

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING MARKET forecast

Illinois MSA-Level Quarterly Housing Market Forecast Third 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 September 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 Third Quarter 2025 data highlight the variation in market conditions across Illinois' largest local real estate markets. In September 2025, closed sales activity statewide was 4.6 percent higher than during the same month in 2024. Most MSAs in the state experienced stable or increasing home prices in September 2025 compared to the year before, with three MSAs experiencing modest losses. Statewide inventory fell almost 3 percent since last year, though inventories increased in many MSAs. In the coming months, closed sales activity is expected to follow seasonal trends and decline, with activity lower than last year in all but two MSAs. House prices are also expected to decline seasonally, 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 4.6 percent between September 2024 and 2025. Over this same period, sales prices increased by 3.8 percent. In September 2025, the inventory of for-sale homes decreased almost 3 percent compared to the previous year, remaining 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 14.7 percent between September and December. Total sales in the 3-month period from October to December are estimated to be about 3.2 percent lower than the same period in 2024. Home prices are estimated to follow seasonal trends and drop by 4.0 percent between September and December. In this scenario, December prices would be 2.4 percent higher than in 2024.

Bloomington-Normal

- **Recent trends** – Closed sales for all property types in the Bloomington-Normal MSA declined 11.5 percent between September 2024 and 2025. Median sales prices remained flat between September 2024 and 2025. Inventory increased 0.4 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 20 percent between September and December. The three-month period from October to December is expected to have 16.3 percent fewer sales than during the same period in 2024. Prices are expected to drop 4.6 percent between September and December. These December prices are projected to be almost 3 percent lower than they were in December of last year.

Champaign-Urbana

- **Recent trends** – Closed sales for all property types in the Champaign-Urbana MSA increased by 6.6 percent between 2024 and 2025. Over this same period, home prices in Champaign-Urbana were about 3.4 percent higher than in September 2024. Inventory increased by about 21 percent compared to September 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales activity will follow seasonal trends and decrease about 20 percent between September and December. In this projection, closed sales activity during the three-month period from October to December would be 8.2 percent lower than during the same period in 2024. Home prices are projected to fall 2.2 percent between September and December, with prices landing 7.8 percent higher than in December 2024.

City of Chicago

- **Recent trends** – In September 2025, closed sales activity for all property types in the City of Chicago was 5.3 percent higher than in September 2024. Home prices were up 3.6 percent in September 2025 compared to the same month in 2024. Inventory decreased by 22.2 percent during the same period.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and drop 10.2 percent between September and December. Sales during the three-month period from October to December would be 2.3 percent lower than they were during the same period a year ago. Home prices are estimated to drop by 3.7 percent between September and December. In this scenario, December prices would be 2.0 percent higher than during December 2024.

Chicago PMSA

- **Recent trends** – In September 2025, closed sales for all property types in the Chicago PMSA were up by 5.6 percent compared to September 2024. Home prices in the Chicago PMSA rose almost 3 percent between September 2024 and 2025. Inventory fell by about 6.4 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 about 13.6 percent between September and December. The three-month period from October to December is estimated to have 2.8 percent fewer closed sales than during the same period in 2024. Prices are projected to drop by almost 4 percent between September and December, with December prices landing 1.8 percent higher than they were in December 2024.

Decatur

- **Recent trends** – In September 2025, closed sales for all property types in the Decatur MSA were up about 17.9 percent compared to September 2024. Over this same period, prices fell by 6.3 percent. Inventory decreased by 5.7 percent compared to September 2024.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 21.0 percent decline in sales activity between September and December. The three-month period from October to December is estimated to have 11.2 percent more closed sales than during the same period in 2024. Prices are projected to drop by about 2.1 percent between September and December, with December prices 1.5 percent above prices for the same month in 2024.

Kankakee

- **Recent trends** – In September 2025, closed sales for all property types in the Kankakee MSA were 32.5 percent higher than in September 2024. Home prices in Kankakee were down 6.0 percent in September 2025 compared to the previous year. Inventory increased by 9.4 percent compared to September 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that sales activity will follow seasonal trends and decrease 22.7 percent between September and December. The three-month period from October to December is estimated have 3.1 percent more closed sales than during the same period in 2024. Prices are projected to decrease 5.8 percent between September and December. The resulting price in December would be 9.1 percent higher than in December 2024.

Metro-East

- **Recent trends** – In September 2025, closed sales for all property types in the Metro-East MSA increased by 5.3 percent compared to activity in September 2024. Home prices were 2.1 percent higher compared to the previous September. Inventory increased by 4.0 percent compared to September 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 13.2 percent between September and December. Closed sales activity during the three months from October to December is projected to be 4.0 percent lower than during the same period in 2024. Prices are expected to drop 4.8 percent between September and December, with December prices expected to be 8.0 percent higher than in December of 2024.

Moline-Rock Island

- **Recent trends** – In September 2025, closed sales for all property types in the Moline-Rock Island MSA were 4.7 percent lower than sales activity in September 2024. Home prices were almost 1 percent higher than a year earlier. Inventory fell by 0.5 percent compared to September 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and decline 12.1 percent between September and December. Closed sales activity during the three-month period from October to December is projected to be about 2.4 percent lower than during the same period last year. Home prices are predicted to rise 0.4 percent between September and December. In this scenario, prices in December will be about 12.1 percent higher than they were a year earlier.

Peoria-Pekin

- **Recent trends** – In September 2025, closed sales activity for all property types in the Peoria-Pekin MSA were 4.7 percent lower than in September 2024. Home prices were up 18.1 percent over the same period. Inventory decreased by about 9.5 percent compared to September 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 20.3 percent between September and December. Closed sales during the three-month period from October to December are projected to be 11.1 percent lower than during the same period last year. Home prices are predicted to fall by almost 9 percent between September and December. In this scenario, prices in December 2025 will be about 0.2 percent lower than they were a year earlier.

