INSTITUTE FOR HOUSING STUDIES at DePaul University

ILLINOIS HOUSING MARKET forecast

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Illinois Housing Market Forecast
November 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 October 2025 for the State of Illinois, the Chicago Metro Area, and the City of Chicago. For each geographic area, this report summarizes total closed sales activity for single-family homes, condominiums, and townhomes and then summarizes a set of key housing market indicators to highlight recent trends and current conditions for closed single-family property sales activity, median sales prices, time on market, inventory, and homebuyer affordability. For the Chicago Metro Area and City of Chicago, the report also includes data on recent foreclosure activity. 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. Additionally, the report includes supplemental tables and charts summarizing recent and longer-term trends to provide additional context on housing market activity.

The October 2025 data highlight the continuation of recent trends where a still-limited supply of for-sale housing (as indicated by persistently low inventories) and competitive real estate markets (as indicated by short time on market) are leading to continued rising prices in Illinois, the Chicago region, and the City of Chicago. Mortgage rates have dropped slightly throughout the summer but remain above 6 percent. In October, closed sales activity statewide and in the Chicago region was modestly higher than the previous year. Sales prices statewide and in the Chicago region were also higher than they were a year ago. In the coming months, levels of single-family sales activity statewide and in the Chicago region are expected to follow seasonal trends and drop steeply, with slightly less anticipated sales activity than during the same period a year earlier. Home prices statewide and in the Chicago region are expected to be above the previous year's prices through January 2026.

State of Illinois

- **Recent trends –** In October 2025, there were 11,665 closed sales of single-family homes, townhomes, and condominiums in Illinois. October prices for single-family homes in Illinois were 5.7 percent higher than in the same month in 2024. Single-family closed sales activity was 3.0 percent higher than levels in October 2024. The inventory of for-sale single-family homes fell 2.1 percent compared to the previous October, remaining near historic lows. The average number of days on the market for a single-family home grew by 1 day from the previous October. Affordability conditions for single-family homebuying were lower than they were a year ago.

- **Three-month outlook –** IHS's three-month housing market forecast indicates that closed sales activity levels will follow seasonal trends, dropping almost 40 percent between October and January. Total sales during the three-month period from November to January are expected to be 1.6 percent lower than during the same period a year earlier. Single-family house prices are estimated to decrease 1.5 percent between October and January. In this projection, statewide prices in January 2026 will be almost 8 percent higher than they were in January 2025.

Chicago Metropolitan Area

- **Recent trends –** In October 2025, there were 7,690 closed sales of single-family homes, townhomes, and condominiums in the Chicago Metro Area. Prices for single-family homes in the Chicago Metro Area increased by 7.1 percent between October 2024 and 2025. The number of closed single-family home sales in the Chicago area increased 2.7 percent from the previous October. The inventory of for-sale single-family homes fell almost 6 percent since the previous October. The average time spent on the market grew by 1 day compared to October 2024. Affordability conditions for single-family homebuying in the Chicago area were below last year's levels.

- **Three-month outlook –** IHS's three-month housing market forecast indicates that the level of closed sales activity for single-family homes will follow seasonal trends and decline 38.7 percent between October and January. Total sales throughout November, December, and January are estimated to be about 1 percent lower than during the same period one year earlier. Prices of single-family homes in the Chicago metropolitan area are projected to decline 2.3 percent between October and January. This scenario would reflect a price increase of 7.0 percent between January 2025 and 2026.

City of Chicago
Single-Family Homes

- **Recent trends –** In October 2025, there were 1,782 closed sales of single-family homes, townhomes, and condominiums in the City of Chicago. Prices for single-family homes in the City of Chicago were up 7.8 percent from October 2024. The number of closed single-family sales in Chicago fell by about 1 percent compared to the previous October. The inventory of for-sale homes declined by 22.3 percent compared to October 2024, while the time on market fell by 1 day. Affordability conditions for single-family homebuyers in Chicago were lower than the previous October.

- **Three-month outlook –** IHS's three-month housing market forecast indicates that the level of closed sales activity will follow seasonal trends and decrease 33.7 percent between October and January. Total sales throughout the three-month period from November to January are estimated to be 1.4 percent lower than during the same period one year earlier. Single-family house prices in the City of Chicago are expected to decrease by about 3.0 percent between October and January. In this scenario, prices in January 2026 would be 9.6 percent higher than in January 2025.

City of Chicago
Condominiums and Townhomes

- **Recent trends –** Prices for condos and townhomes in the City of Chicago increased 5.8 percent between October 2024 and 2025. The number of closed condo sales in Chicago increased by about 4.6 percent compared to the previous October. The inventory of for-sale condos declined by about 22 percent compared to October 2024. The number of days on market fell by 2 days compared to the previous year.

- **Three-month outlook –** IHS's three-month housing market forecast indicates that the level of closed condominium sales activity will follow seasonal trends and decrease by about 30 percent between October and January. Total condominium sales activity in Chicago between November and January will be about 0.7 percent less than activity in the same period a year earlier. Condo prices are projected to decrease by 0.5 percent between October and January. These projected January 2026 prices would be about 0.4 percent higher than prices in January 2025.

Conditions Affecting Homebuying

The housing market has remained complex during 2025 thanks to a variety of high-level factors. The rate of inflation rose slightly in September as tariff-related price hikes began to appear. However, the Federal Reserve cut interest rates in September and October amid falling hiring numbers. National jobs data for September and October are still unavailable due to the government shutdown, but the Chicago Federal Reserve estimates that the national unemployment rate continued climbing in October. Illinois unemployment data is similarly unavailable; the most recent data shows that unemployment fell between July and August, landing 0.6 percent below last year's rate and 0.1 percent higher than the national rate. In early November, the consumer sentiment index dropped to the lowest level in over three years due to consumer concerns about the impact of the government shutdown. Foreclosure activity levels were slightly above the previous year in both the City of Chicago and the Chicago metropolitan area, and nationwide foreclosure activity was higher than last year. Overall, Chicago area foreclosure activity remains below pre-pandemic levels.[1]

These indicators highlight ongoing challenges and opportunities in the current homebuying market. Mortgage interest rates fell throughout the year, remaining above 6 percent. Inventories of for-sale homes have continued increasing nationally. In response, house prices have fallen in several metro areas. Despite these drops, home prices are still near record highs, with the Case Shiller Home Price Index still indicating year-over-year growth. Nationally, homebuying sentiment was stable in September, with the majority of households still saying that it's a bad time to buy. In October 2025, Illinois single-family inventories continue to show year-over-year declines, and the state continues to have among the weakest recoveries to pre-pandemic inventory levels. The ongoing statewide inventory shortage suggests that the market will remain highly competitive and challenging for homebuyers during the near future. Continued economic uncertainty and interest rate instability make it difficult to predict how homebuyers will react to these trends.

[1] For Chicago area data on foreclosure activity, see the Appendix

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. The Chicago Metro Area includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties.

