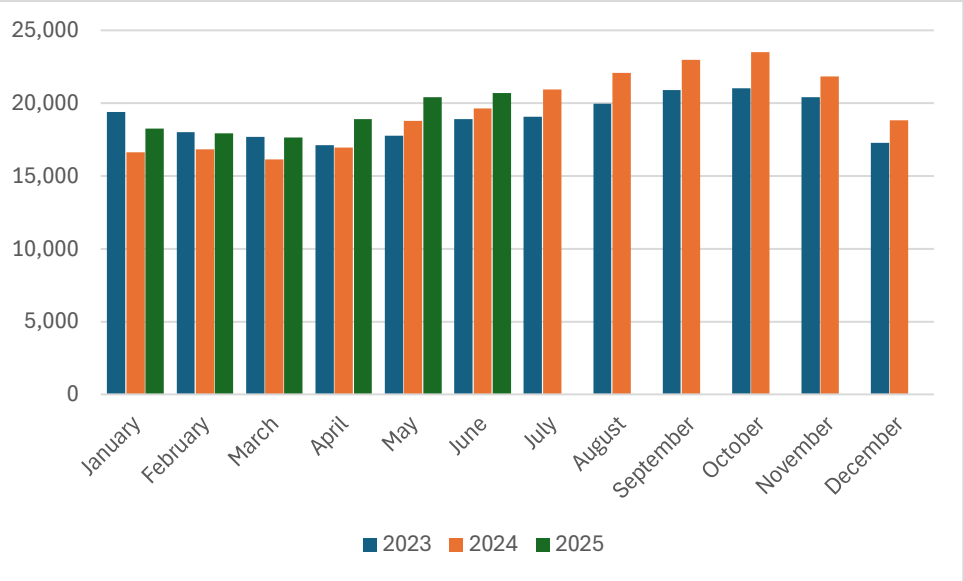
Monthly Inventory Trend



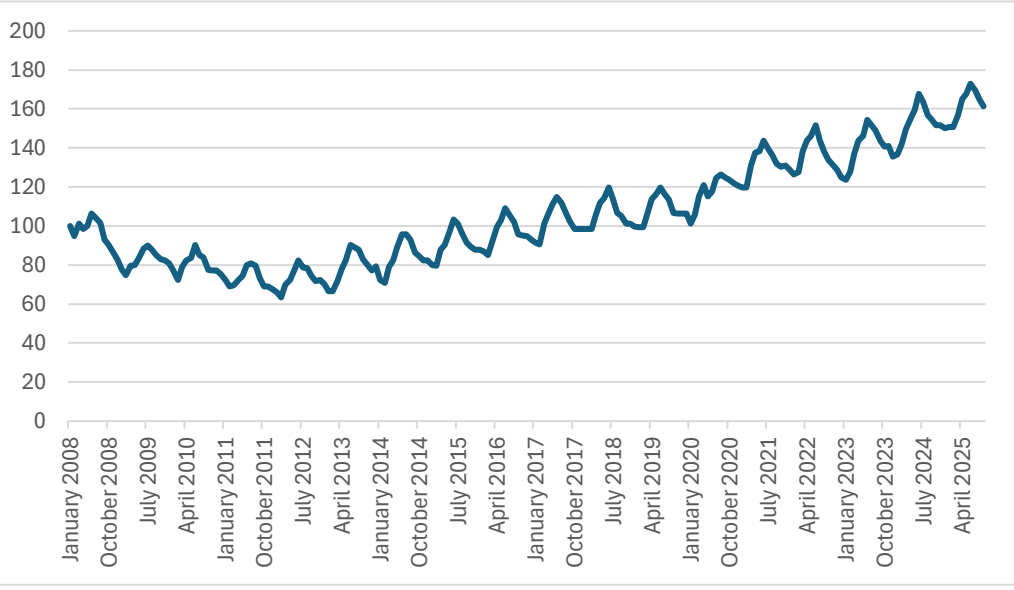
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

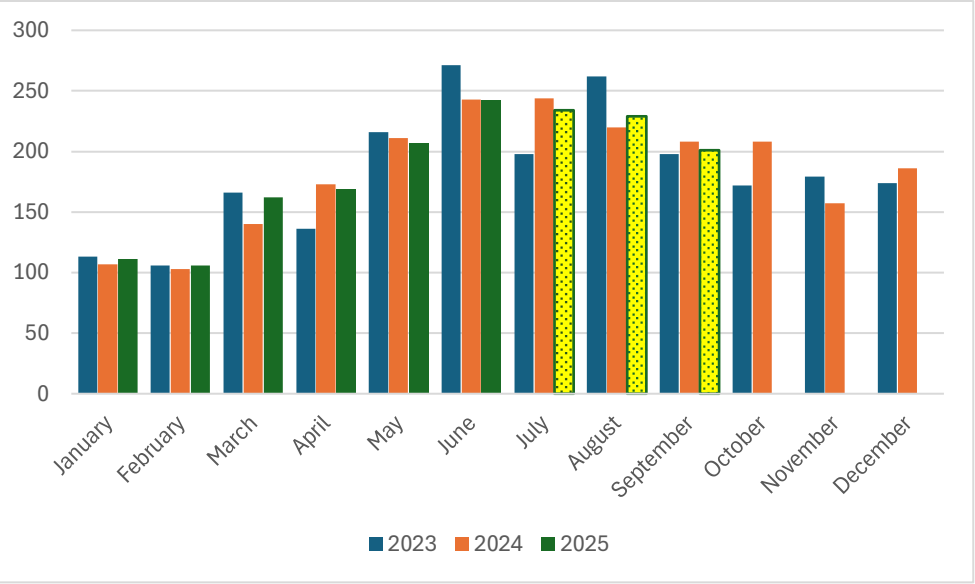
	Closed Sales				Inventory			Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025
January	113	107	111	↘	155	174	151	↗	\$182,500	\$214,000	\$215,000
February	106	103	106	↘	164	184	131	↗	\$192,250	\$230,000	\$224,950
March	166	140	162	↘	189	173	147	↘	\$207,500	\$284,500	\$229,000
April	136	173	169	↗	197	169	149	↘	\$232,500	\$227,500	\$250,000
May	216	211	207	↘	195	222	170	↗	\$224,500	\$262,500	\$250,000
June	271	243	242	↘	224	239	175	↗	\$242,000	\$251,750	\$269,000
July	198	244	234	↗	227	215		↘	\$250,000	\$234,950	\$254,841
August	262	220	229	↘	245	215		↗	\$215,000	\$249,950	\$247,015
September	198	208	201	↗	234	237		↘	\$245,000	\$240,000	\$254,295
October	172	208			238	226			\$214,000	\$251,500	
November	179	157			206	202			\$225,500	\$205,000	
December	174	186			162	164			\$216,250	\$235,950	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

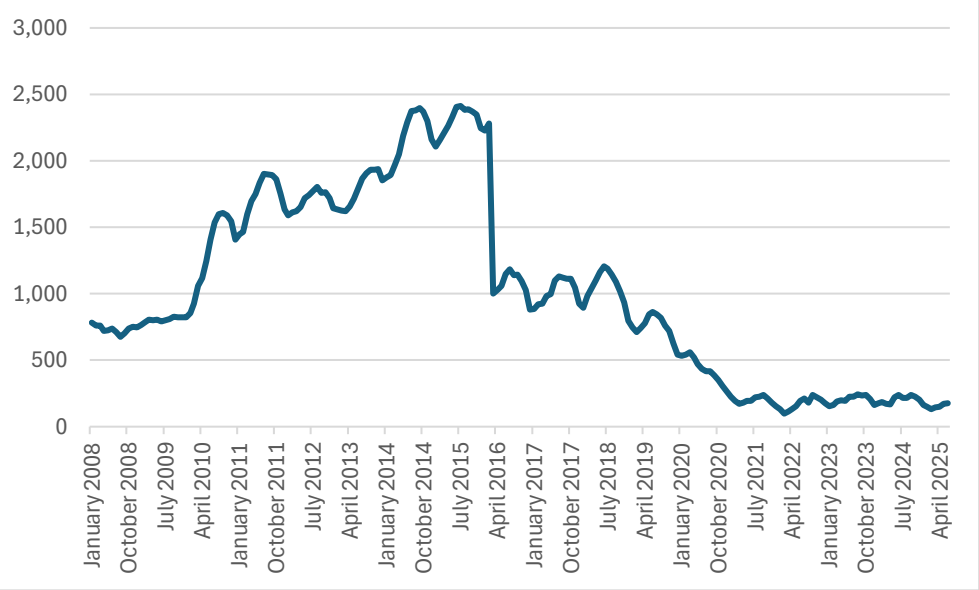
Monthly Closed Sales



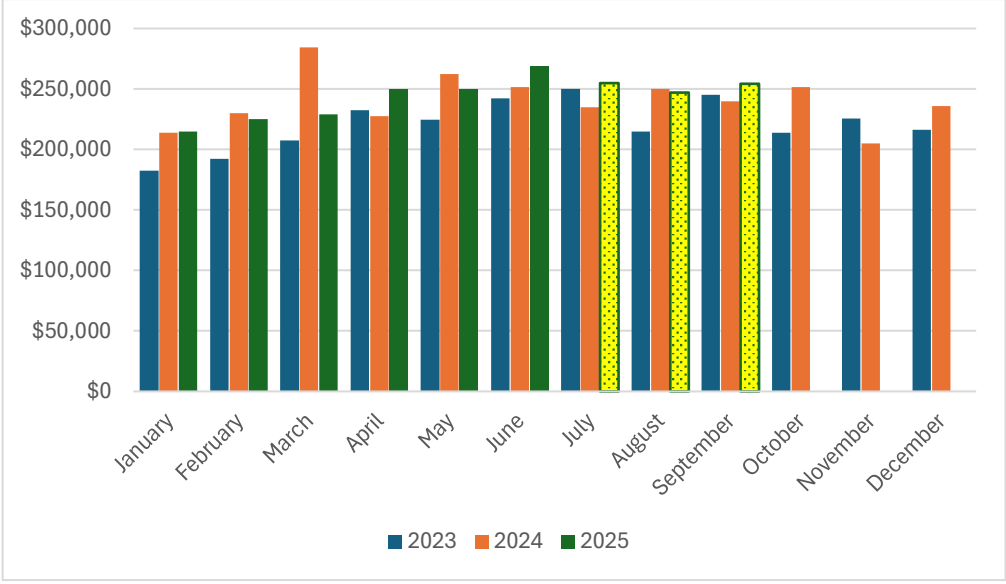
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

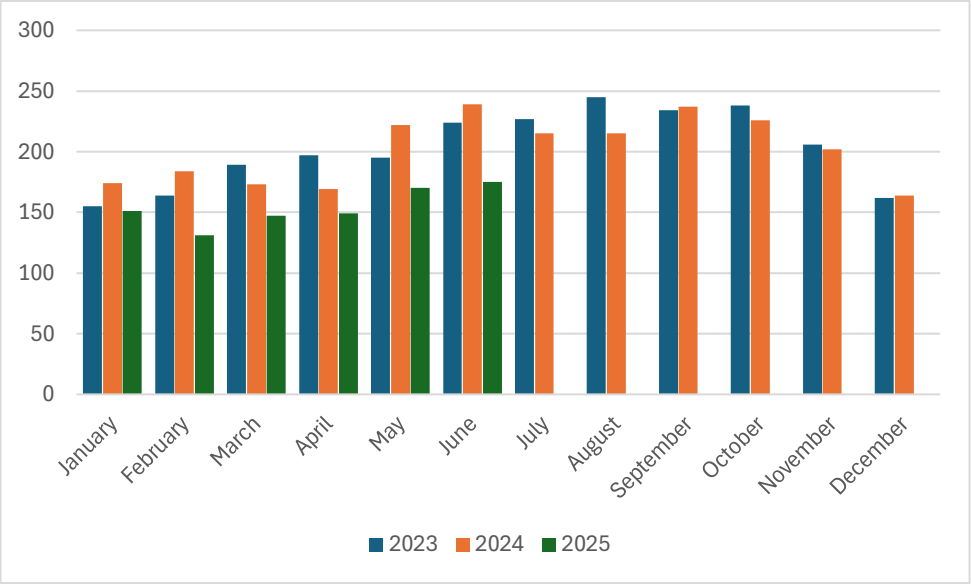
Monthly Inventory Trend



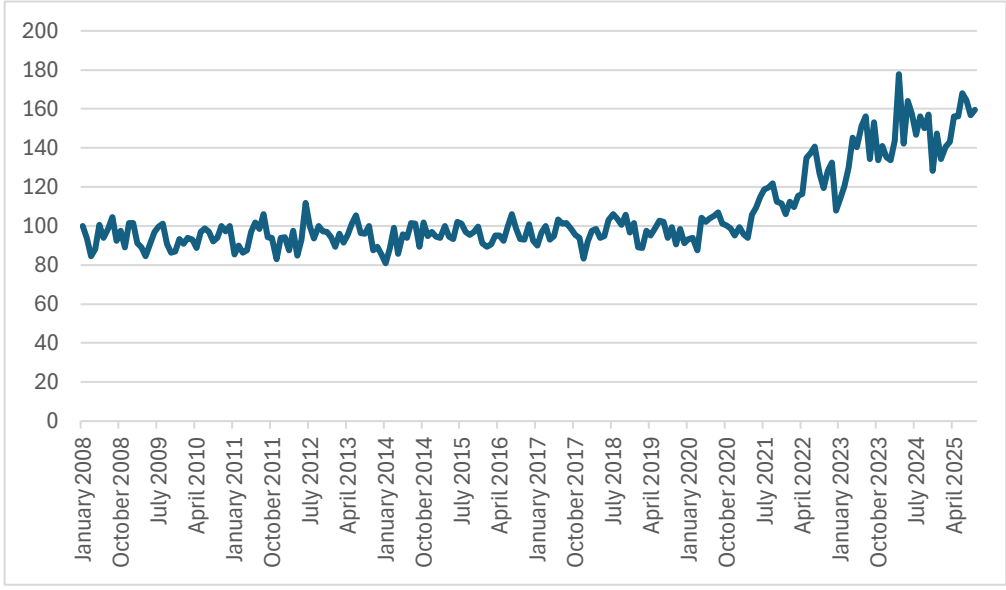
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