Rockford

- **Recent trends** – In September 2025, closed sales for all property types in the Rockford MSA fell by 5.4 percent compared to September 2024. Home prices rose 12.2 percent between September 2024 and 2025. Inventory decreased by about 12.1 percent compared to September 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales activity will drop by 14.4 percent between September and December. Total closed sales during October, November, and December are projected to be 7.5 percent higher than during the same period in 2024. Home prices are predicted to fall almost 6 percent between September and December. In this scenario, prices in December will have increased by 9.7 percent compared to the previous year.

Springfield

- **Recent trends** – In September 2025, closed sales for all property types in the Springfield MSA fell by 3.8 percent compared to activity in September 2024. Home prices fell 2.0 percent between September 2024 and 2025. Inventory decreased by almost 9 percent compared to September 2024.

Three-month outlook - IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and drop 18.6 percent between September and December. Closed sales activity during the three-month period from October to December is projected to be 6.8 percent lower than during the same period last year. Home prices are expected to drop 1.5 percent between September and December. In this scenario, December prices would be almost 10 percent higher than in December of the previous year.

Conditions Affecting Homebuying

The national economy has been complicated throughout 2025 thanks to a variety of high-level factors. The stock market has been [turbulent](#) and unpredictable due to the implementation and various revisions of [extensive tariffs](#). As the tariffs take effect and [prices in certain industries rise](#), consumer confidence [has wavered](#) from month to month. The [national](#) unemployment rate continued to grow in August, reaching the highest rate since 2021. Amid [dwindling hiring numbers](#), the Federal Reserve [cut interest rates](#) in September and again in October. The [Illinois](#) unemployment rate fell between July and August, landing 0.6 percent below last year's rate and just 0.1 percent higher than the national unemployment rate. The Chicago area accounts for the majority of Illinois' falling unemployment rate, with rates in most other Illinois MSAs [roughly consistent](#) with a year earlier. Foreclosure activity levels remained similar to the previous year in both the City of Chicago and the Chicago metropolitan area, though nationwide foreclosure activity was [higher than last year](#). Overall, Chicago area foreclosure activity remains below pre-pandemic levels.

Despite some signs of improvement, many indicators still highlight challenges facing the homebuying market. Inventories of for-sale homes have [continued increasing](#) nationally, though [Illinois](#) and the [Chicago metro area](#) have among the weakest recoveries in the nation. Mortgage interest rates are still [relatively high](#), remaining over 6 percent despite interest rate cuts. House prices [dipped slightly](#) during the spring and summer, but August prices are still higher than they were a year earlier. [National homebuying sentiment](#) has wavered throughout the year as households contend with economic developments, and most households still believe it's a bad time to buy a home. In September, for sale inventories in Illinois declined year-over-year for the first time since April 2024, breaking a 16-month streak of gains and highlighting Illinois' slow recovery toward pre-pandemic inventory levels. This inventory crunch will likely lead to a continued highly competitive and challenging housing market for homebuyers. Persistently 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

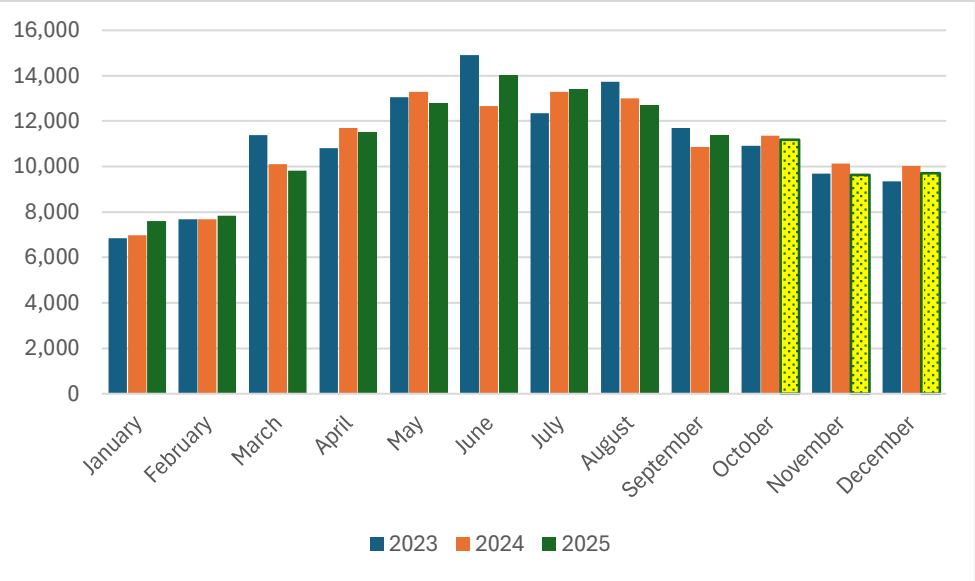
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025	
January	6,842	6,985	7,600		19,760	17,032	18,768		\$232,500	\$256,900	\$283,125	
February	7,669	7,690	7,847		18,404	17,273	18,561		\$240,000	\$267,000	\$283,700	
March	11,378	10,102	9,812		18,109	16,684	18,343		\$257,500	\$281,000	\$295,000	
April	10,800	11,709	11,495		17,612	17,517	19,474		\$270,000	\$291,500	\$310,000	
May	13,045	13,300	12,790		18,274	19,290	21,115		\$275,000	\$300,000	\$315,000	
June	14,919	12,667	14,009		19,377	20,209	21,873		\$290,000	\$315,000	\$325,000	
July	12,351	13,294	13,409		19,604	21,470	22,978		\$285,000	\$308,000	\$318,000	
August	13,740	13,016	12,720		20,430	22,633	22,846		\$280,000	\$295,000	\$315,000	
September	11,698	10,873	11,375		21,385	23,522	22,845		\$270,000	\$290,000	\$301,000	
October	10,919	11,370	11,181		21,492	24,089			\$264,000	\$285,000	\$295,678	
November	9,680	10,121	9,633		20,823	22,423			\$265,000	\$285,000	\$294,698	
December	9,358	10,041	9,708		17,639	19,281			\$255,000	\$282,111	\$288,831	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