INSTITUTE FOR HOUSING STUDIES at DePaul University

Data Appendix

Illinois - Single Family Homes
Summary of Recent Trends

	Closed Sales					Days on Market			
	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	5,093	5,169	5,529	5,244		41	36	39	
February	5,592	5,495	5,598			44	40	41	
March	8,064	7,190	6,854			41	37	40	
April	7,657	8,145	8,075			34	31	33	
May	9,246	9,448	9,157			30	27	28	
June	10,843	9,122	10,149			25	24	24	
July	9,019	9,715	9,800			23	23	24	
August	10,057	9,401	9,299			24	25	25	
September	8,528	8,076	8,364			26	26	28	
October	8,062	8,366	8,619			27	28	29	
November	7,180	7,493	7,430			28	29		
December	6,970	7,378	7,398			31	33		

	Inventory				Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	2026	Monthly YoY Trend
January	14,696	12,831	14,032		$230,000	$255,000	$280,000	$301,913	
February	13,560	12,739	13,792		$235,000	$260,000	$280,000		
March	13,231	12,342	13,559		$256,950	$281,000	$290,000		
April	12,925	12,883	14,218		$275,000	$290,000	$310,000		
May	13,350	14,169	15,519		$280,000	$305,000	$320,000		
June	14,140	14,867	16,287		$300,000	$325,000	$330,950		
July	14,488	15,828	17,188		$290,000	$318,000	$326,900		
August	15,153	16,718	17,358		$285,000	$300,000	$325,000		
September	15,766	17,216	17,594		$273,000	$295,000	$305,000		
October	15,882	17,710	17,338		$265,000	$290,000	$306,495		
November	15,632	16,703			$265,000	$285,000	$303,288		
December	13,477	14,560			$255,000	$285,700	$300,693		

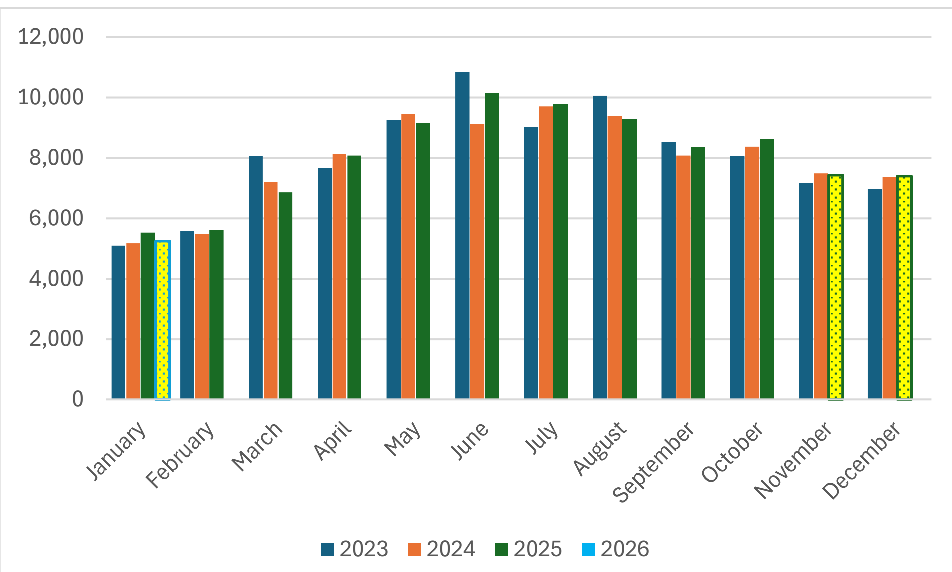
	Affordability			
	2023	2024	2025	Monthly YoY Trend
January	171	147	131	
February	162	141	133	
March	151	132	130	
April	139	124	120	
May	135	120	115	
June	125	114	113	
July	128	117	114	
August	126	129	117	
September	130	134	127	
October	129	131	128	
November	135	130		
December	148	129		

IHS Three Month Outlook

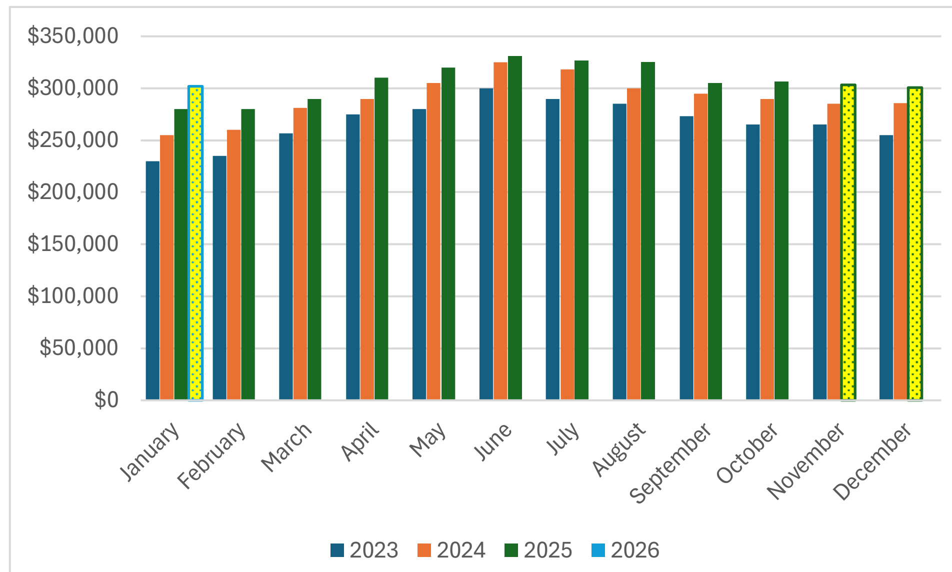
Sources: ShowingTime Data and IHS Housing Market Forecast