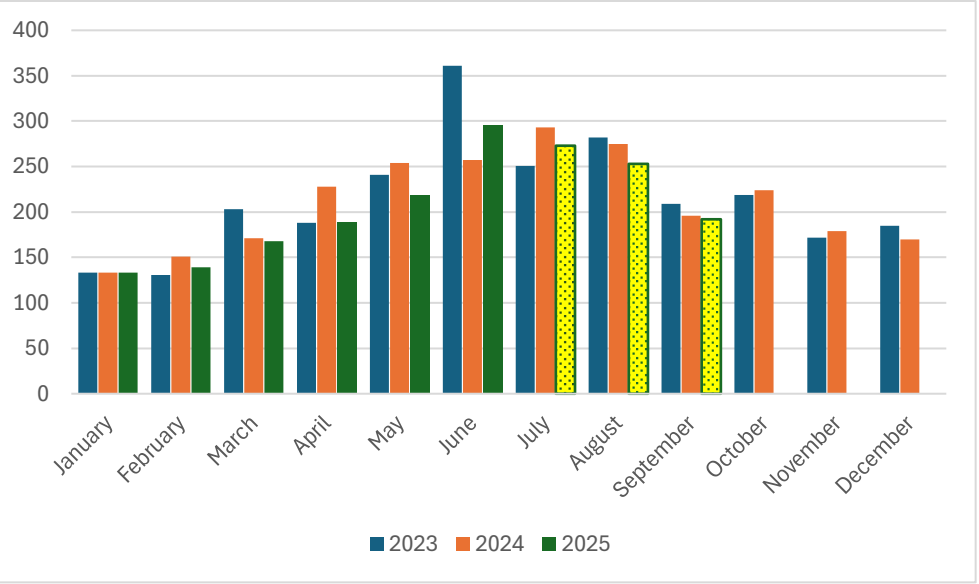
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	133	133	133		234	269	242		\$148,900	\$162,000	\$196,000		
February	131	151	139		213	249	235		\$158,900	\$195,000	\$235,000		
March	203	171	168		233	221	241		\$176,000	\$190,000	\$229,450		
April	188	228	189		211	251	251		\$189,600	\$223,000	\$219,900		
May	241	254	219		206	294	261		\$205,000	\$225,500	\$258,000		
June	361	257	295		263	302	293		\$225,000	\$235,000	\$240,000		
July	251	293	273		259	313			\$222,000	\$238,500	\$247,417		
August	282	275	253		305	328			\$204,075	\$227,000	\$241,475		
September	209	196	192		318	328			\$215,000	\$222,500	\$242,008		
October	219	224			322	333			\$214,900	\$220,000			
November	172	179			324	295			\$199,500	\$205,000			
December	185	170			305	276			\$195,000	\$208,750			

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

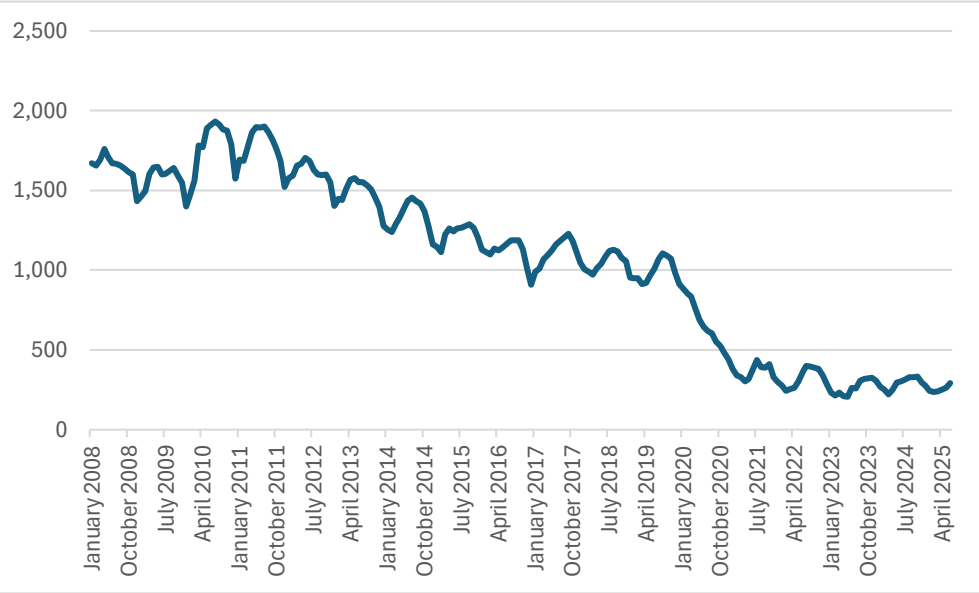
Monthly Closed Sales



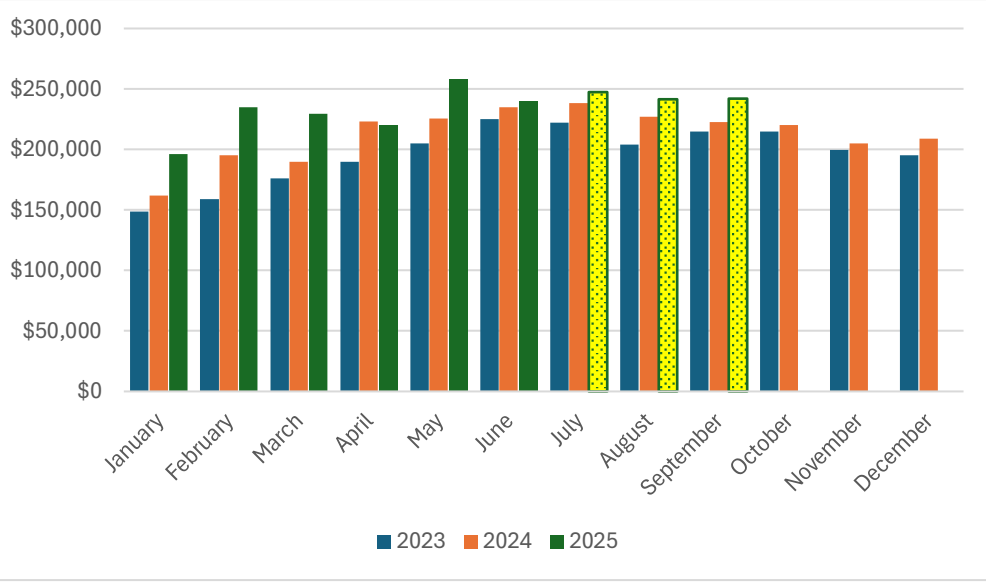
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

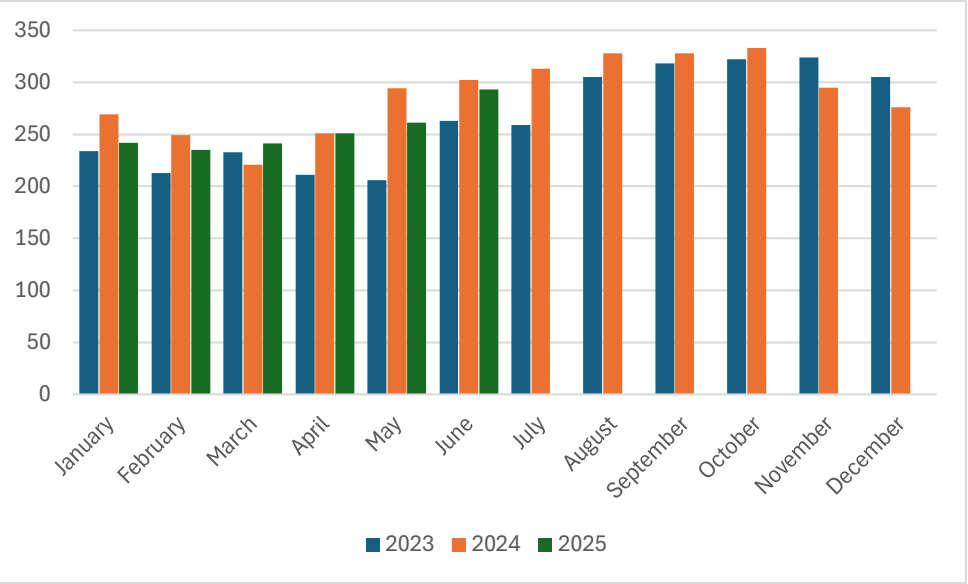
Monthly Inventory Trend



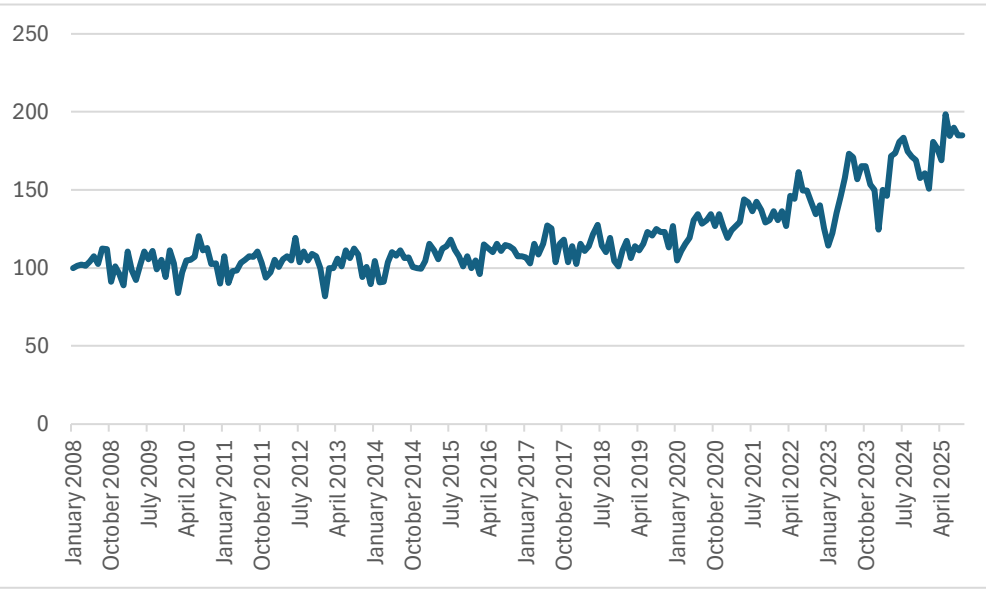
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

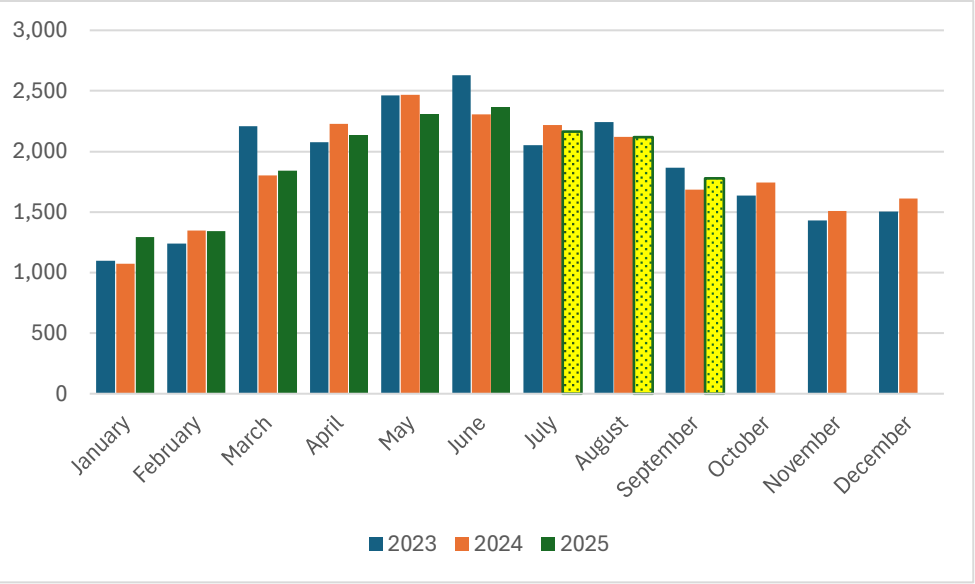
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	1,096	1,074	1,293		5,349	4,226	3,984		\$296,408	\$317,000	\$348,500	
February	1,238	1,348	1,341		5,173	4,479	3,962		\$310,000	\$330,000	\$360,000	
March	2,208	1,804	1,841		5,062	4,444	4,041		\$334,450	\$358,250	\$380,000	
April	2,074	2,227	2,136		4,975	4,656	4,347		\$340,000	\$369,500	\$394,993	
May	2,462	2,468	2,307		5,081	4,935	4,451		\$335,000	\$360,000	\$390,000	
June	2,630	2,305	2,365		5,286	4,913	4,215		\$357,500	\$378,000	\$400,000	
July	2,052	2,216	2,164		5,351	5,040			\$340,000	\$360,000	\$384,684	
August	2,243	2,122	2,118		5,440	5,140			\$331,000	\$355,000	\$372,714	
September	1,867	1,683	1,778		5,776	5,490			\$325,000	\$347,500	\$366,633	
October	1,637	1,743			5,728	5,403			\$320,000	\$345,000		
November	1,428	1,510			5,205	4,873			\$323,000	\$362,250		
December	1,503	1,609			4,182	3,918			\$310,000	\$340,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