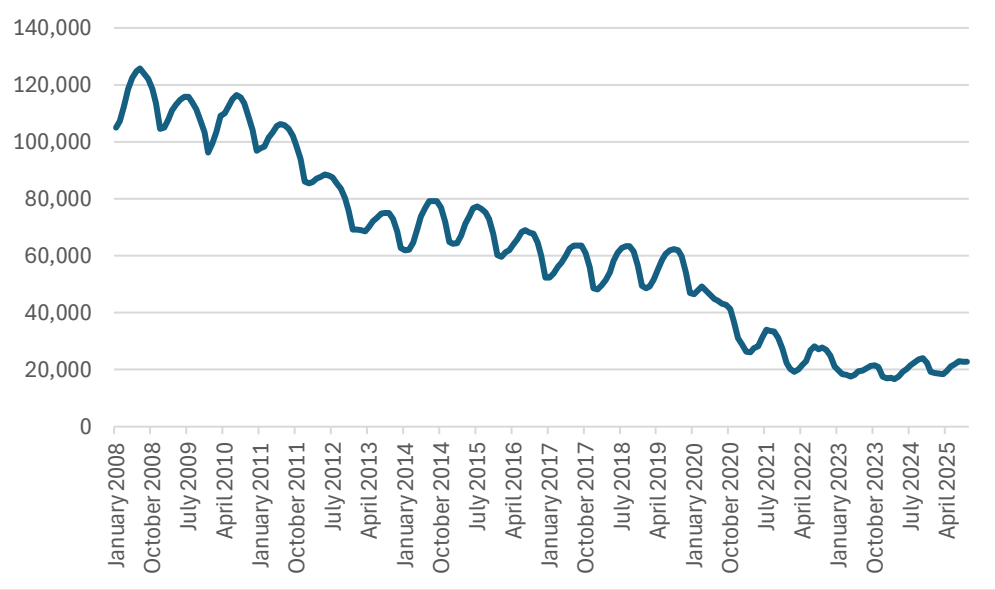
Monthly Closed Sales



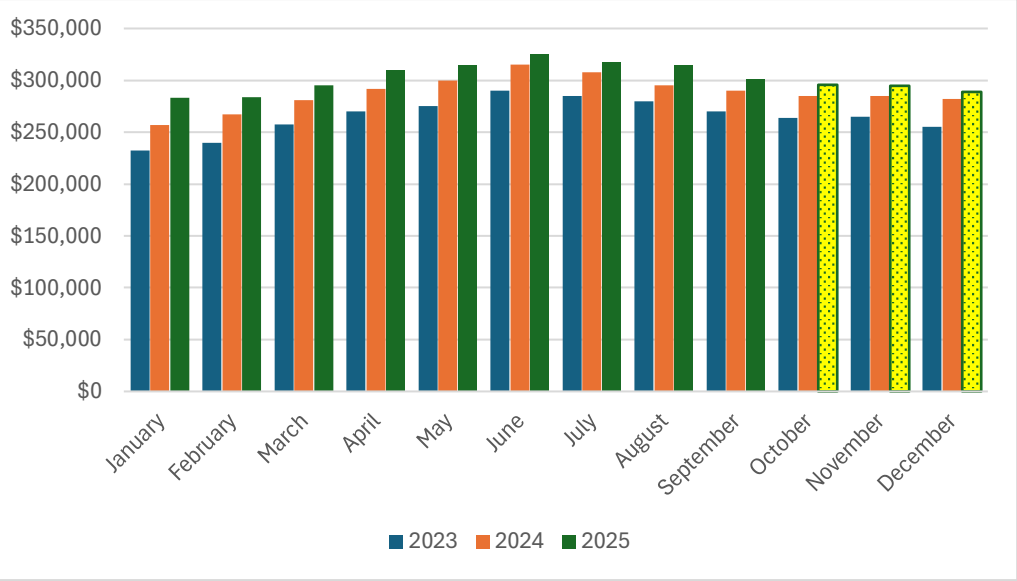
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