Illinois Short Term Trends - Single Family

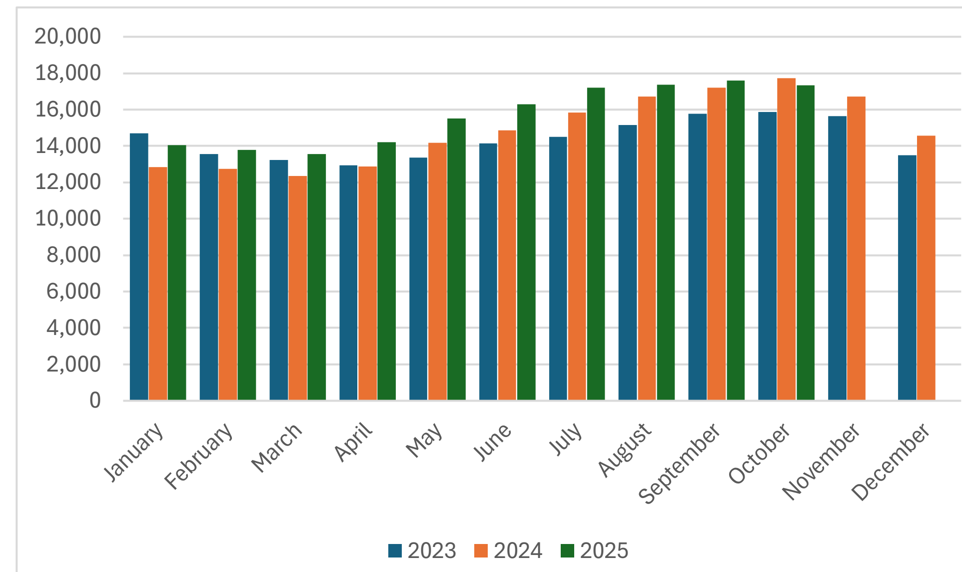
Monthly Closed Sales



Monthly Median Sales Price



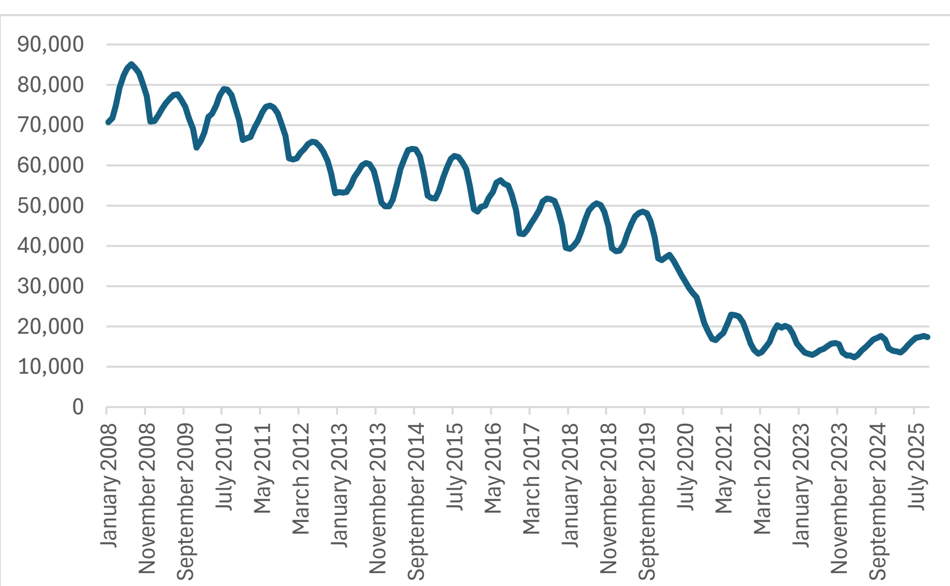
Monthly Inventory



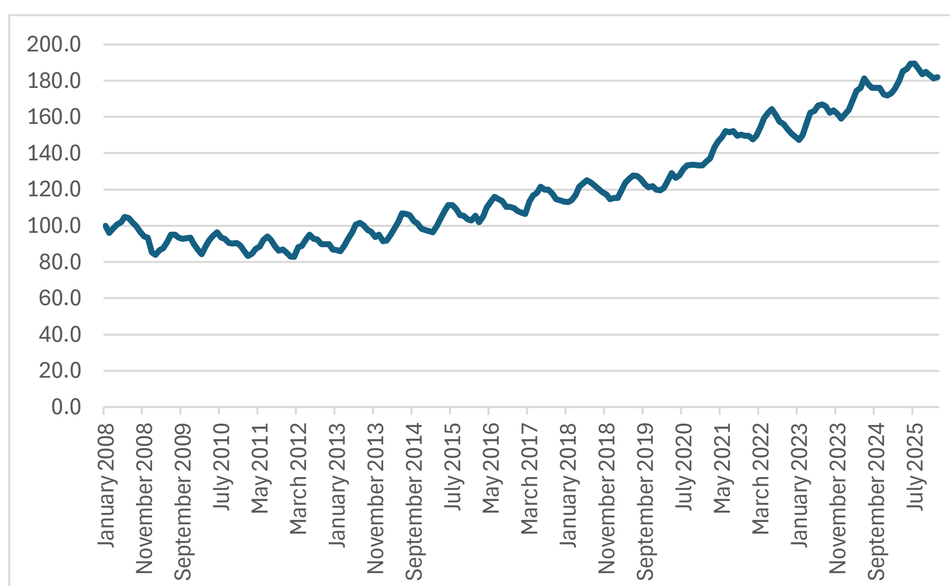
Yellow columns are projections from the IHS Three Month Outlook.

Illinois Long Term Trends - Single Family

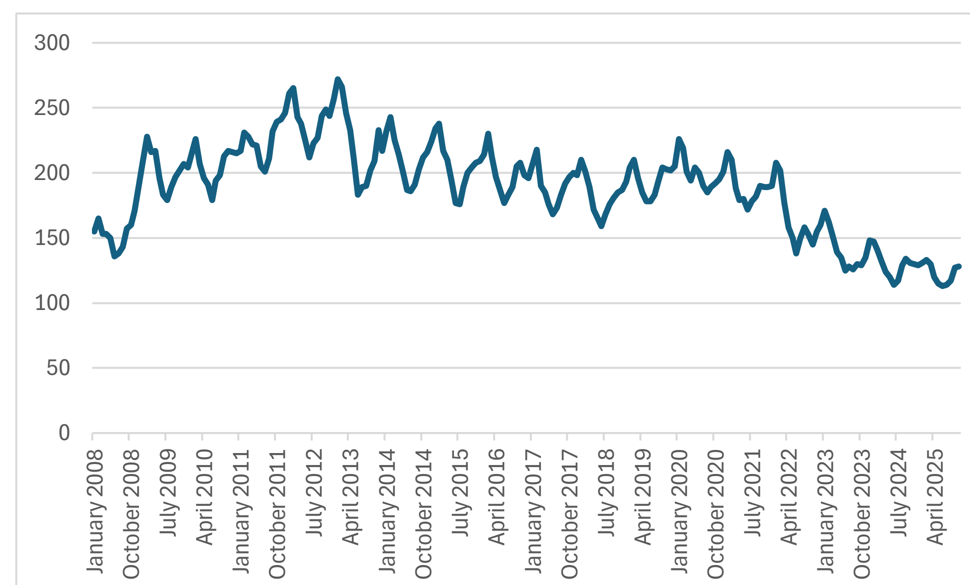
Illinois Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



Chicago Metro - Single Family Homes
Summary of Recent Trends

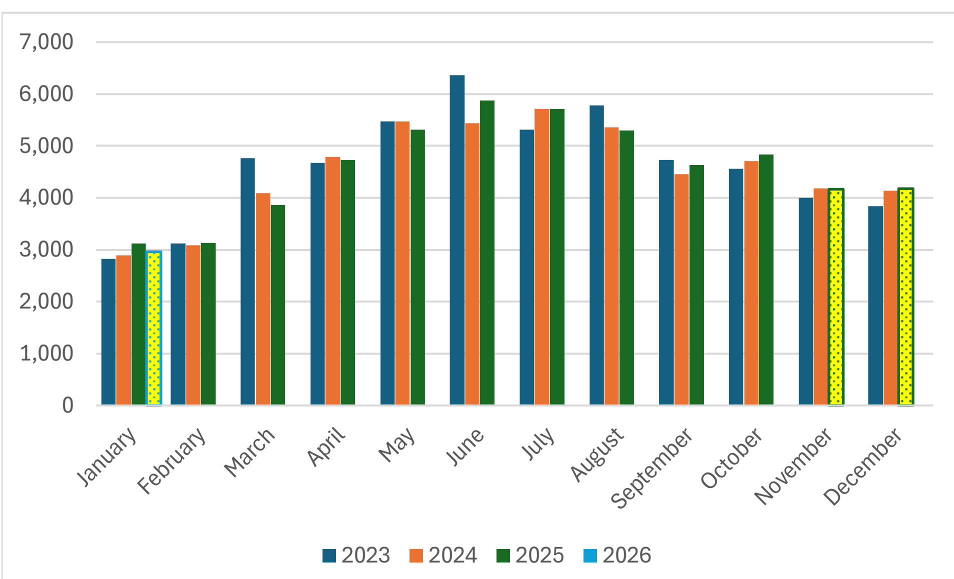
	Closed Sales					Days on Market				Inventory				Median Sales Price					Affordability			
	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	2,822	2,897	3,122	2,961		37	34	35		8,651	6,894	7,634		$313,400	$340,000	$369,900	$395,794		134	118	106	
February	3,118	3,087	3,136			41	37	35		7,964	6,948	7,635		$315,000	$350,000	$375,000			129	112	106	
March	4,768	4,092	3,862			37	32	34		7,698	6,614	7,362		$336,000	$374,900	$395,000			123	106	102	
April	4,678	4,789	4,736			31	26	28		7,486	7,003	7,929		$350,000	$386,000	$409,945			117	100	97	
May	5,469	5,472	5,318			26	22	23		7,585	7,884	8,926		$367,200	$395,000	$420,000			110	99	94	
June	6,366	5,443	5,876			21	20	19		8,210	8,260	9,325		$385,000	$419,945	$430,000			104	94	93	
July	5,311	5,714	5,707			21	20	21		8,416	8,779	9,804		$370,000	$407,500	$420,000			107	98	95	
August	5,775	5,358	5,297			21	20	21		8,725	9,375	9,666		$375,000	$400,000	$420,000			102	103	97	
September	4,734	4,455	4,627			23	22	25		9,090	9,694	9,640		$360,000	$385,000	$399,900			106	110	104	
October	4,557	4,707	4,834			24	24	25		9,036	9,880	9,295		$350,000	$378,000	$405,000			105	107	103	
November	4,005	4,177	4,165			25	25			8,808	9,068			$353,050	$380,000	$402,434			108	104		
December	3,838	4,133	4,177			28	29			7,370	7,683			$335,000	$379,000	$398,665			120	104		