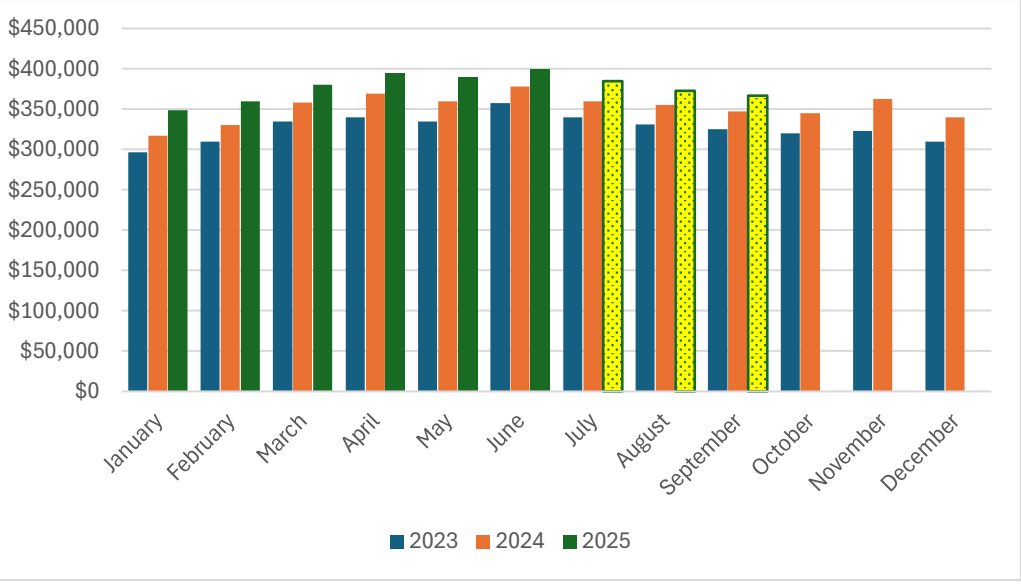
Short Term Trends

Monthly Closed Sales

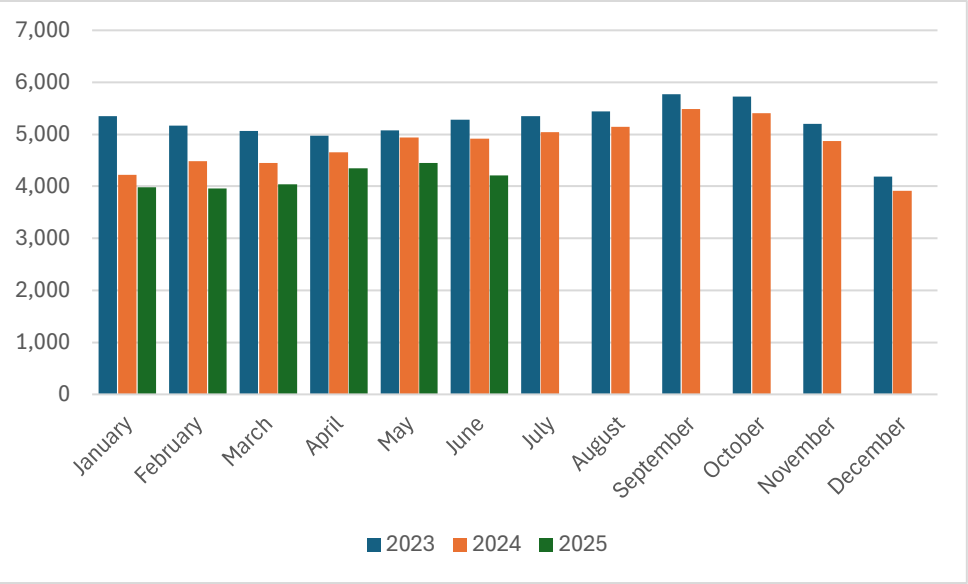


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

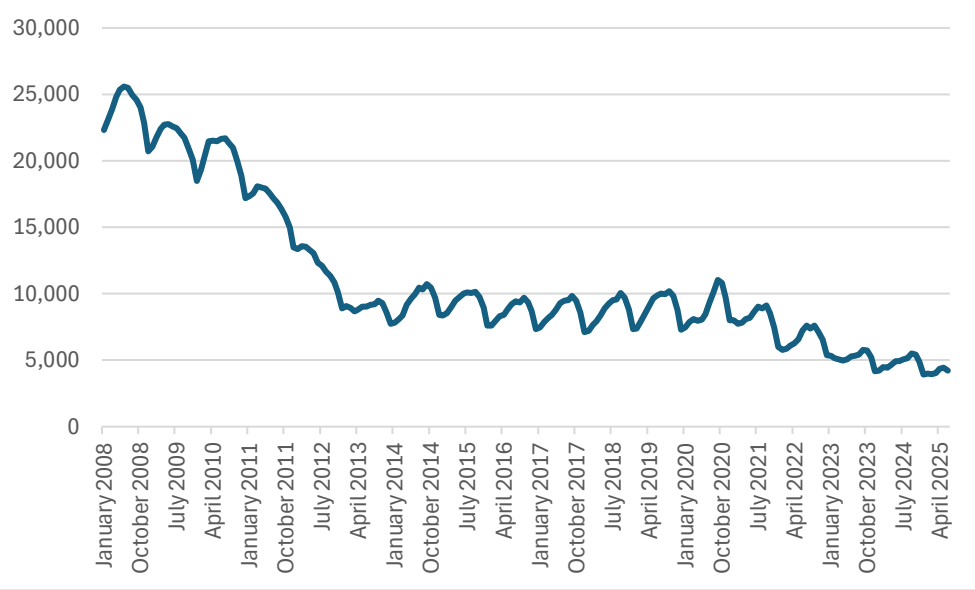


Monthly Inventory

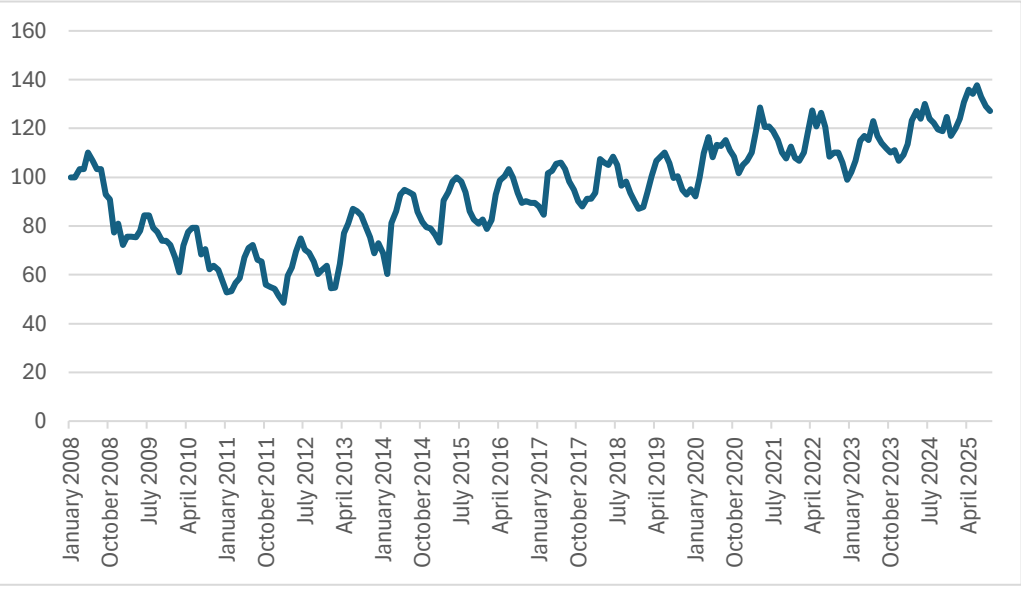


Long Term Trends




























Monthly Inventory Trend



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

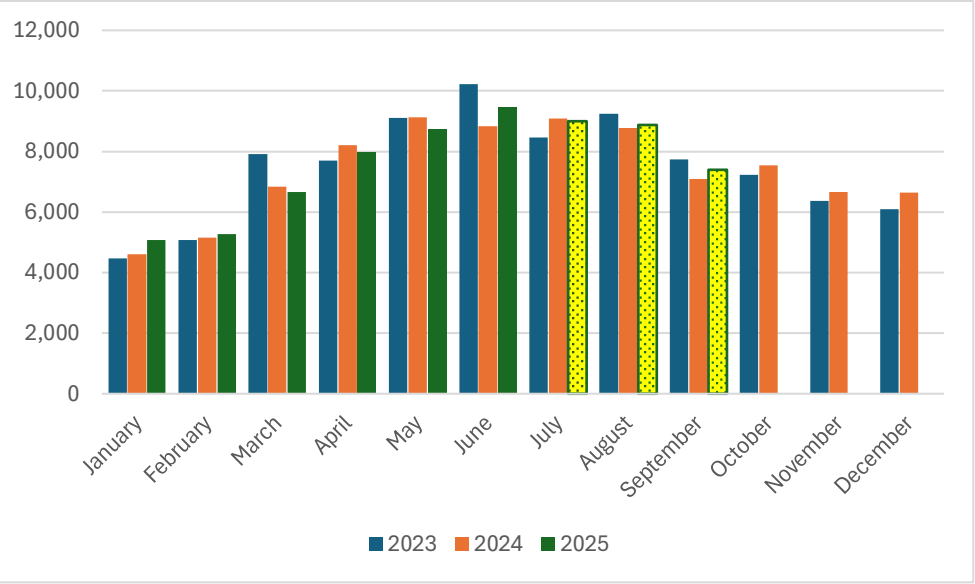
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	4,478	4,603	5,078		13,492	10,853	11,970		\$286,000	\$315,000	\$339,900	
February	5,084	5,163	5,275		12,586	11,248	11,972		\$290,000	\$320,000	\$342,750	
March	7,911	6,840	6,663		12,330	10,724	11,646		\$310,000	\$339,500	\$360,000	
April	7,689	8,199	7,969		11,930	11,394	12,541		\$320,000	\$350,000	\$370,000	
May	9,098	9,135	8,746		12,258	12,762	13,685		\$330,000	\$360,000	\$379,000	
June	10,221	8,824	9,462		13,193	13,319	13,677		\$349,995	\$374,900	\$389,450	
July	8,458	9,081	8998		13,303	14,114			\$339,900	\$367,250	\$380,567	
August	9,247	8,768	8875		13,740	14,972			\$339,900	\$355,000	\$371,415	
September	7,732	7,088	7394		14,467	15,632			\$325,000	\$350,000	\$362,242	
October	7,237	7,542			14,376	15,860			\$316,000	\$340,000		
November	6,365	6,667			13,731	14,396			\$322,250	\$349,000		
December	6,100	6,650			11,290	12,022			\$305,950	\$340,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

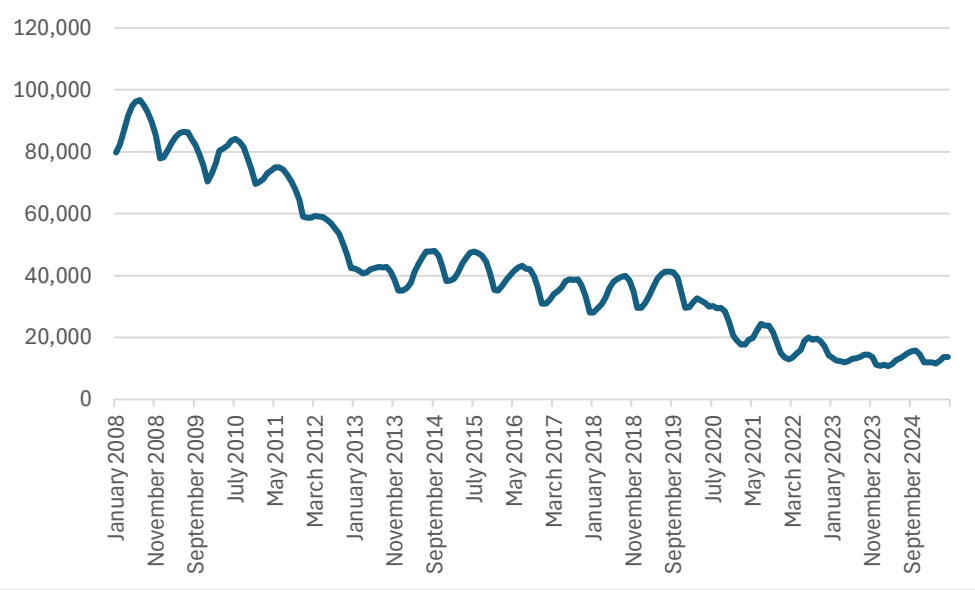
Monthly Closed Sales



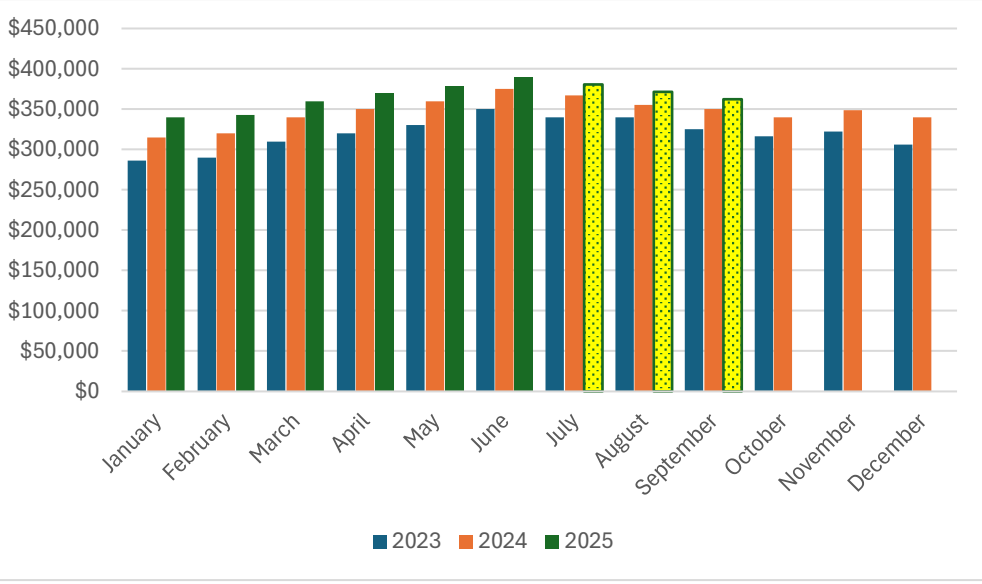
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