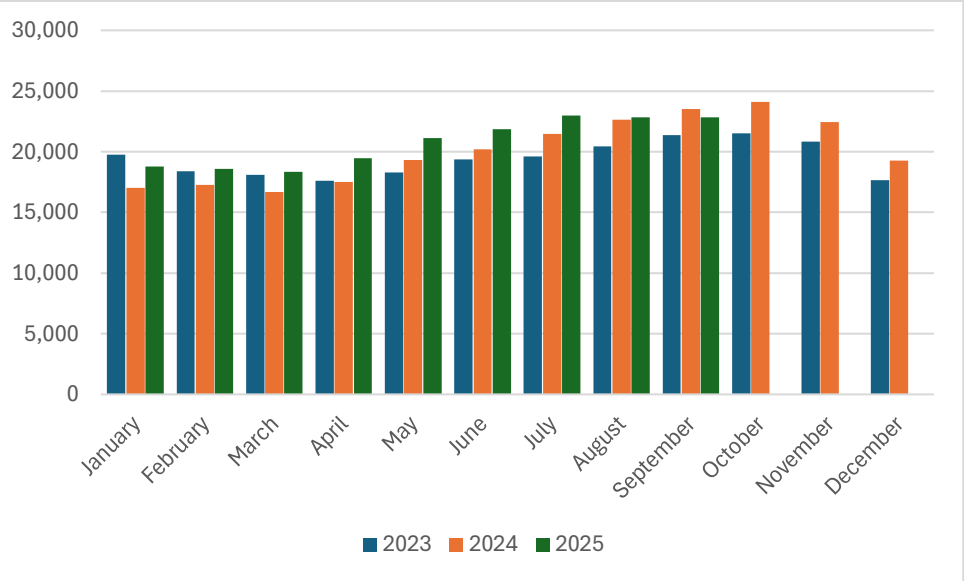
Monthly Inventory Trend



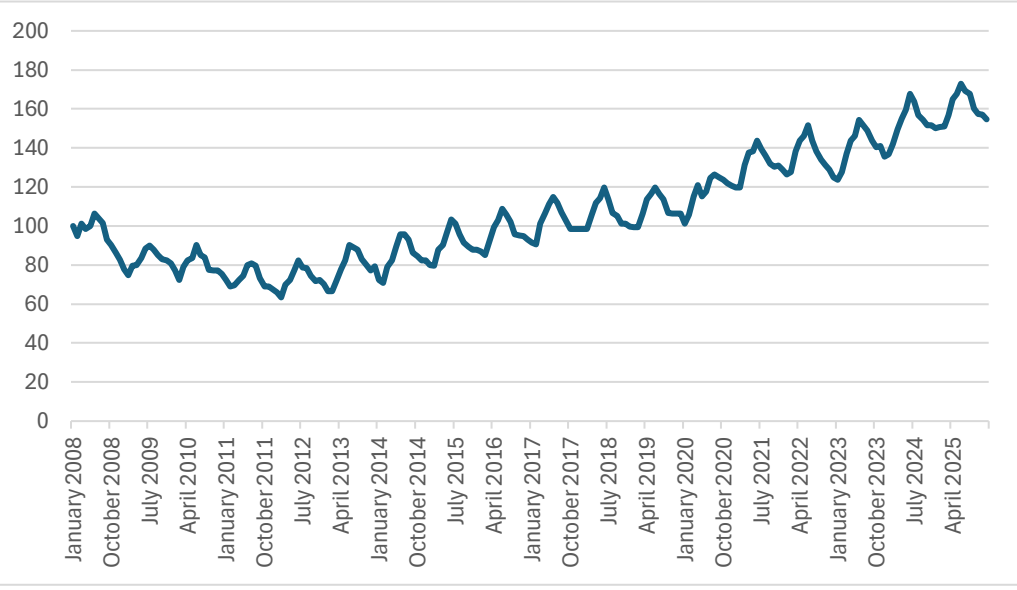
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

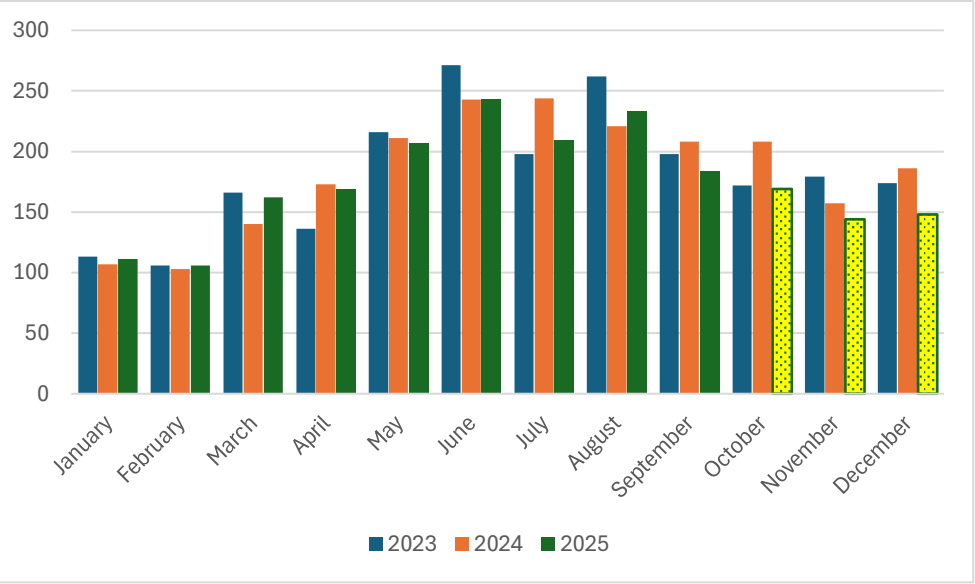
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	113	107	111		155	174	151		\$182,500	\$214,000	\$215,000		
February	106	103	106		164	184	131		\$192,250	\$230,000	\$224,950		
March	166	140	162		189	173	148		\$207,500	\$284,500	\$229,000		
April	136	173	169		197	169	153		\$232,500	\$227,500	\$250,000		
May	216	211	207		195	222	178		\$224,500	\$262,500	\$250,000		
June	271	243	243		224	239	186		\$242,000	\$251,750	\$270,000		
July	198	244	209		228	215	211		\$250,000	\$234,950	\$255,000		
August	262	221	233		246	215	224		\$215,000	\$249,900	\$245,000		
September	198	208	184		234	237	238		\$245,000	\$240,000	\$240,000		
October	172	208	169		238	226			\$214,000	\$251,500	\$242,666		
November	179	157	144		206	202			\$225,500	\$205,000	\$238,060		
December	174	186	148		162	164			\$216,250	\$235,950	\$229,036		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