IHS Three Month Outlook

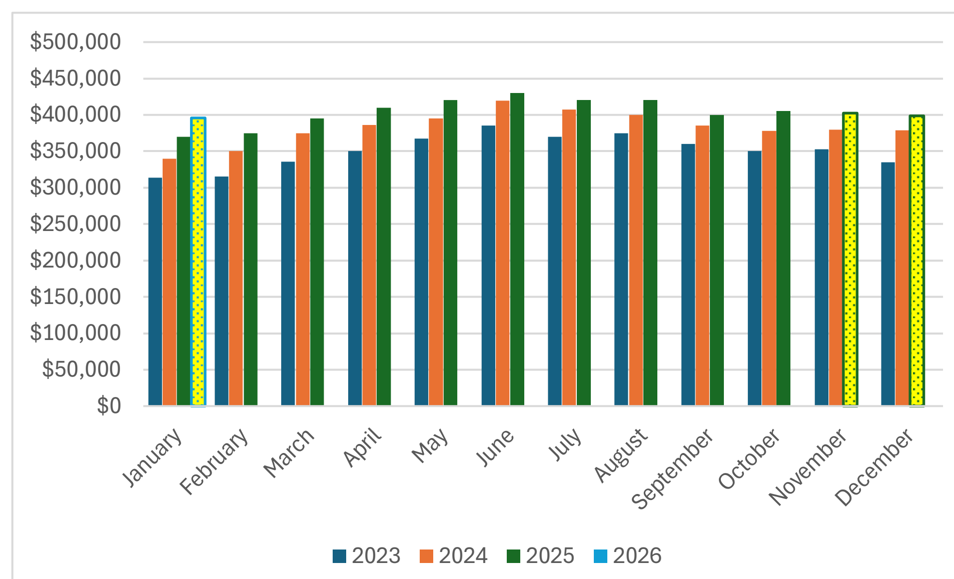
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

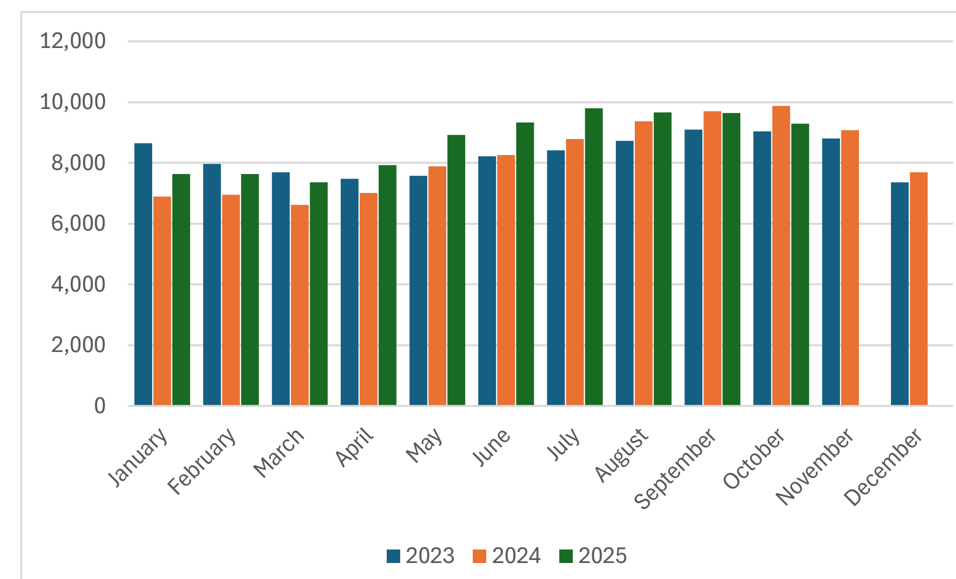
Monthly Closed Sales



Monthly Median Sales Price



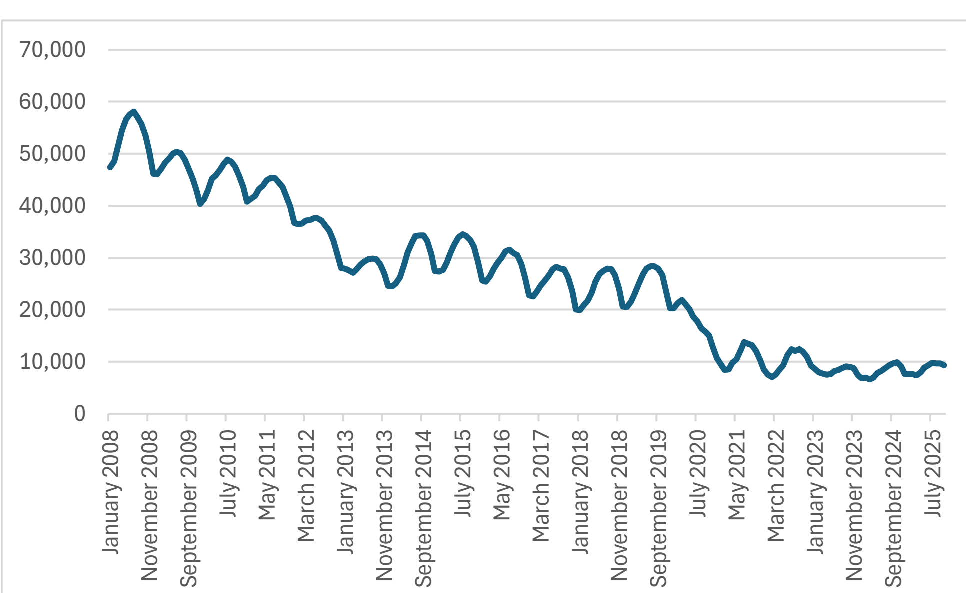
Monthly Inventory



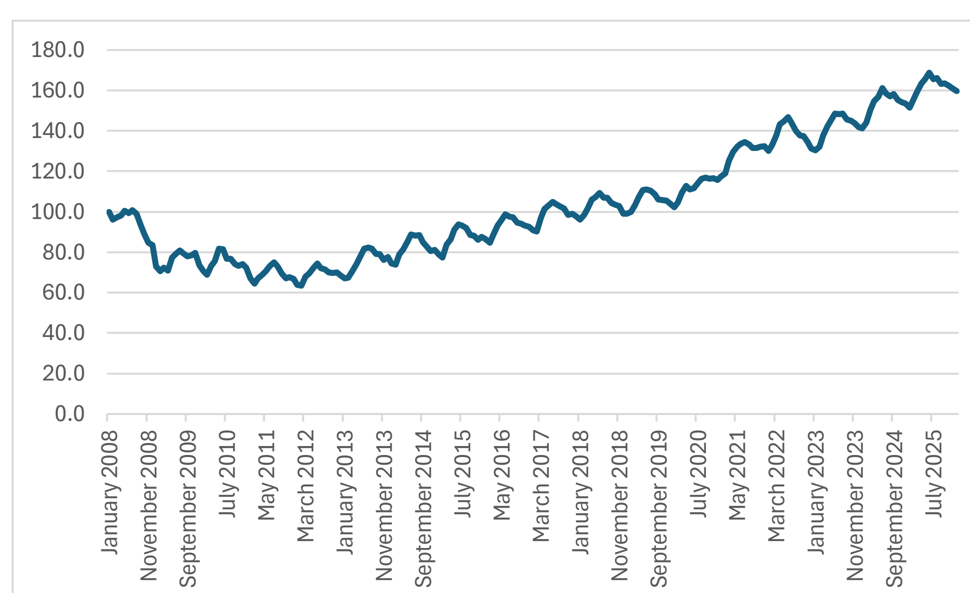
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