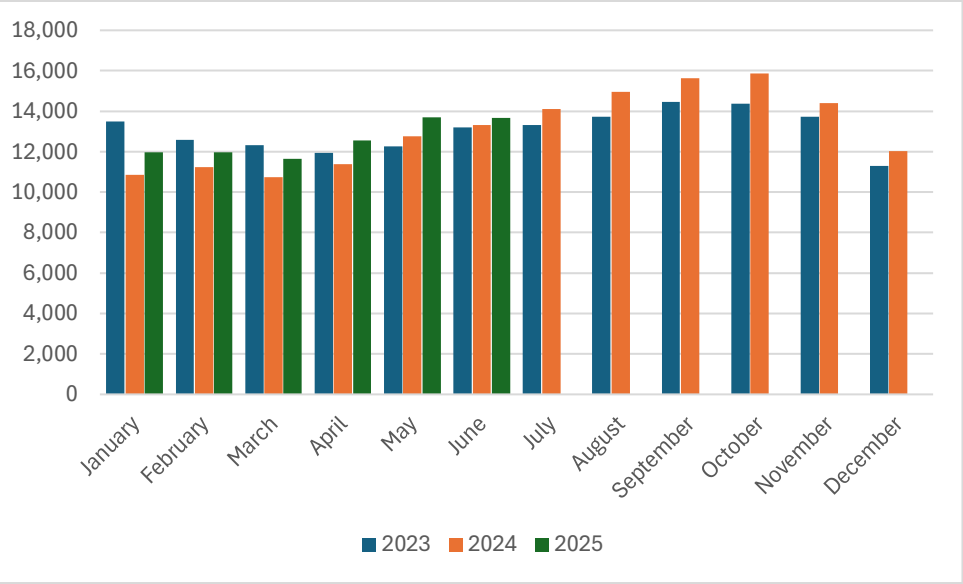
Monthly Inventory Trend



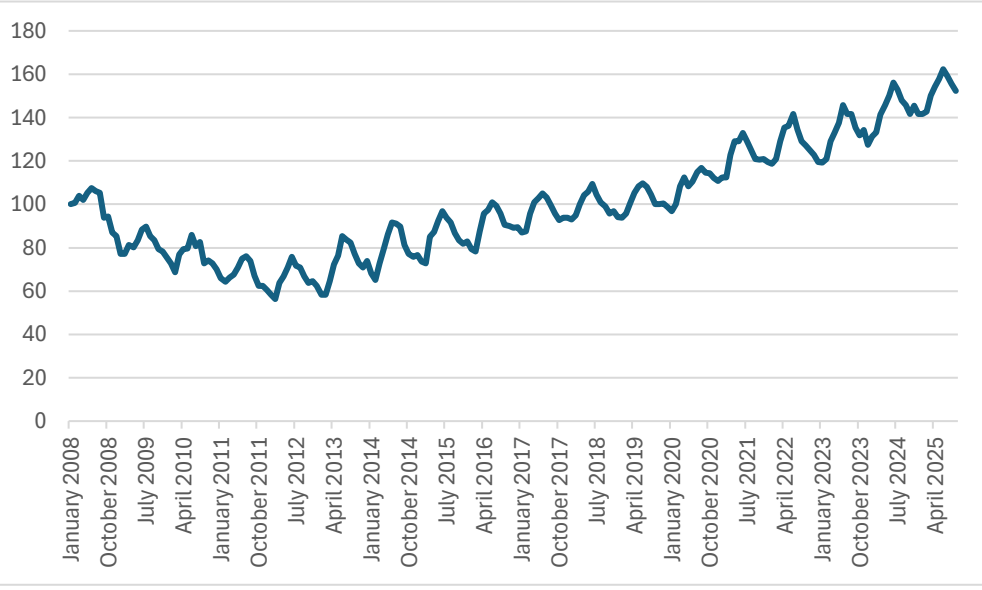
Monthly Median Sales Price






























Monthly Inventory



Monthly House Price Index



Decatur - All Properties
Summary of Recent Trends

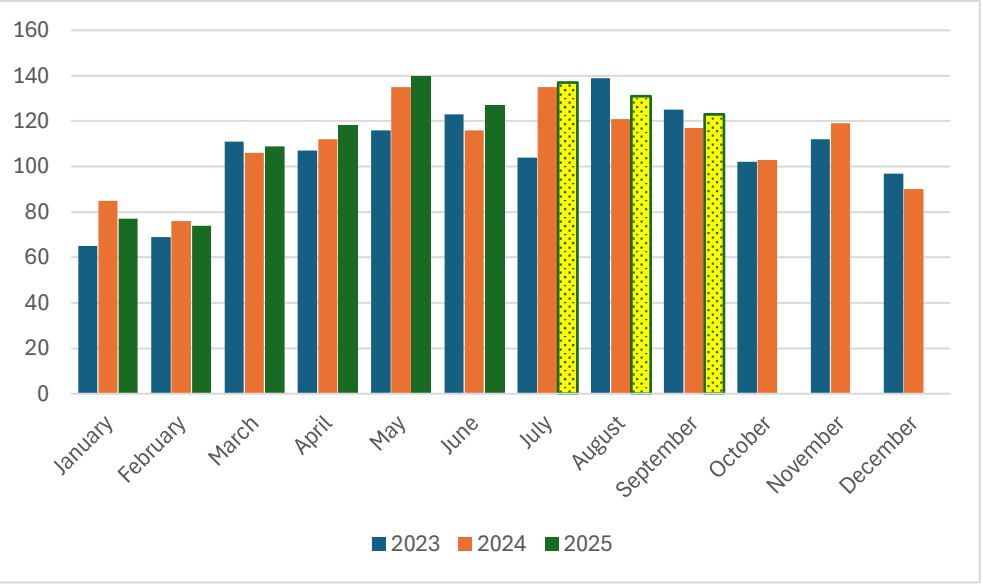
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	65	85	77		135	145	131		\$110,000	\$111,500	\$145,000	
February	69	76	74		120	117	113		\$110,500	\$113,500	\$139,900	
March	111	106	109		114	119	120		\$112,000	\$133,400	\$134,000	
April	107	112	118		104	126	150		\$120,000	\$131,200	\$129,950	
May	116	135	140		119	147	158		\$136,250	\$115,000	\$144,000	
June	123	116	127		133	166	162		\$139,950	\$145,000	\$157,000	
July	104	135	137		152	181			\$143,500	\$136,950	\$154,920	
August	139	121	131		151	180			\$130,000	\$140,000	\$153,301	
September	125	117	123		164	191			\$121,000	\$154,900	\$151,560	
October	102	103			165	190			\$127,000	\$132,000		
November	112	119			155	188			\$137,545	\$136,897		
December	97	90			142	158			\$120,000	\$140,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

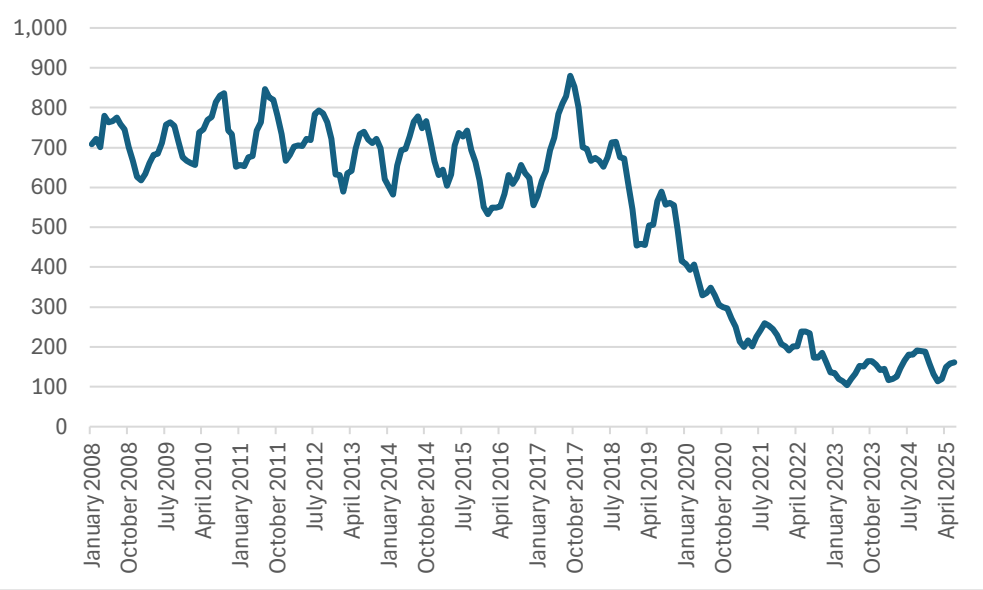
Monthly Closed Sales



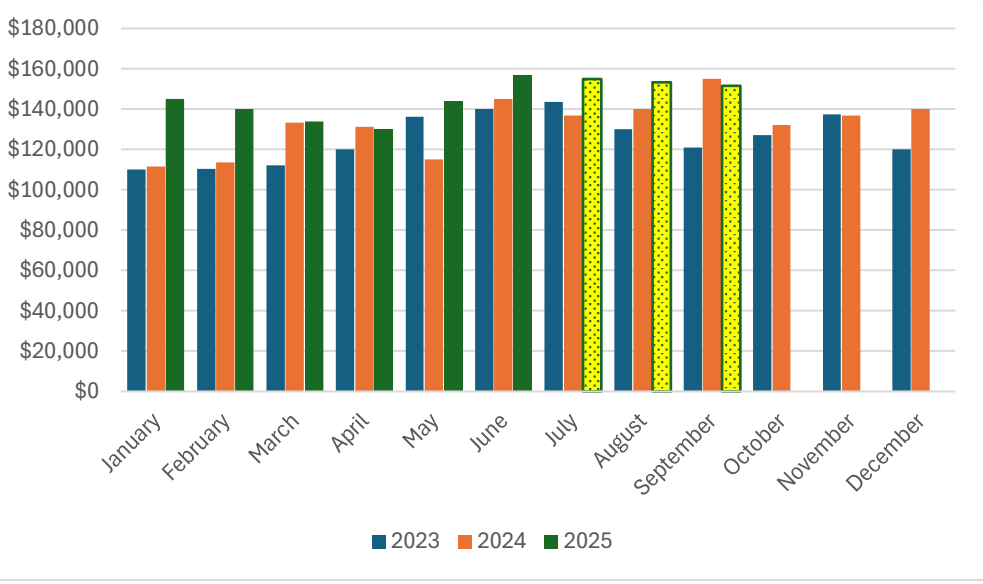
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

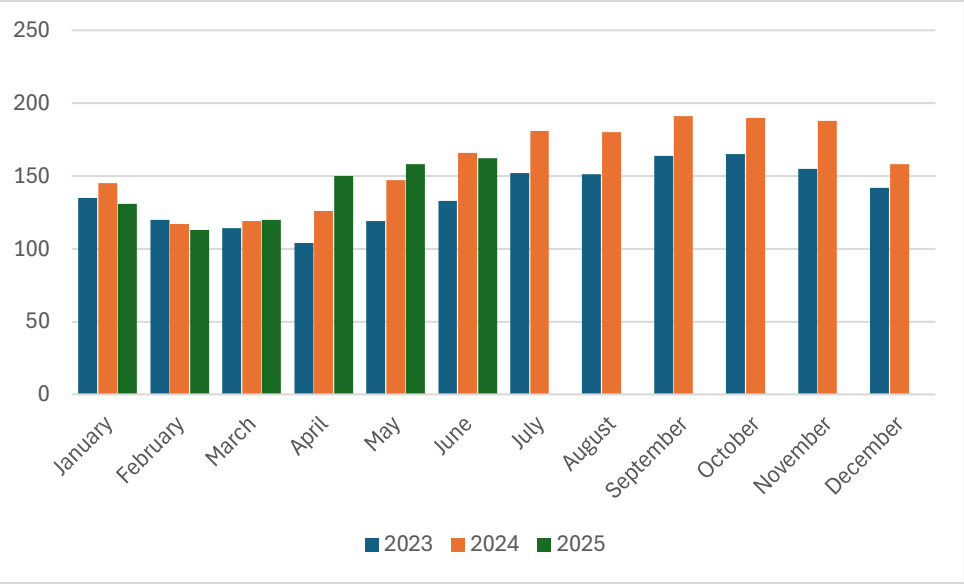
Monthly Inventory Trend



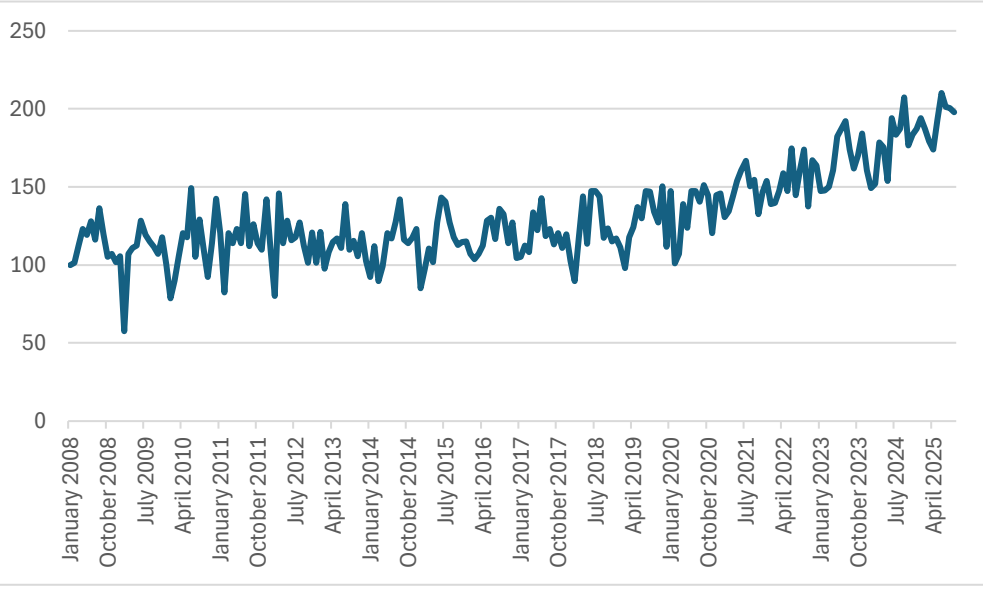
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Kankakee - All Properties

Summary of Recent Trends

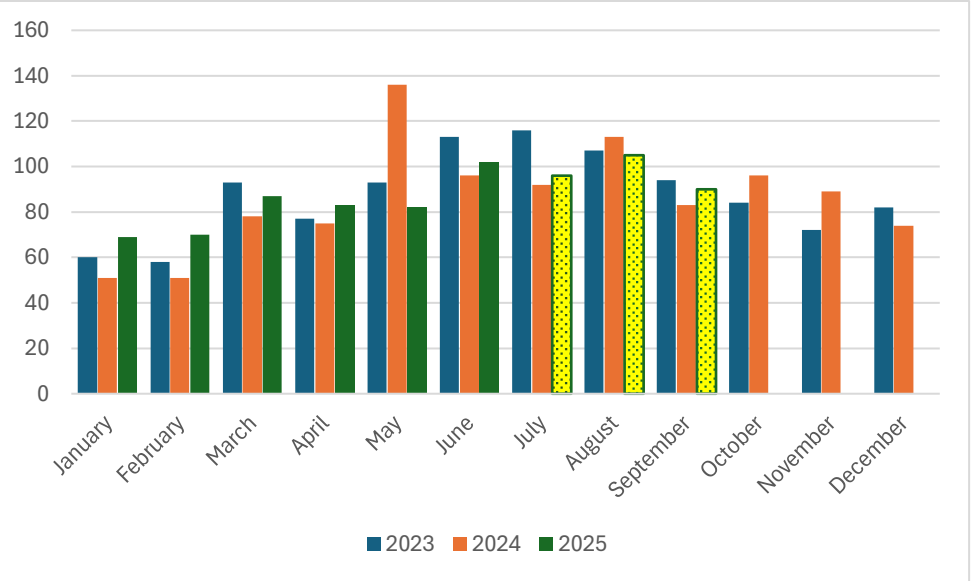
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	60	51	69		155	163	170		\$160,000	\$180,000	\$195,000	
February	58	51	70		140	162	181		\$164,250	\$197,000	\$190,000	
March	93	78	87		132	143	180		\$160,000	\$206,000	\$209,900	
April	77	75	83		129	138	189		\$170,000	\$222,500	\$204,500	
May	93	136	82		132	145	197		\$215,000	\$200,000	\$235,000	
June	113	96	102		128	149	196		\$212,000	\$228,213	\$227,000	
July	116	92	96		144	159			\$210,500	\$218,000	\$230,255	
August	107	113	105		150	190			\$210,000	\$192,750	\$227,620	
September	94	83	90		172	191			\$225,500	\$250,000	\$233,330	
October	84	96			175	222			\$207,500	\$212,000		
November	72	89			167	209			\$199,500	\$229,900		
December	82	74			160	182			\$186,250	\$203,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