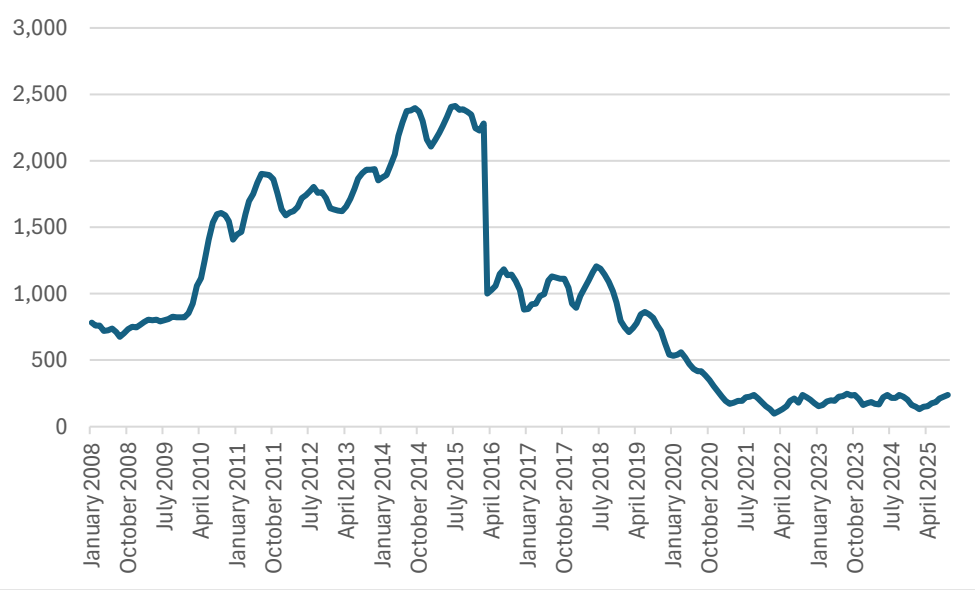
Monthly Closed Sales



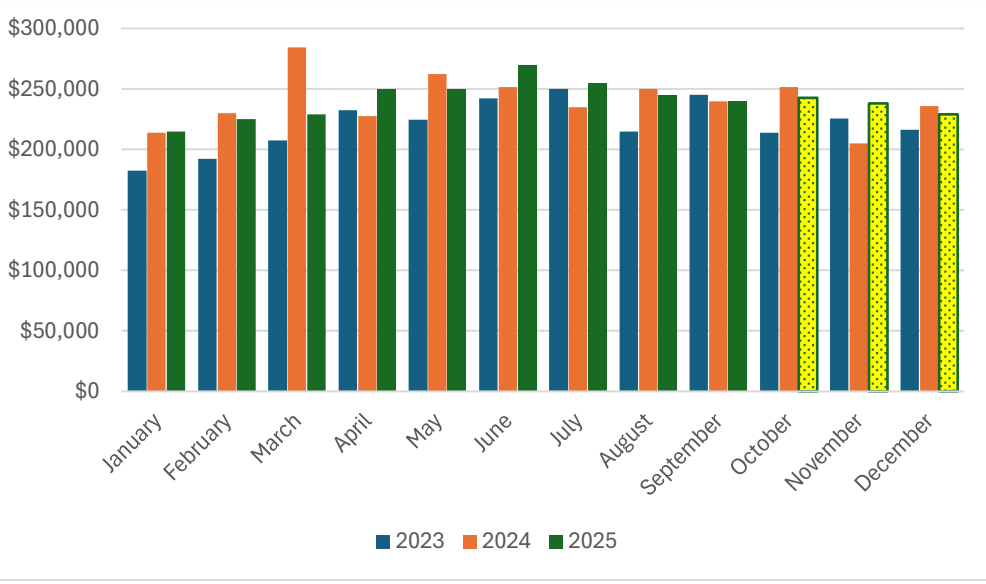
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