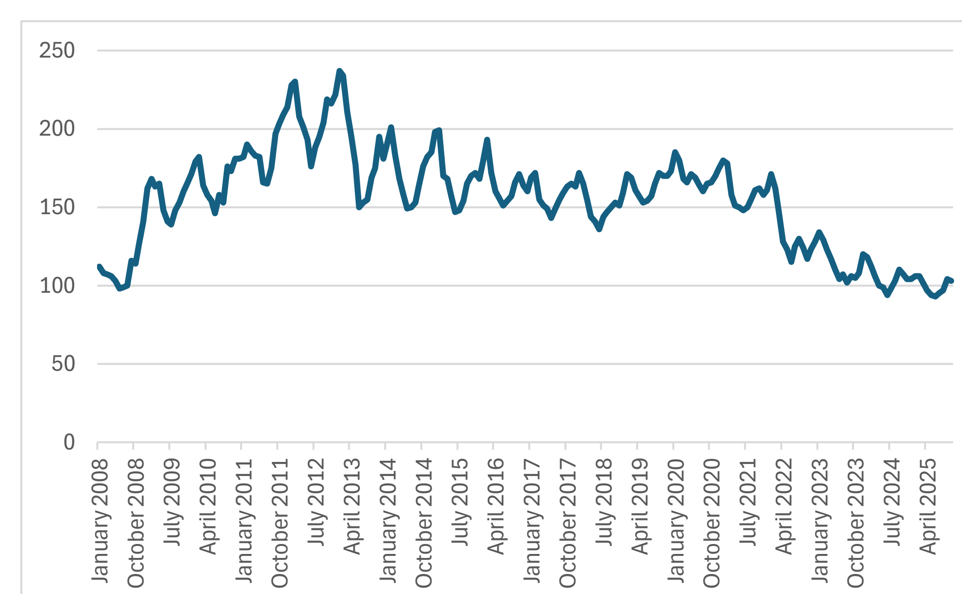
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Single Family Homes
Summary of Recent Trends

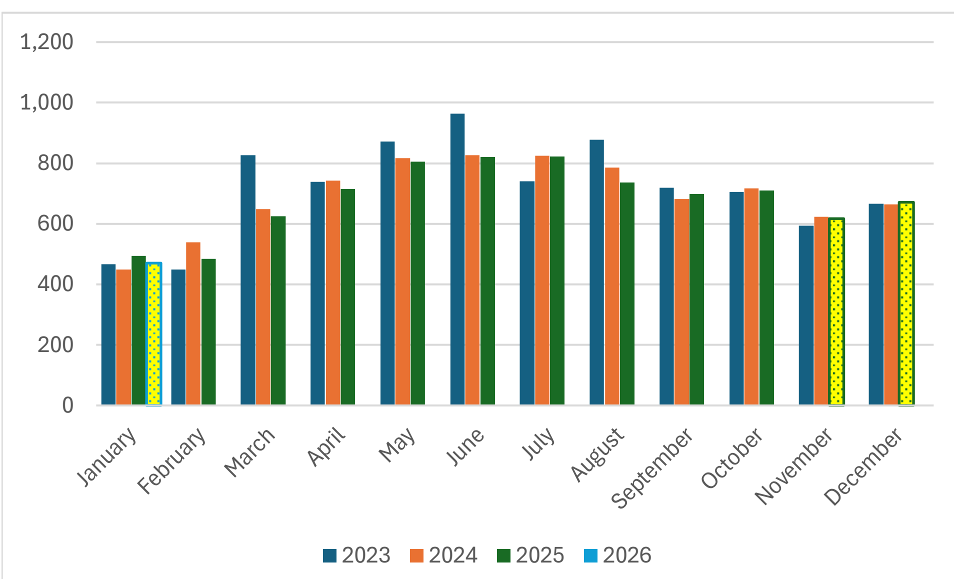
	Closed Sales					Days on Market				Inventory				Median Sales Price					Affordability			
	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	467	448	494	470		42	38	39		2,260	1,749	1,711		$260,500	$289,500	$310,000	$339,885		147	126	115	
February	448	538	484			48	43	38		2,164	1,765	1,681		$290,000	$300,000	$319,450			128	119	113	
March	826	648	625			40	41	44		2,060	1,735	1,665		$295,000	$335,000	$335,800			128	108	109	
April	738	742	715			43	37	33		2,027	1,775	1,718		$297,500	$340,000	$350,000			125	103	103	
May	872	817	806			36	29	31		1,970	1,913	1,825		$306,000	$320,000	$350,000			120	111	102	
June	964	826	820			29	27	27		2,071	1,891	1,805		$335,000	$365,000	$370,000			109	98	98	
July	741	824	822			29	29	26		2,131	1,955	1,842		$312,750	$350,000	$350,000			115	103	104	
August	877	786	735			27	29	26		2,181	2,033	1,787		$315,000	$340,000	$362,500			111	110	102	
September	719	682	698			32	29	32		2,271	2,162	1,775		$311,000	$327,000	$348,500			111	118	108	
October	705	717	709			34	31	31		2,297	2,170	1,687		$300,000	$325,000	$350,500			111	114	109	
November	593	624	617			31	34			2,155	2,020			$302,000	$339,951	$346,707			115	106		
December	667	665	671			34	37			1,821	1,694			$285,000	$325,000	$342,540			129	111		

IHS Three Month Outlook

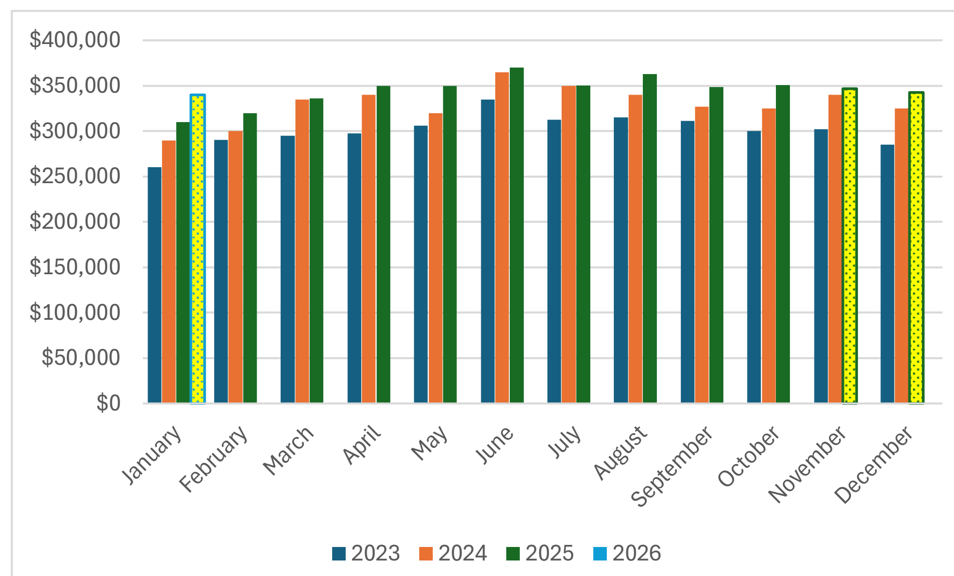
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