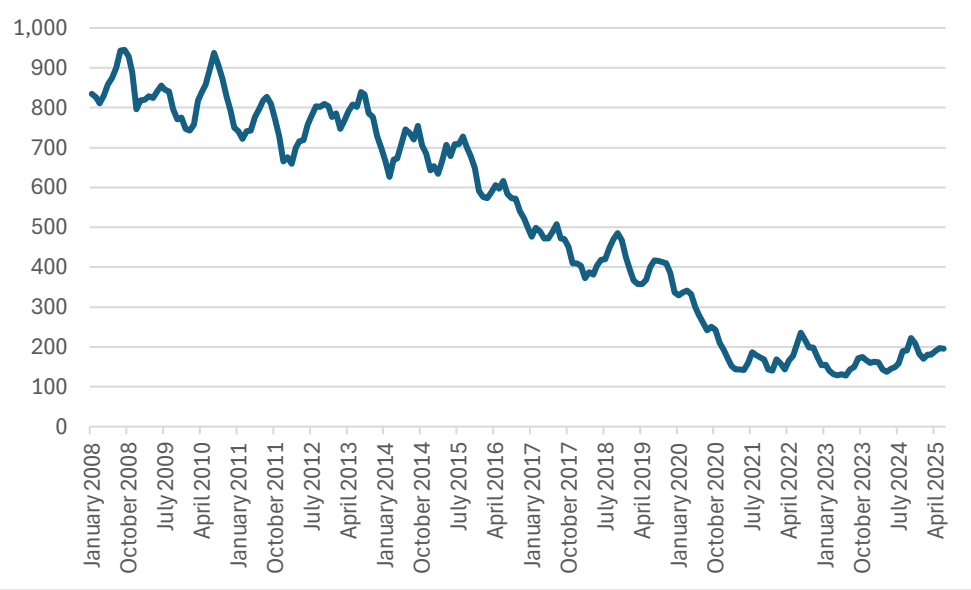
Monthly Closed Sales



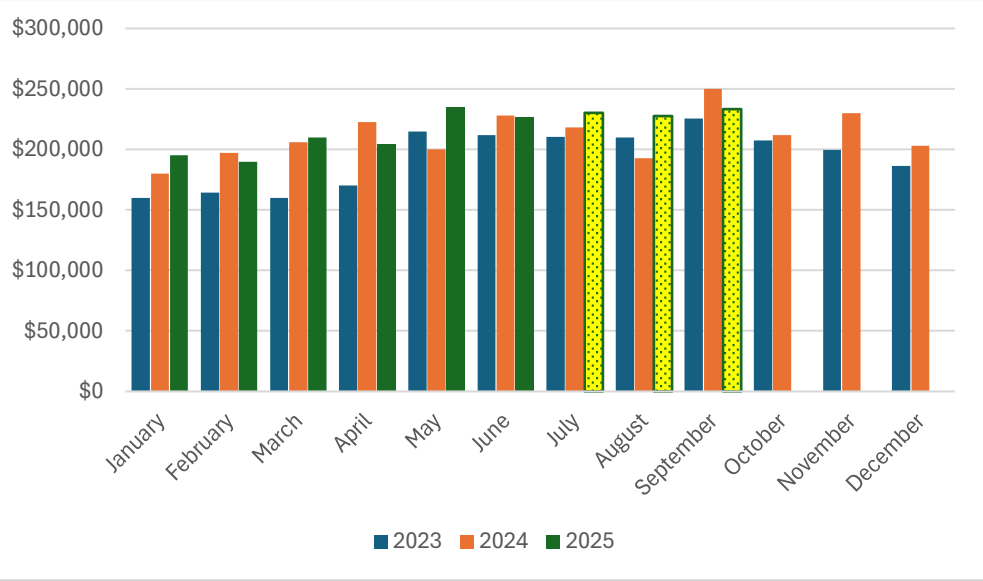
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

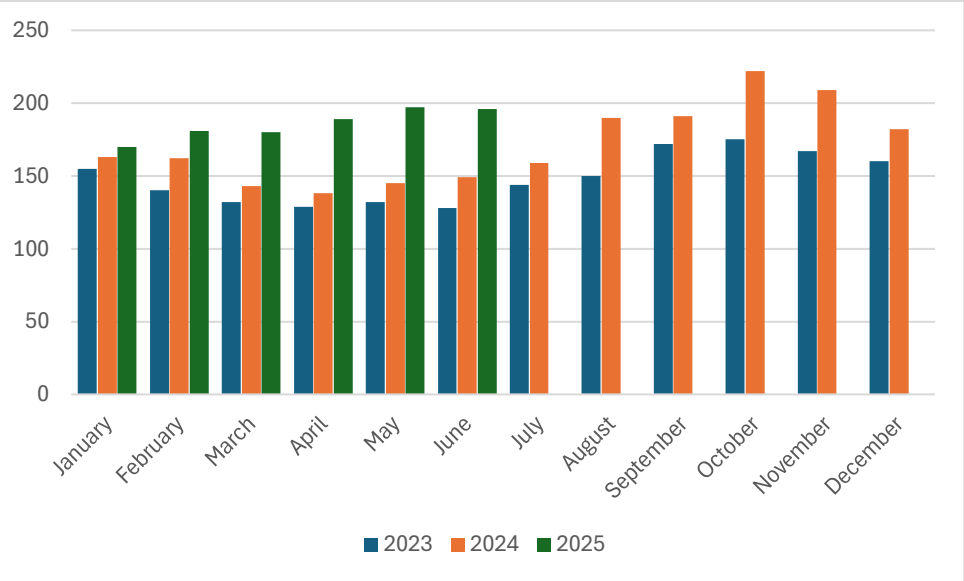
Monthly Inventory Trend



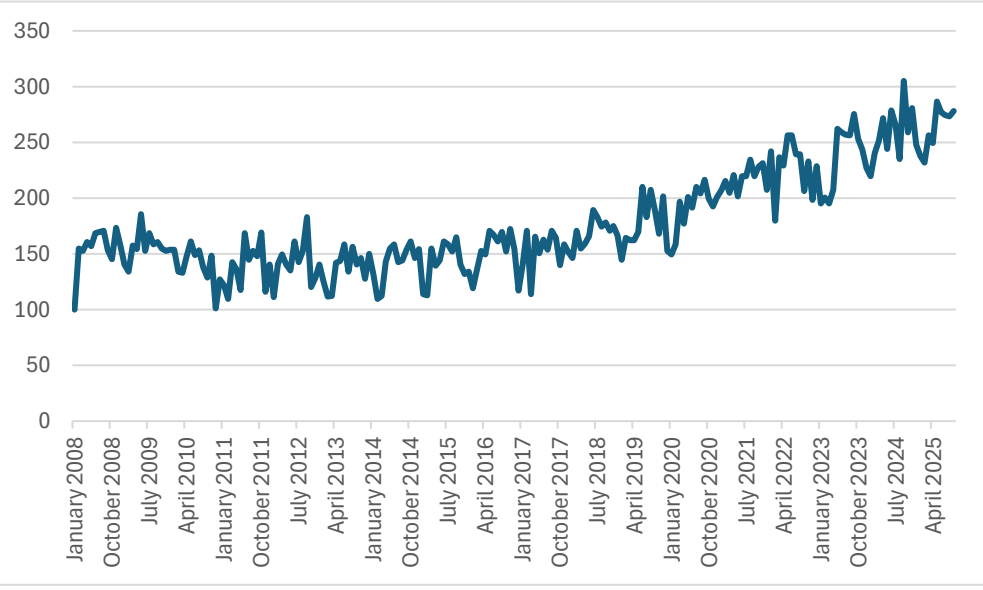
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

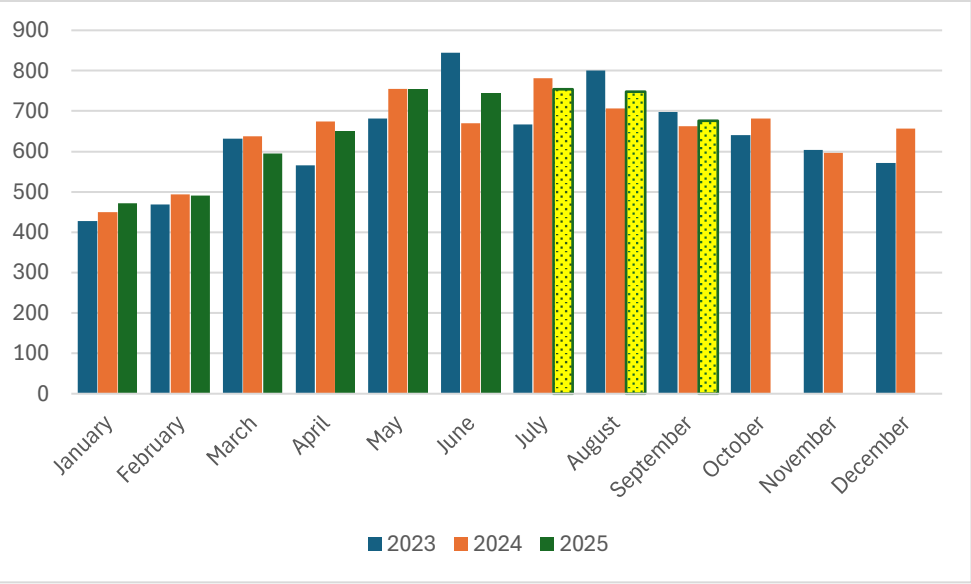
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	428	450	472		1,168	1,207	1,250		\$158,000	\$165,000	\$190,000		
February	469	494	491		1,076	1,153	1,218		\$155,000	\$180,000	\$190,000		
March	632	637	595		1,017	1,133	1,285		\$165,000	\$185,000	\$185,000		
April	566	674	651		1,018	1,152	1,425		\$180,000	\$185,000	\$195,000		
May	681	755	754		1,113	1,244	1,554		\$180,000	\$195,000	\$210,000		
June	844	670	745		1,159	1,300	1,670		\$214,000	\$223,750	\$225,000		
July	667	782	754		1,198	1,396			\$186,000	\$205,000	\$218,907		
August	801	706	748		1,295	1,407			\$185,750	\$195,250	\$212,040		
September	697	662	676		1,370	1,469			\$185,000	\$205,600	\$210,168		
October	641	681			1,433	1,548			\$186,000	\$210,000			
November	604	596			1,440	1,511			\$173,000	\$207,450			
December	571	656			1,263	1,332			\$180,000	\$185,000			