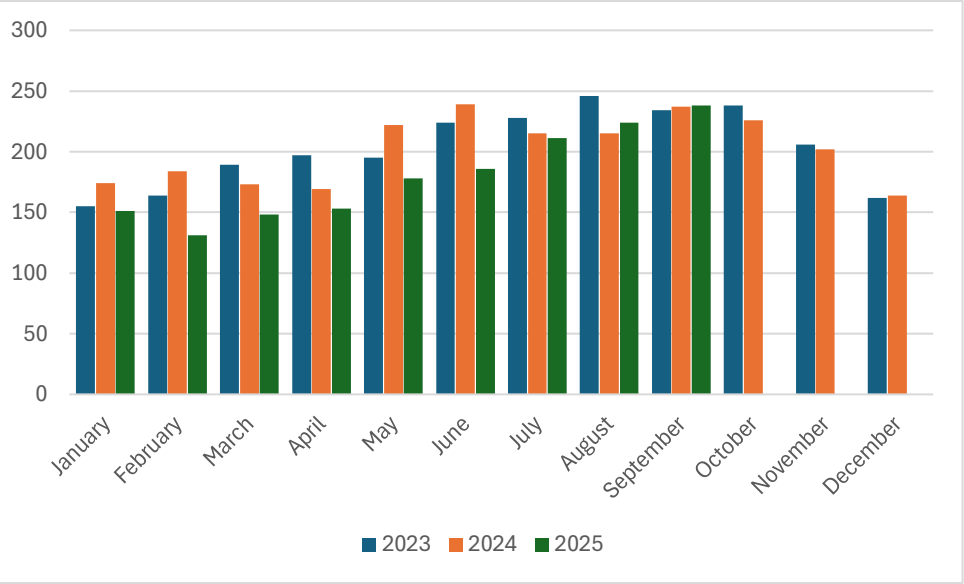
Monthly Inventory Trend



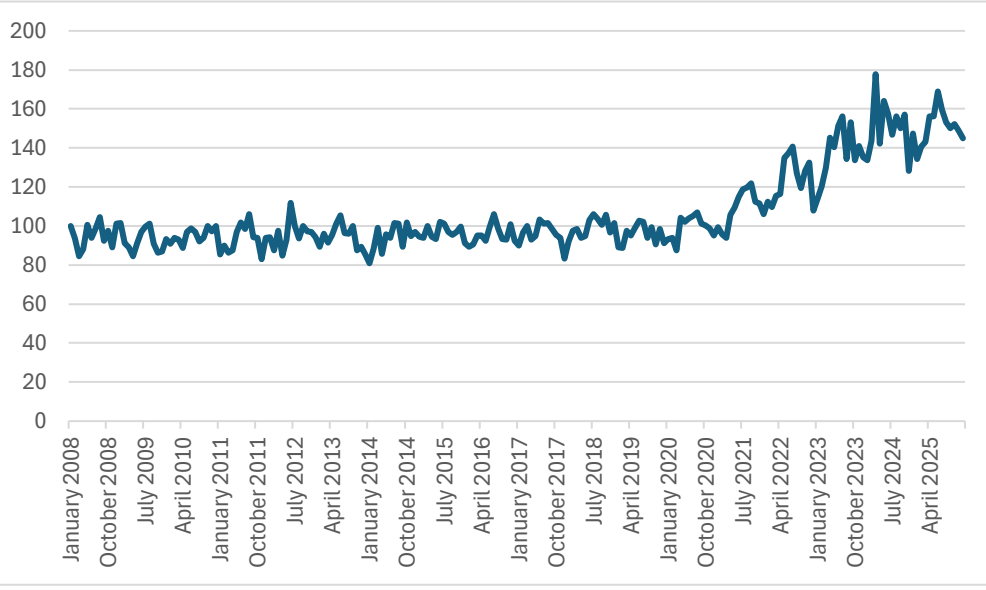
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

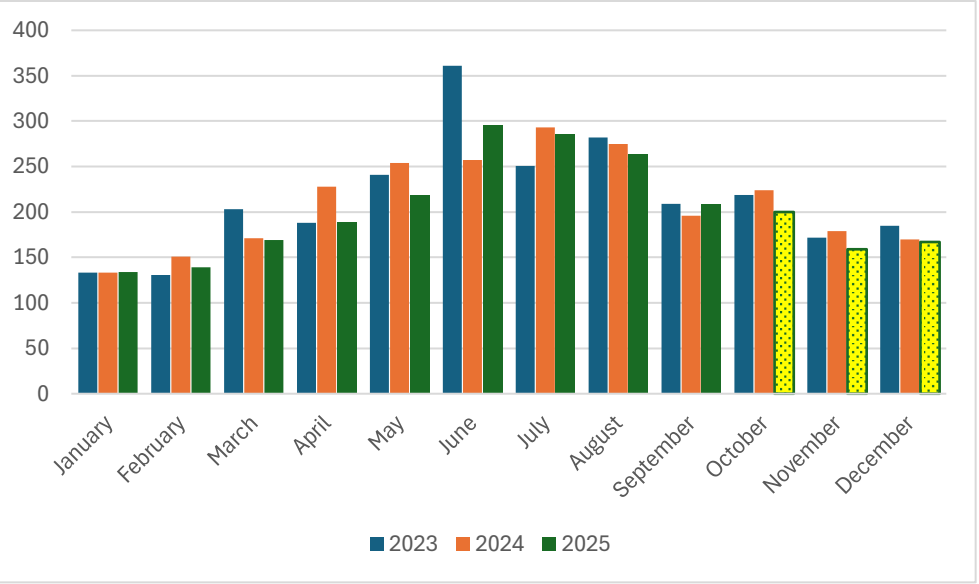
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	133	133	134		234	270	245		\$148,900	\$162,000	\$198,000		
February	131	151	139		213	250	241		\$158,900	\$195,000	\$235,000		
March	203	171	169		233	222	247		\$176,000	\$190,000	\$229,900		
April	188	228	189		211	252	258		\$189,600	\$223,000	\$219,900		
May	241	254	219		206	295	278		\$205,000	\$225,500	\$258,000		
June	361	257	296		263	305	325		\$225,000	\$235,000	\$240,000		
July	251	293	286		259	314	353		\$222,000	\$238,500	\$250,000		
August	282	275	264		305	330	382		\$204,075	\$227,000	\$245,000		
September	209	196	209		318	330	399		\$215,000	\$222,500	\$230,000		
October	219	224	200		322	335			\$214,900	\$220,000	\$232,034		
November	172	179	159		324	299			\$199,500	\$205,000	\$226,062		
December	185	170	167		305	280			\$195,000	\$208,750	\$224,962		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