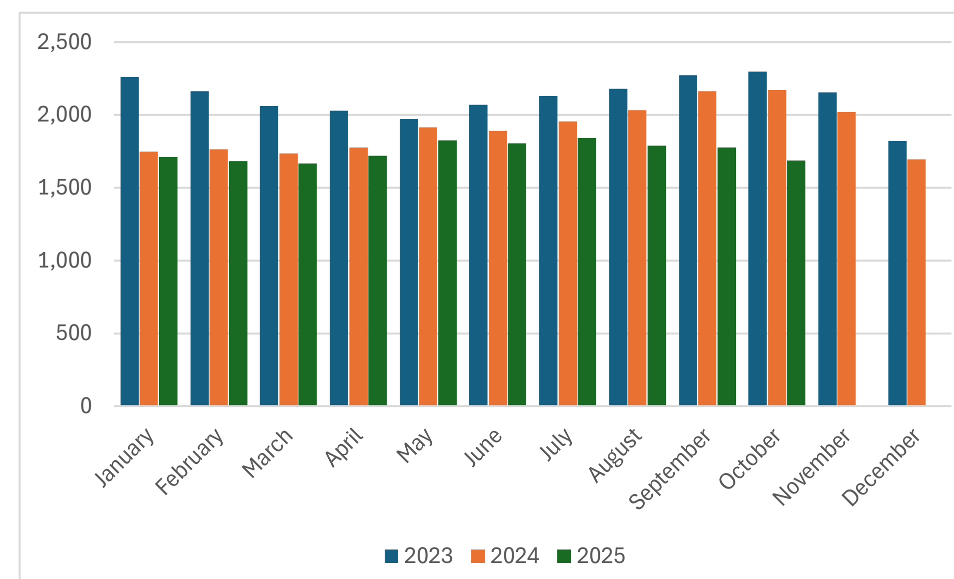
Monthly Closed Sales



Monthly Median Sales Price



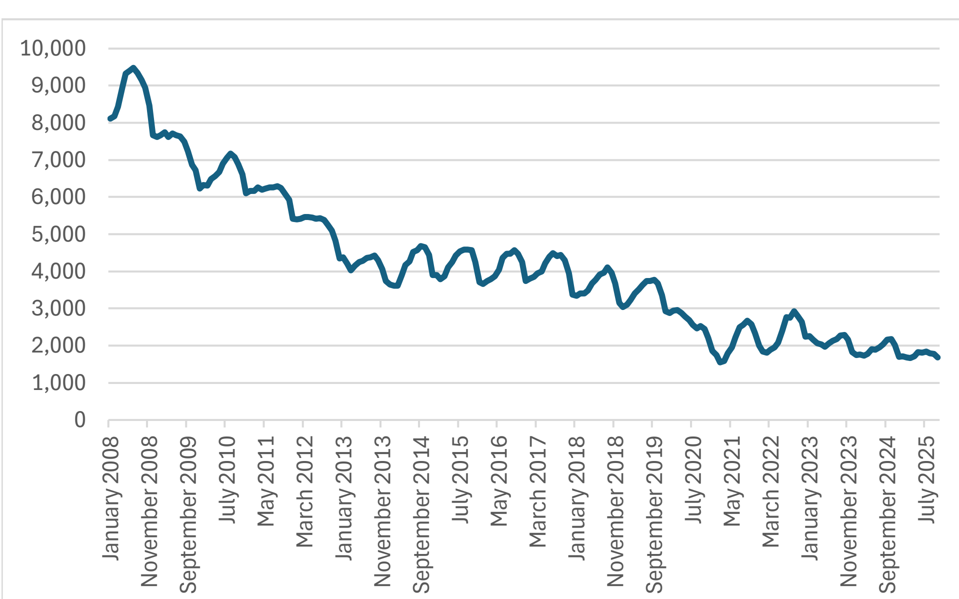
Monthly Inventory



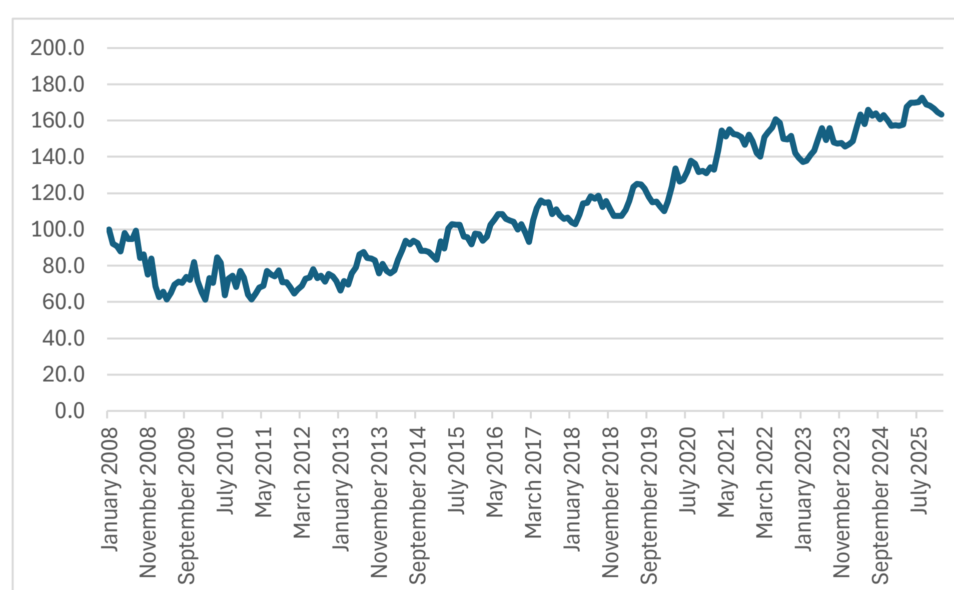
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

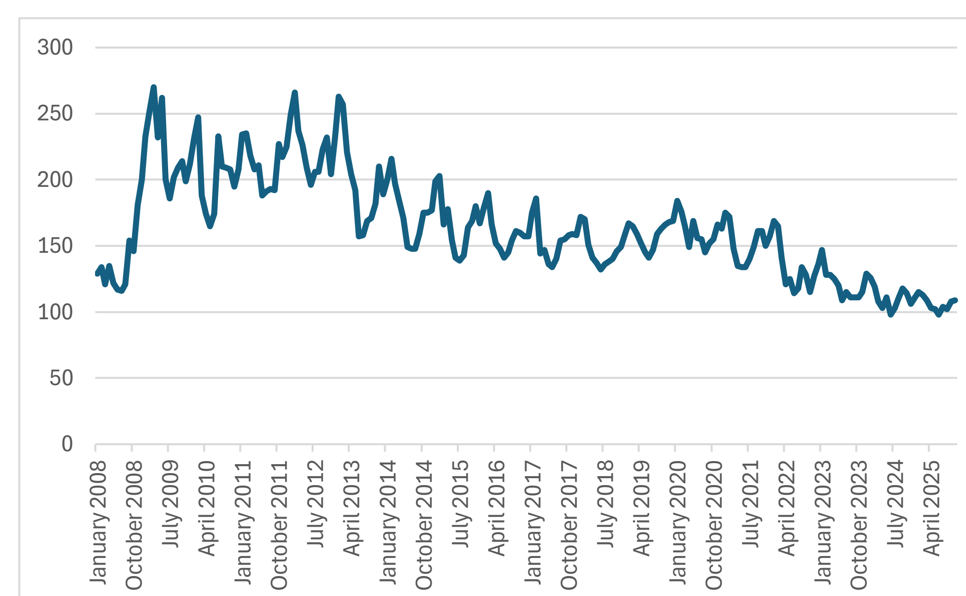
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Condominiums/Townhomes
Summary of Recent Trends