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

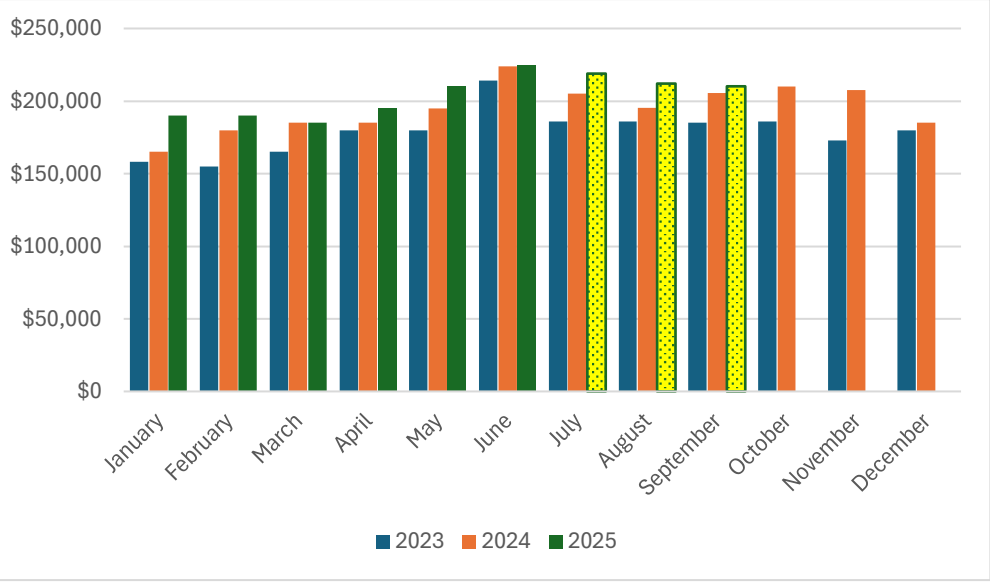
Short Term Trends

Monthly Closed Sales

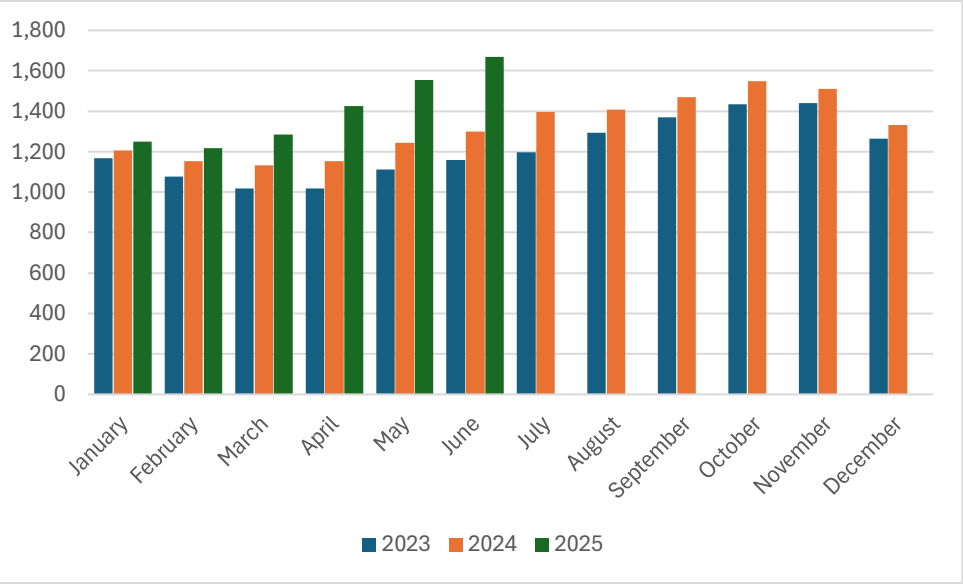


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

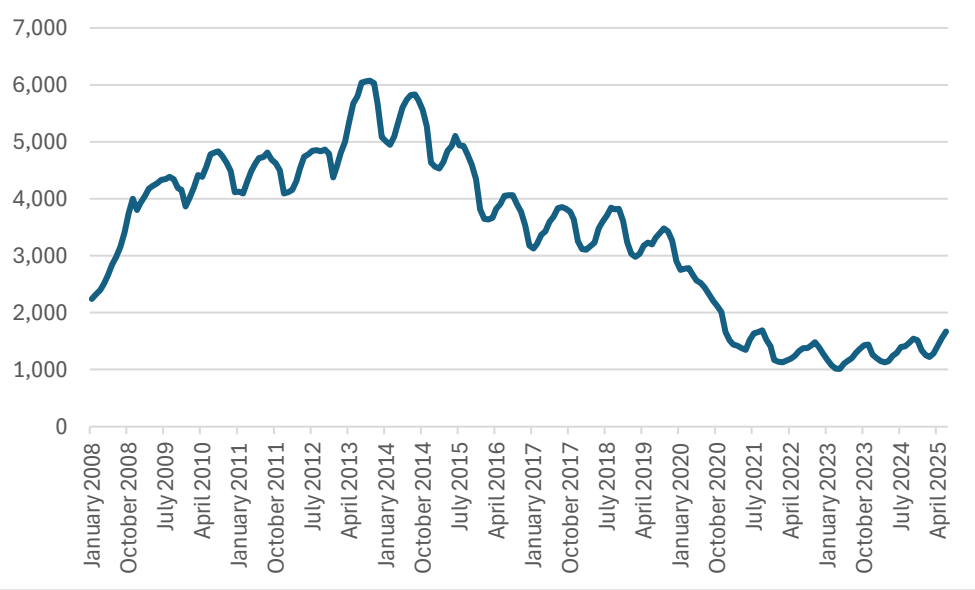


Monthly Inventory

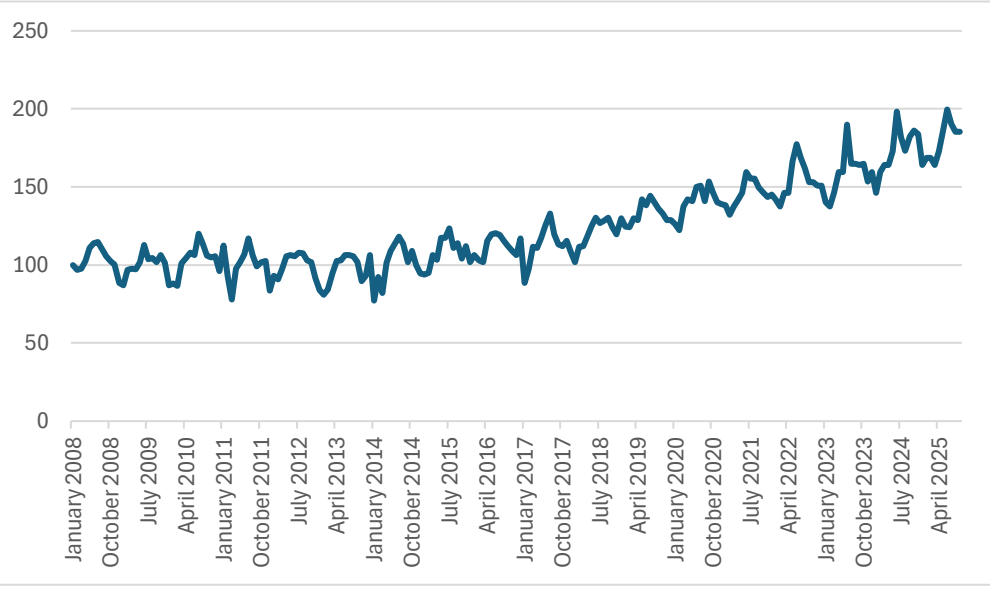


Long Term Trends

Monthly Inventory Trend






























Monthly House Price Index



Moline-Rock Island - All Properties

Summary of Recent Trends

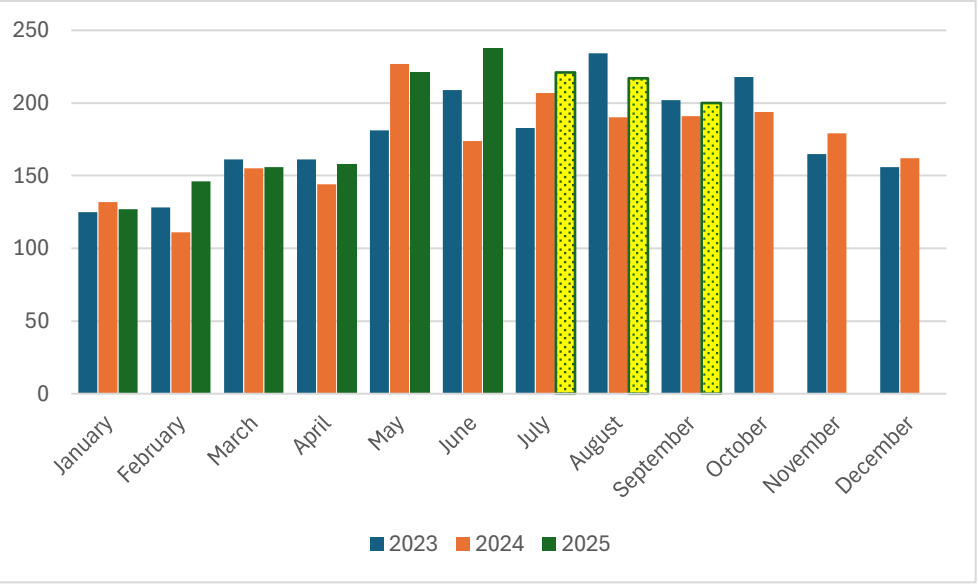
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	125	132	127		243	234	331		\$132,000	\$147,000	\$159,000	
February	128	111	146		228	222	301		\$123,000	\$150,000	\$145,500	
March	161	155	156		230	200	290		\$121,300	\$147,000	\$147,950	
April	161	144	158		230	219	268		\$149,000	\$137,000	\$151,800	
May	181	227	221		230	242	283		\$155,000	\$140,000	\$166,000	
June	209	174	238		254	250	301		\$142,557	\$155,000	\$169,900	
July	183	207	221		245	291			\$169,250	\$165,700	\$172,085	
August	234	190	217		261	353			\$146,000	\$158,000	\$167,642	
September	202	191	200		257	372			\$155,000	\$155,000	\$164,808	
October	218	194			252	423			\$149,950	\$144,500		
November	165	179			269	395			\$135,000	\$161,000		
December	156	162			240	360			\$145,000	\$140,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

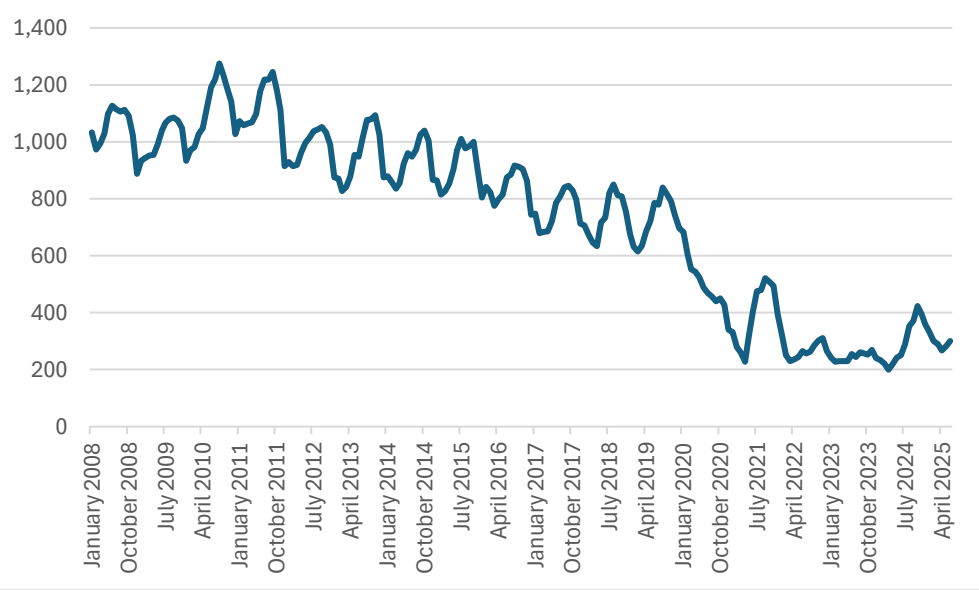
Monthly Closed Sales



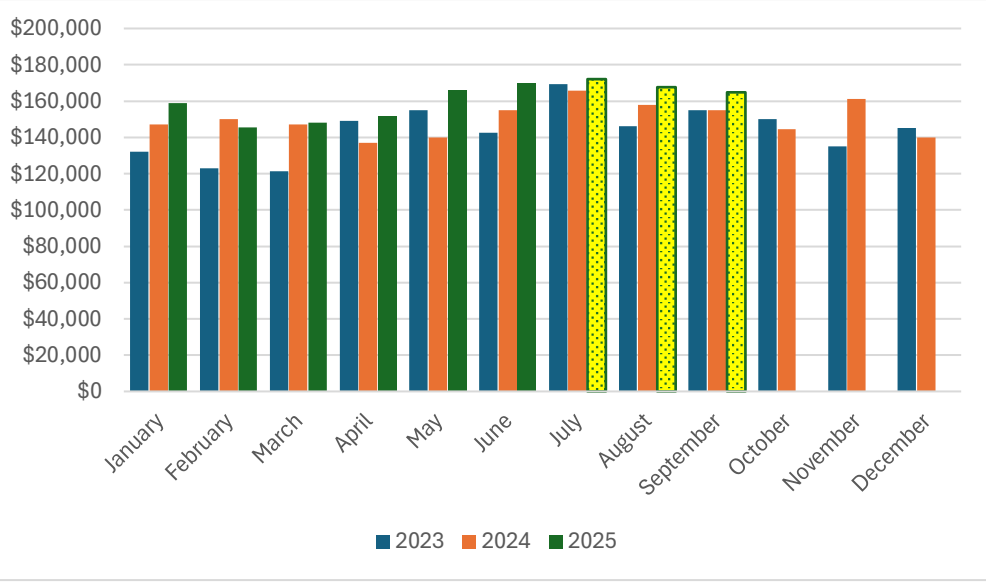
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