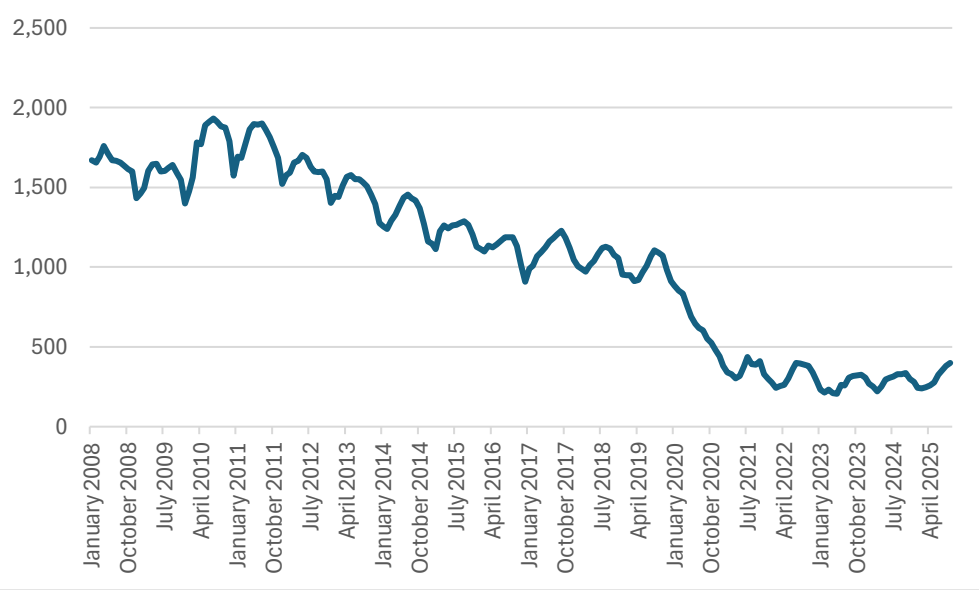
Monthly Closed Sales



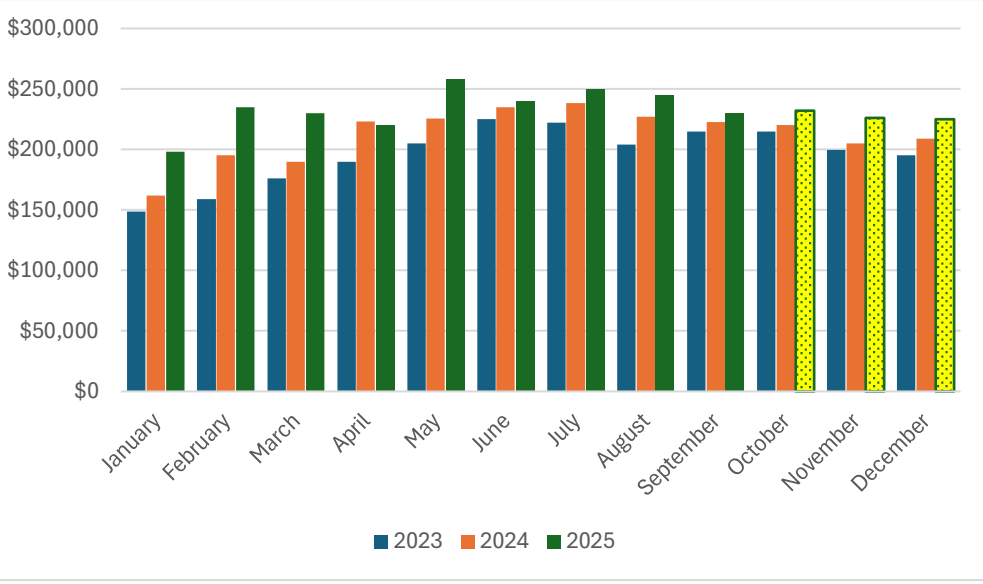
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

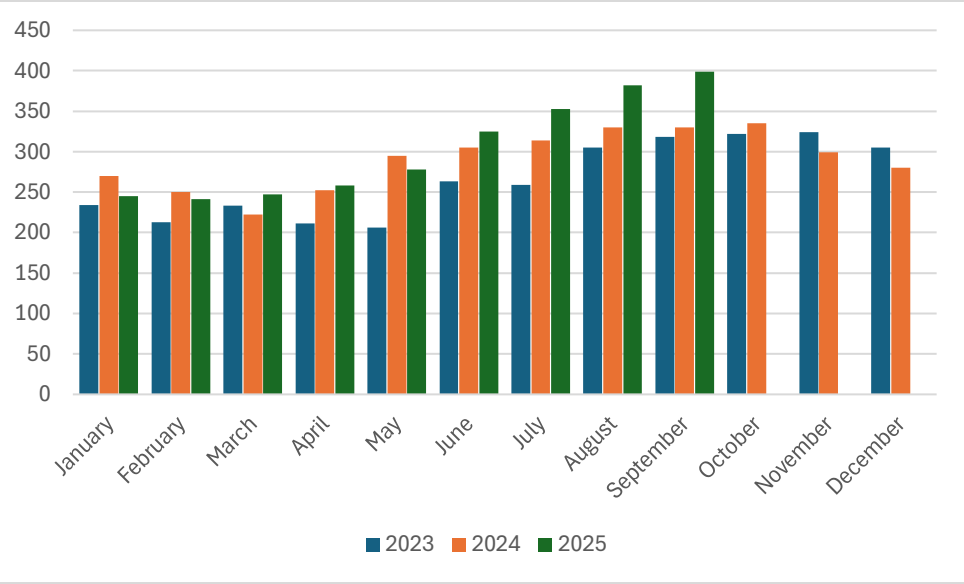
Monthly Inventory Trend



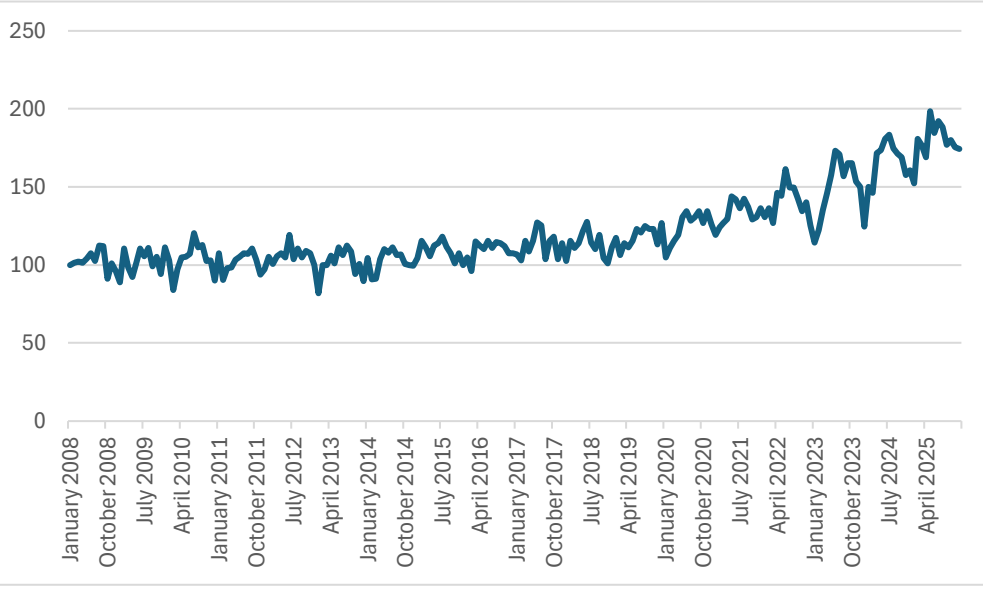
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