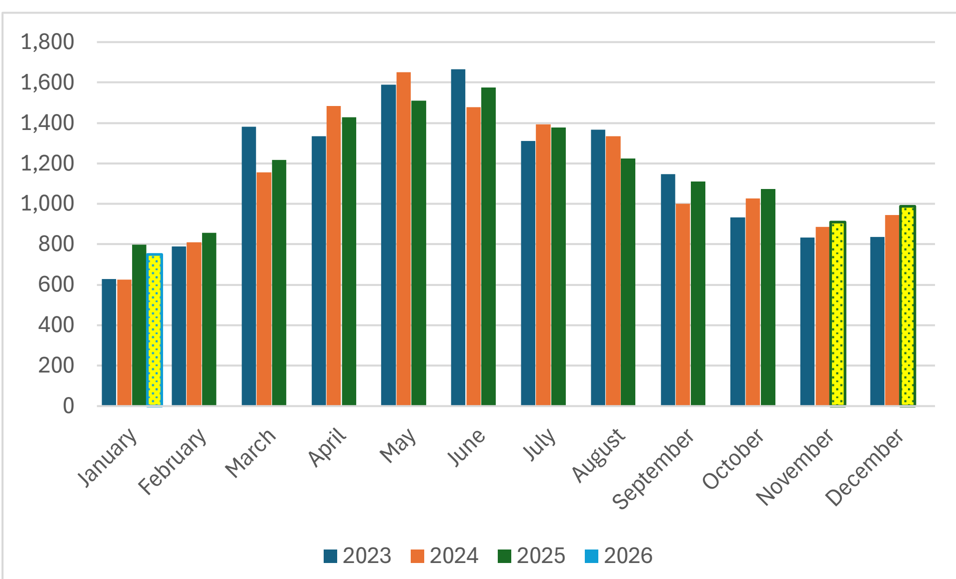
	Closed Sales				Monthly YoY Trend	Days on Market			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend	Affordability			Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025		2023	2024	2025	2026		2023	2024	2025	
January	629	626	799	750		55	47	42		3,090	2,484	2,336		$332,500	$337,450	$385,000	$386,532		115	108	93	
February	790	810	857			47	47	46		3,013	2,722	2,365		$320,000	$358,000	$385,000			116	100	94	
March	1,382	1,156	1,217			44	36	34		3,007	2,717	2,479		$360,750	$370,000	$407,500			104	98	90	
April	1,336	1,485	1,427			35	28	28		2,953	2,889	2,778		$380,000	$384,000	$420,000			98	91	86	
May	1,590	1,651	1,510			33	26	23		3,116	3,032	2,854		$359,900	$395,000	$412,250			102	90	87	
June	1,666	1,479	1,575			27	24	23		3,219	3,035	2,779		$375,000	$390,000	$415,000			97	92	87	
July	1,311	1,392	1,378			28	27	25		3,225	3,099	2,770		$365,000	$375,000	$395,000			99	96	92	
August	1,366	1,336	1,225			27	25	26		3,262	3,130	2,624		$349,000	$368,250	$388,000			100	102	95	
September	1,148	1,001	1,109			28	29	30		3,511	3,355	2,731		$336,000	$360,000	$374,900			103	107	101	
October	932	1,026	1,073			30	29	28		3,437	3,268	2,546		$345,000	$367,250	$388,500			96	101	98	
November	835	886	910			34	31			3,056	2,897			$345,000	$399,500	$387,059			101	90		
December	836	944	988			35	36			2,368	2,278			$335,000	$371,000	$379,769			110	97		

IHS Three Month Outlook

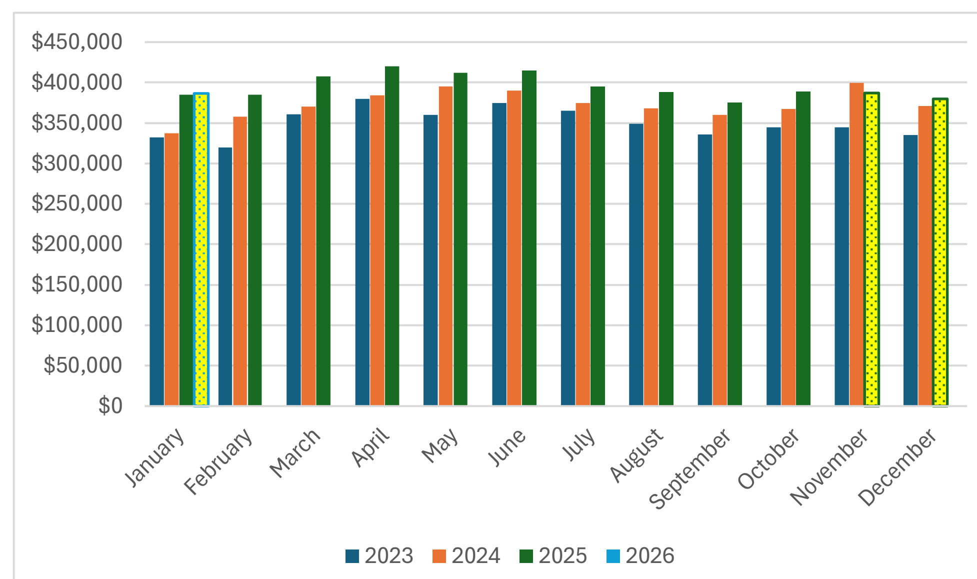
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