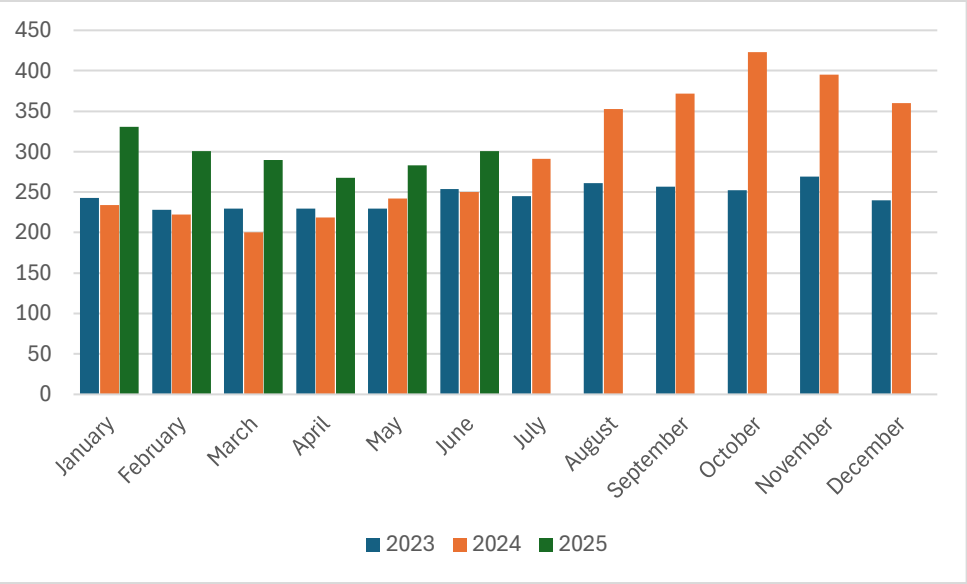
Monthly Inventory Trend



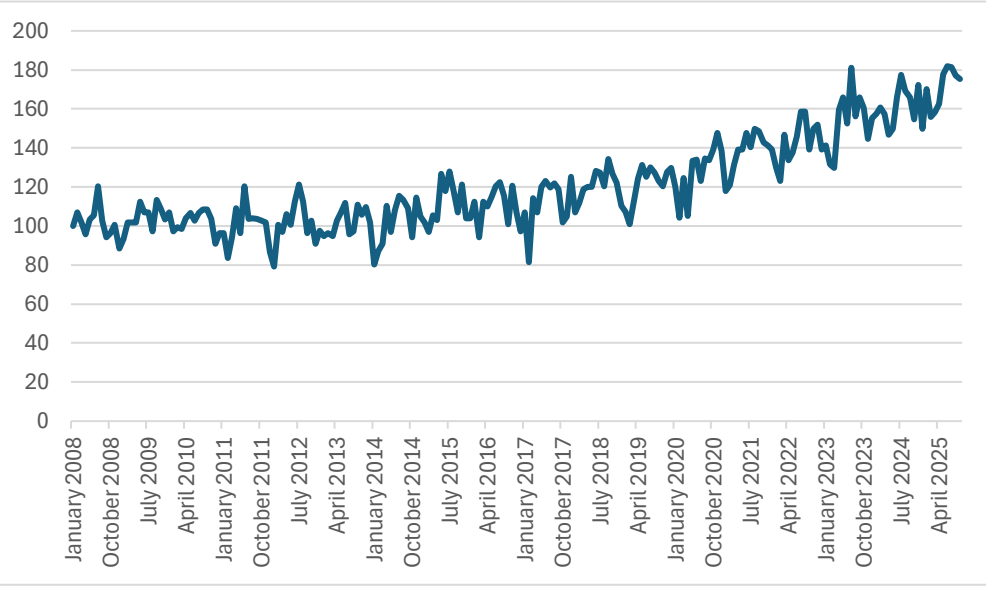
Monthly Median Sales Price






























Monthly Inventory



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

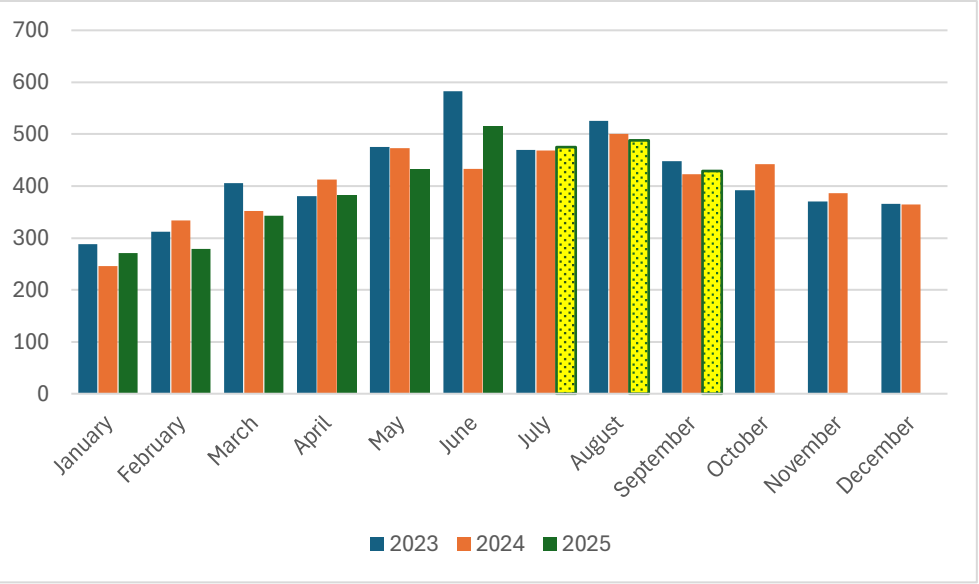
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	288	246	271		483	445	524		\$128,000	\$135,000	\$153,100	
February	312	334	279		421	440	490		\$129,900	\$98,500	\$154,500	
March	406	352	343		386	432	441		\$130,000	\$143,000	\$153,000	
April	380	412	382		401	415	468		\$140,000	\$155,000	\$162,250	
May	475	473	433		433	461	469		\$158,750	\$170,000	\$180,500	
June	583	433	515		442	489	475		\$175,000	\$185,000	\$185,900	
July	470	469	475		398	570			\$160,000	\$185,000	\$182,413	
August	525	500	488		469	619			\$150,000	\$181,250	\$178,100	
September	448	423	429		486	609			\$157,500	\$160,000	\$172,987	
October	392	442			550	610			\$144,450	\$175,000		
November	370	386			541	564			\$150,000	\$172,500		
December	366	365			469	572			\$155,000	\$172,750		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

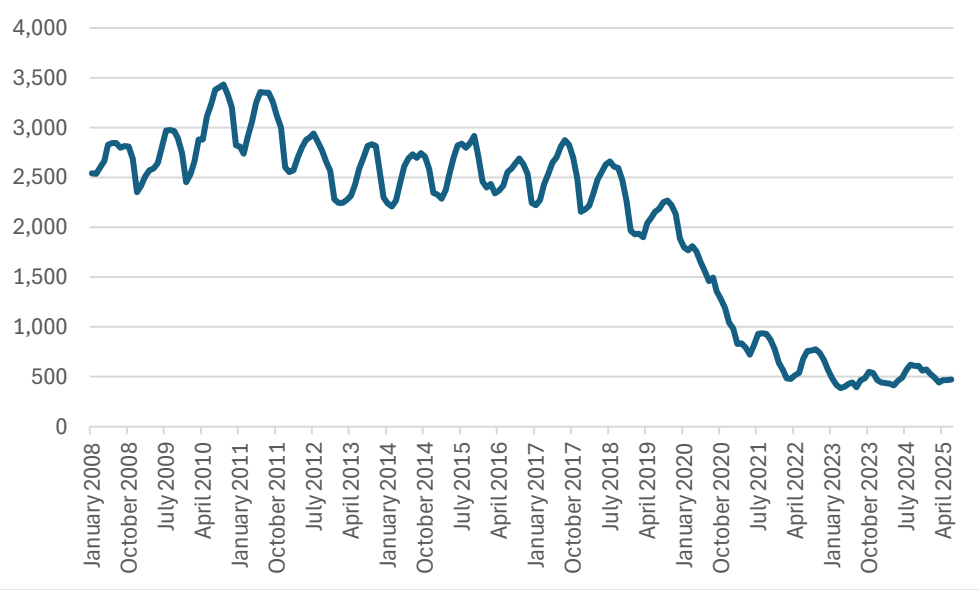
Monthly Closed Sales



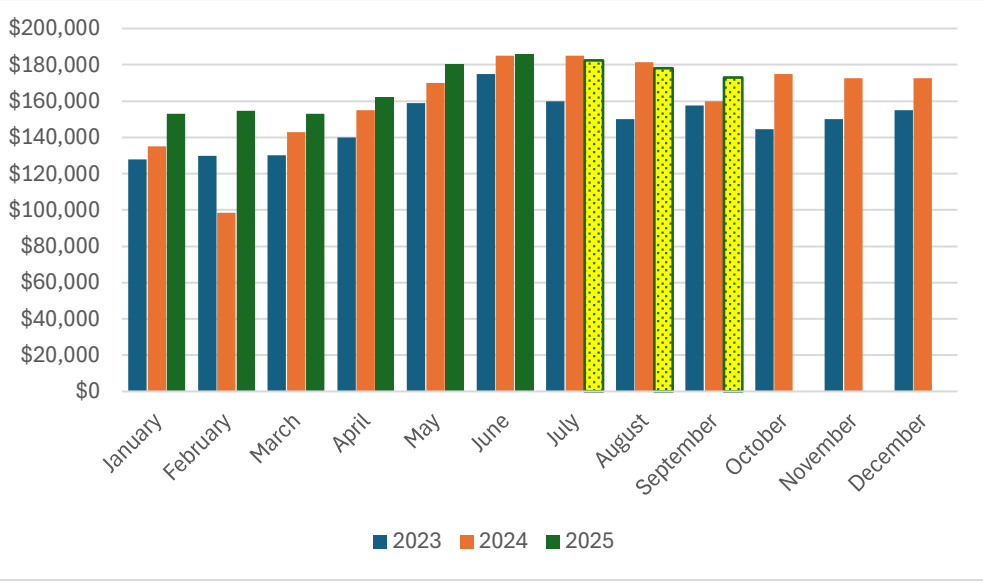
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

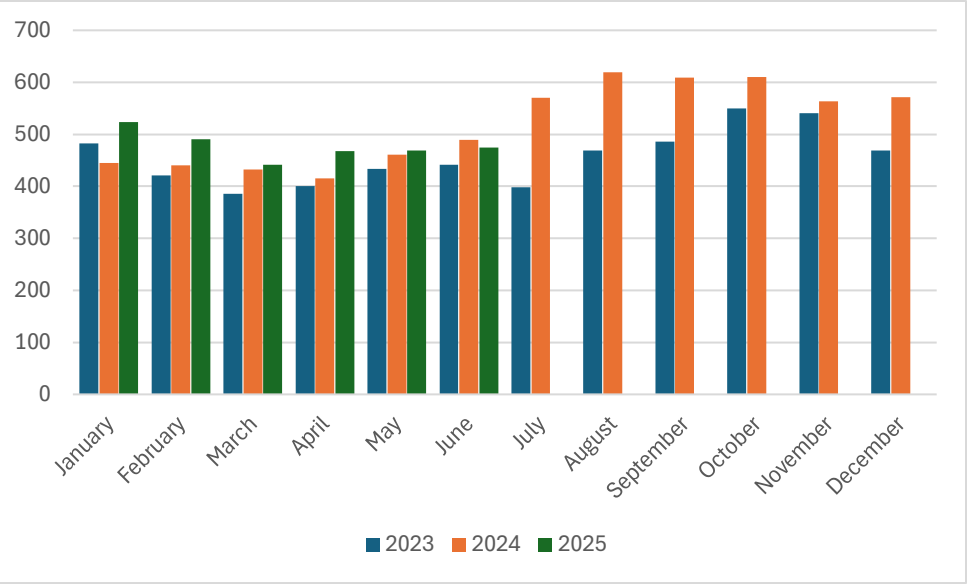
Monthly Inventory Trend



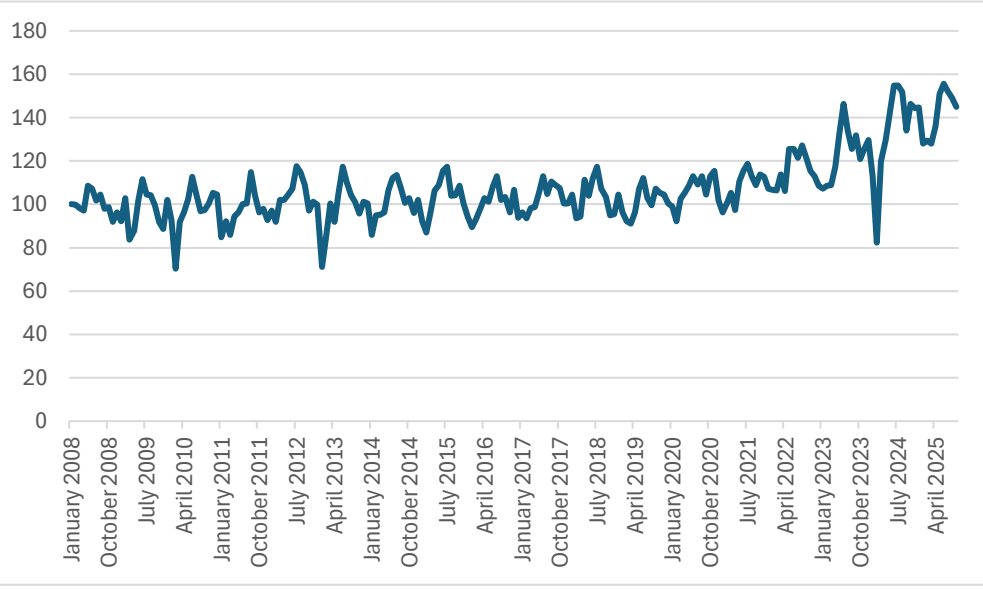
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

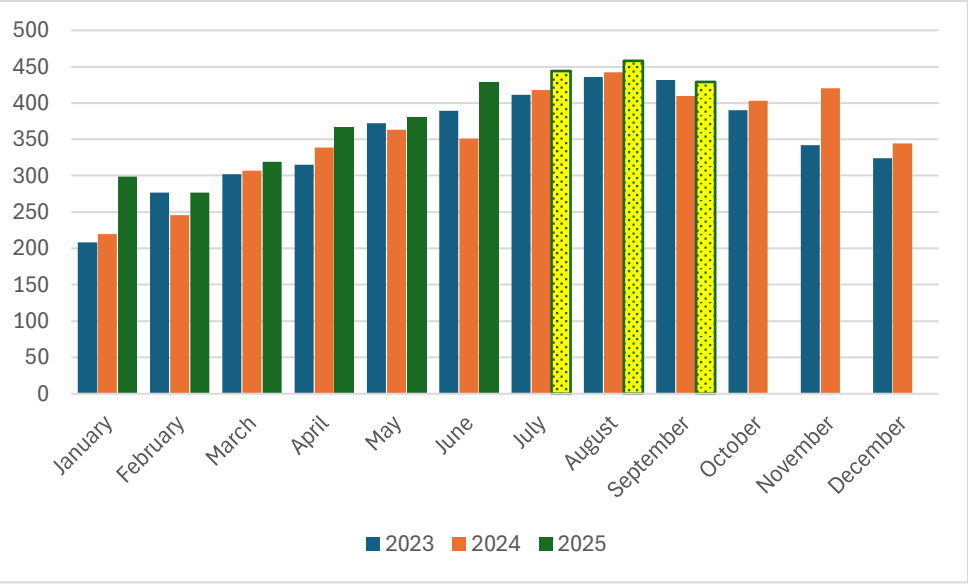
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	208	220	299		416	380	384		\$144,500	\$186,225	\$199,450	
February	277	246	277		340	357	312		\$153,000	\$170,000	\$197,250	
March	302	307	319		320	322	335		\$159,500	\$185,000	\$197,500	
April	315	339	366		292	313	365		\$160,000	\$199,900	\$205,500	
May	372	363	380		355	362	375		\$179,950	\$187,000	\$208,000	
June	389	351	429		390	414	394		\$180,000	\$204,000	\$211,325	
July	411	418	444		429	450			\$179,000	\$204,950	\$215,453	
August	436	442	458		455	508			\$180,000	\$200,000	\$215,655	
September	432	410	429		457	558			\$184,200	\$200,500	\$208,950	
October	390	403			493	607			\$175,000	\$192,000		
November	342	420			502	563			\$180,000	\$195,000		
December	324	344			463	465			\$165,000	\$193,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

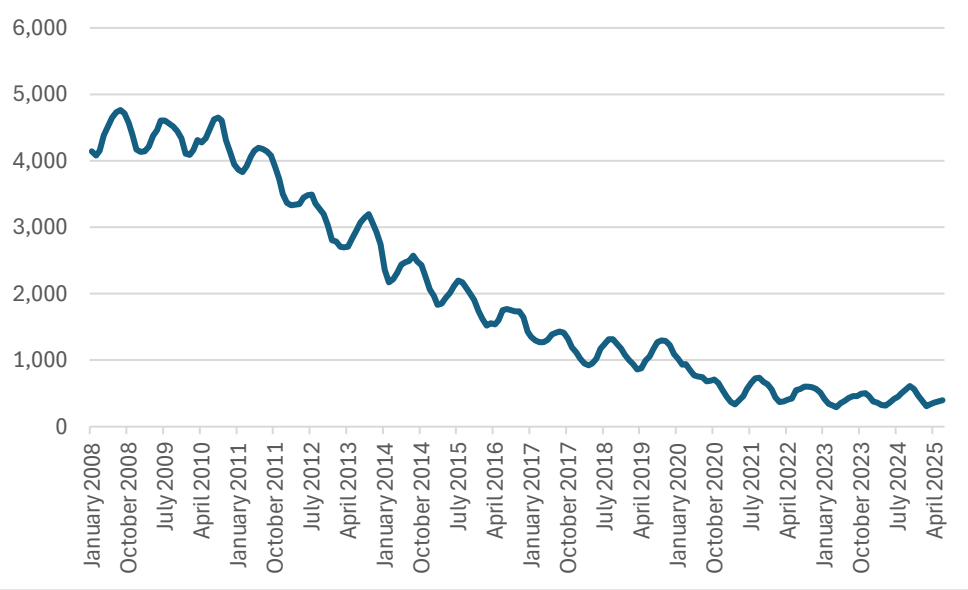
Monthly Closed Sales



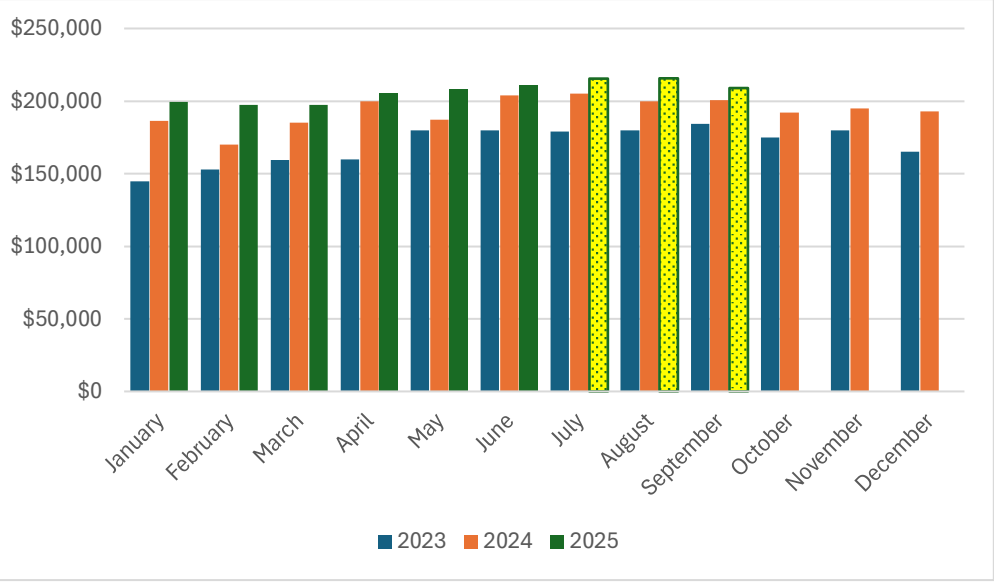
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

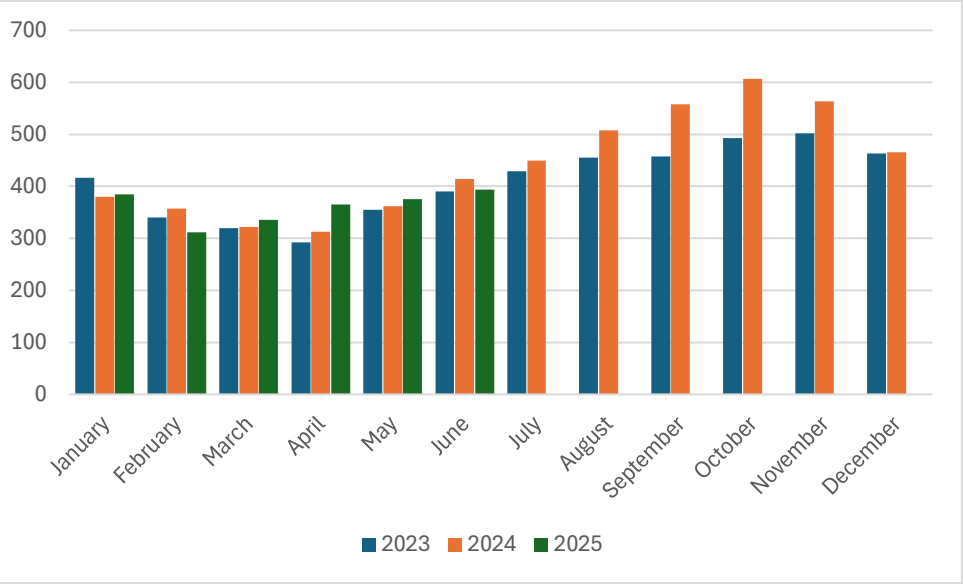
Monthly Inventory Trend



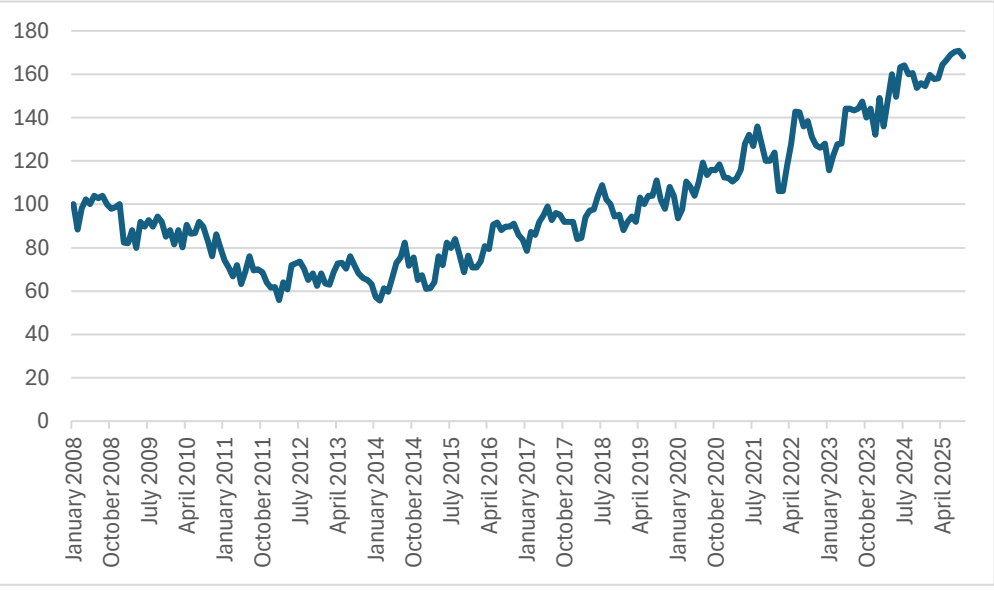
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

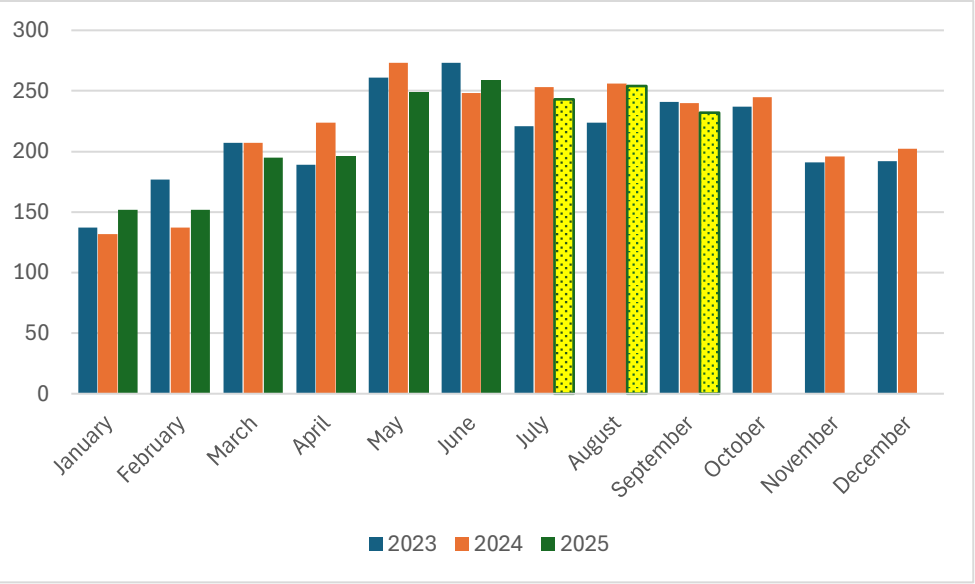
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	137	132	152		207	207	228		\$145,500	\$185,000	\$188,500	
February	177	137	152		164	197	185		\$140,000	\$155,000	\$150,000	
March	207	207	195		188	220	197		\$164,900	\$155,750	\$186,500	
April	189	224	196		162	230	206		\$162,000	\$180,000	\$210,000	
May	261	273	249		166	211	210		\$154,900	\$188,000	\$212,500	
June	273	248	259		176	224	221		\$180,000	\$195,000	\$211,000	
July	221	253	243		195	243			\$181,000	\$185,000	\$204,309	
August	224	256	254		205	261			\$161,500	\$195,753	\$205,064	
September	241	240	232		202	263			\$176,000	\$198,950	\$204,499	
October	237	245			226	267			\$169,900	\$194,000		
November	191	196			209	277			\$170,000	\$179,450		
December	192	202			189	265			\$169,900	\$174,950		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

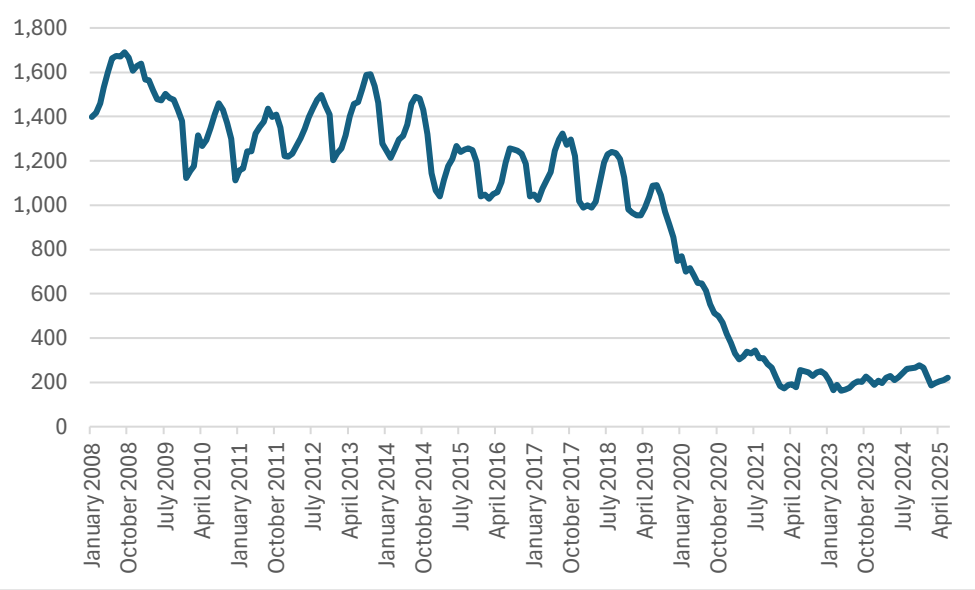
Monthly Closed Sales



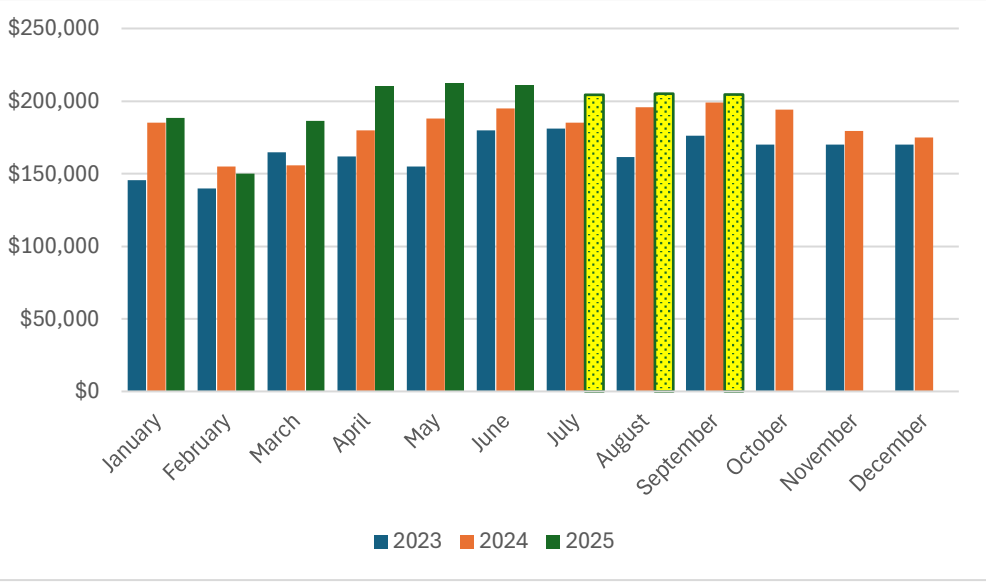
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

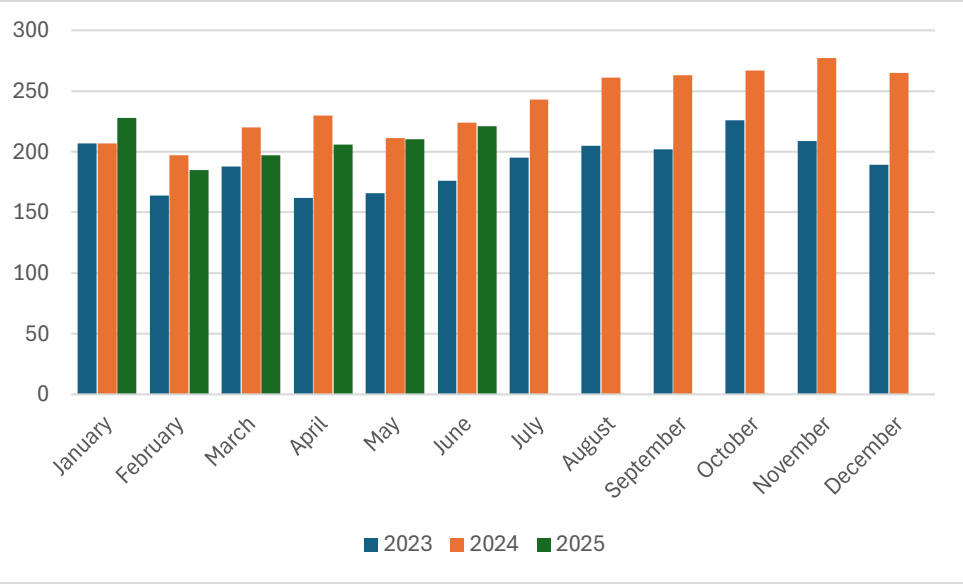
Monthly Inventory Trend



Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index