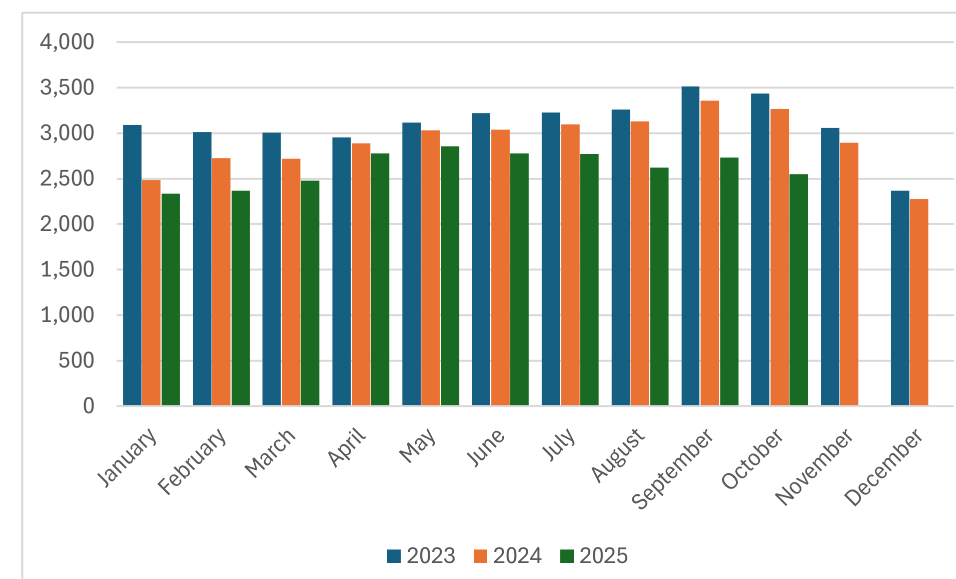
Monthly Closed Sales



Monthly Median Sales Price



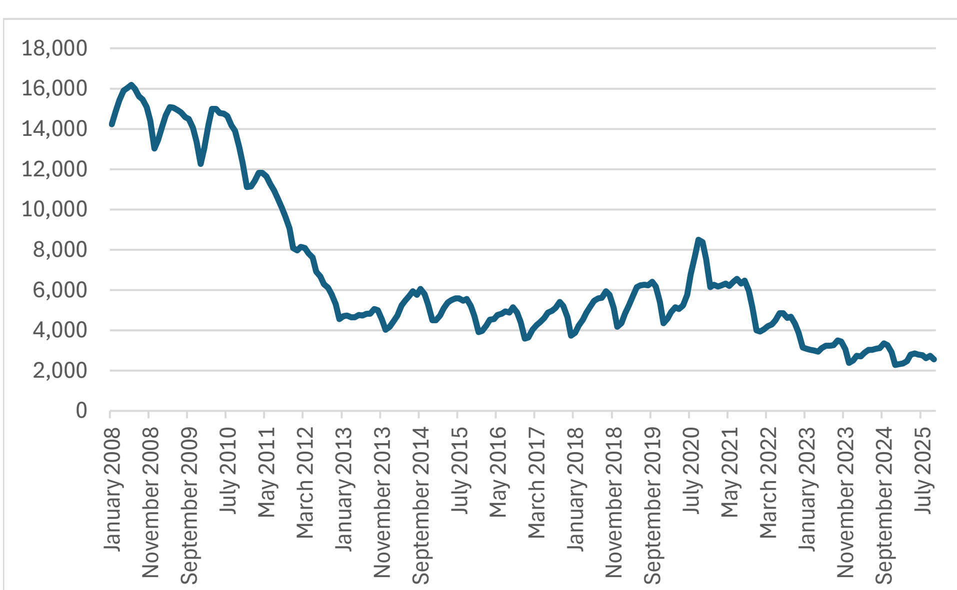
Monthly Inventory



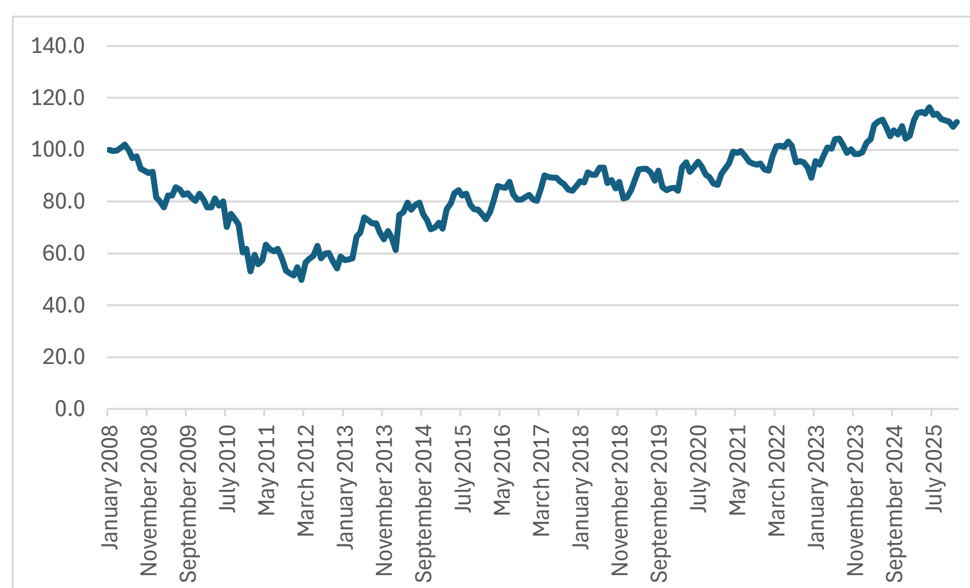
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

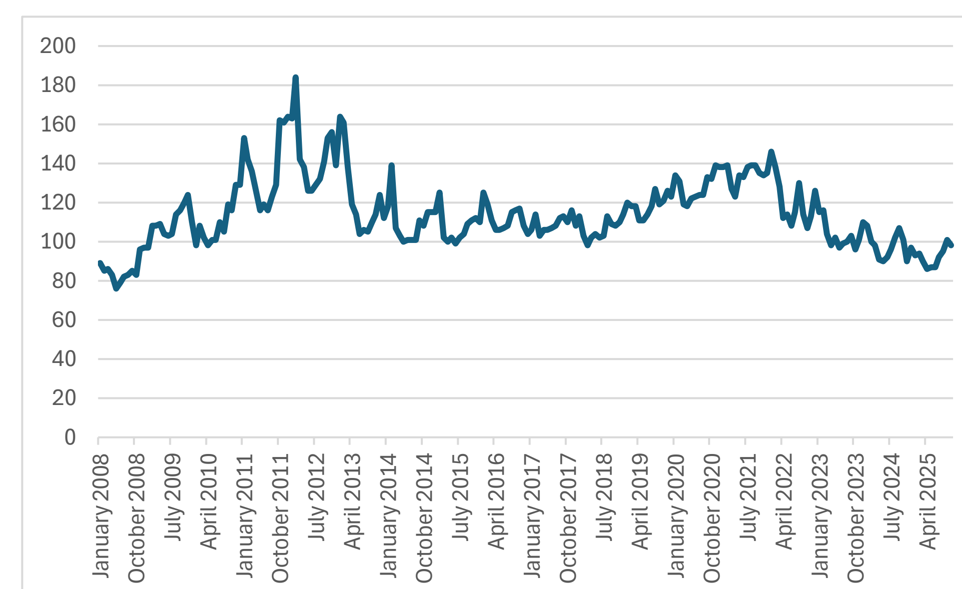
Monthly Condo/Townhome Inventory Trend



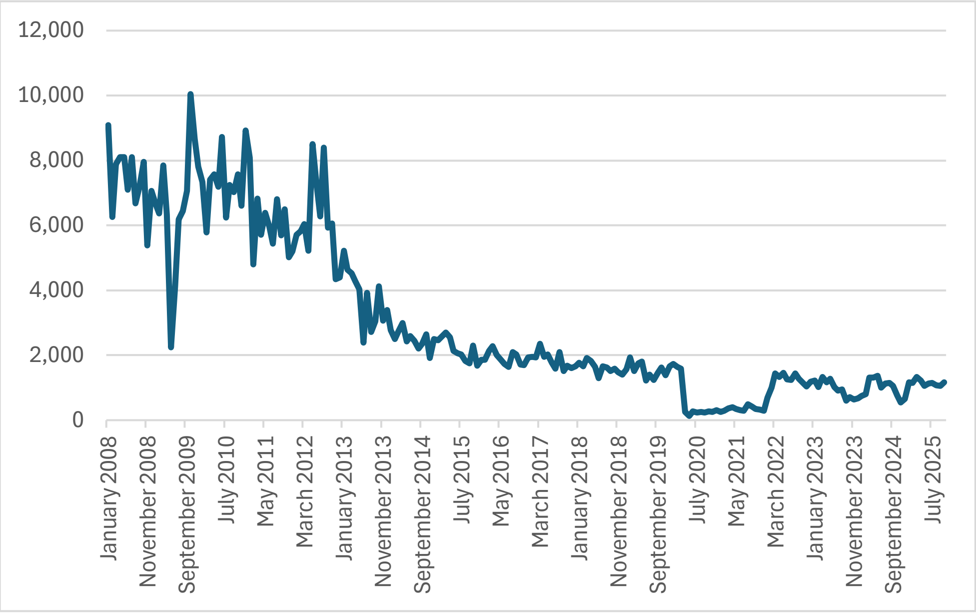
Condo/Townhome Monthly House Price Index



Monthly Affordability Conditions



Monthly Foreclosure Filings - Chicago Metro



Monthly Foreclosure Filings - City of Chicago