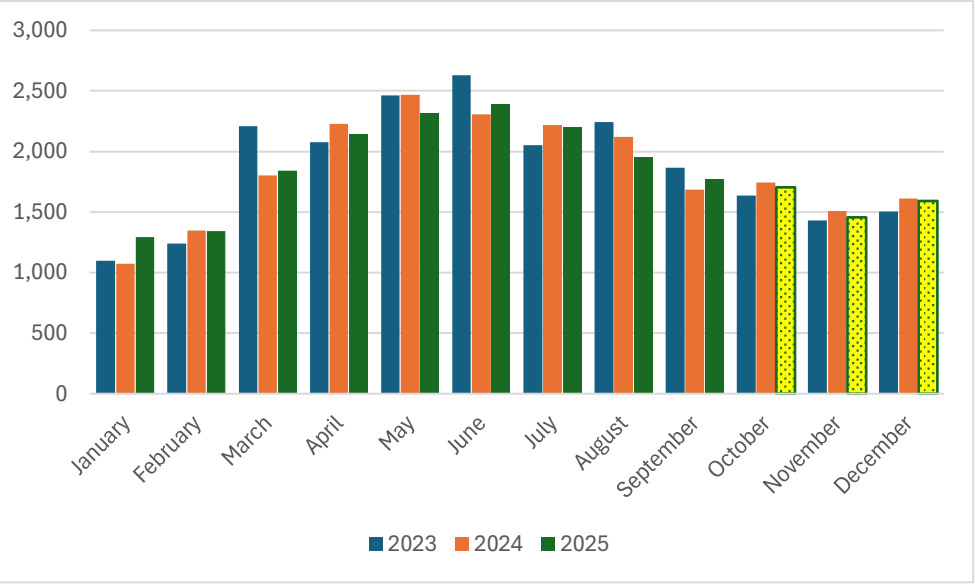
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	1,096	1,074	1,293		5,350	4,233	4,037		\$296,408	\$317,000	\$348,500		
February	1,238	1,348	1,341		5,177	4,487	4,032		\$310,000	\$330,000	\$360,000		
March	2,208	1,804	1,842		5,067	4,452	4,130		\$334,450	\$358,250	\$380,000		
April	2,074	2,227	2,142		4,980	4,664	4,476		\$340,000	\$369,500	\$394,993		
May	2,462	2,468	2,315		5,086	4,945	4,655		\$335,000	\$360,000	\$390,000		
June	2,630	2,305	2,394		5,290	4,926	4,547		\$357,500	\$378,000	\$400,000		
July	2,052	2,216	2,197		5,356	5,054	4,552		\$340,000	\$360,000	\$375,000		
August	2,243	2,122	1,956		5,443	5,162	4,312		\$331,000	\$355,000	\$375,000		
September	1,867	1,683	1,772		5,782	5,516	4,290		\$325,000	\$347,500	\$360,000		
October	1,637	1,743	1,704		5,734	5,437			\$320,000	\$345,000	\$358,363		
November	1,428	1,510	1,456		5,211	4,915			\$323,000	\$362,250	\$365,478		
December	1,503	1,609	1,591		4,189	3,966			\$310,000	\$340,000	\$346,773		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

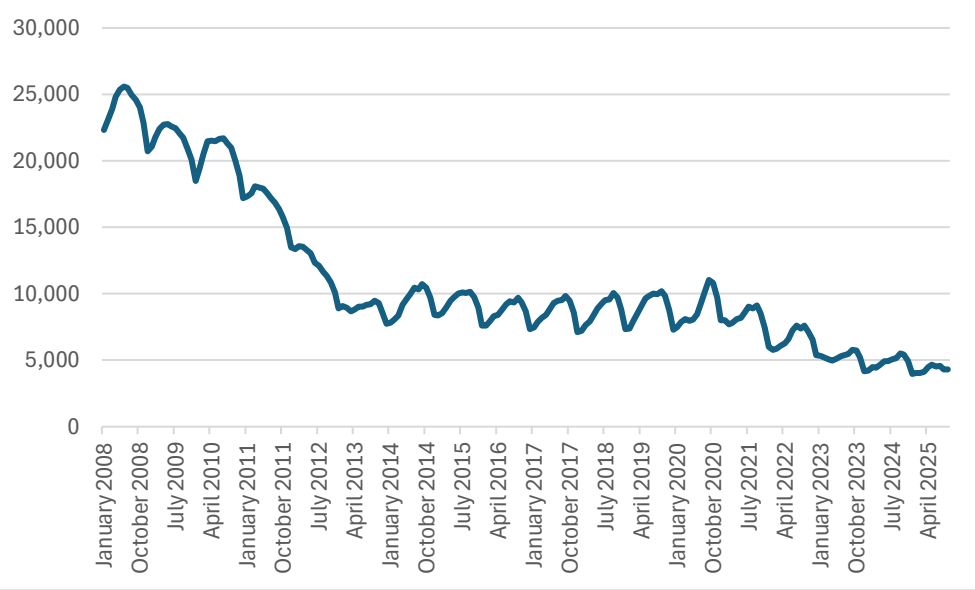
Monthly Closed Sales



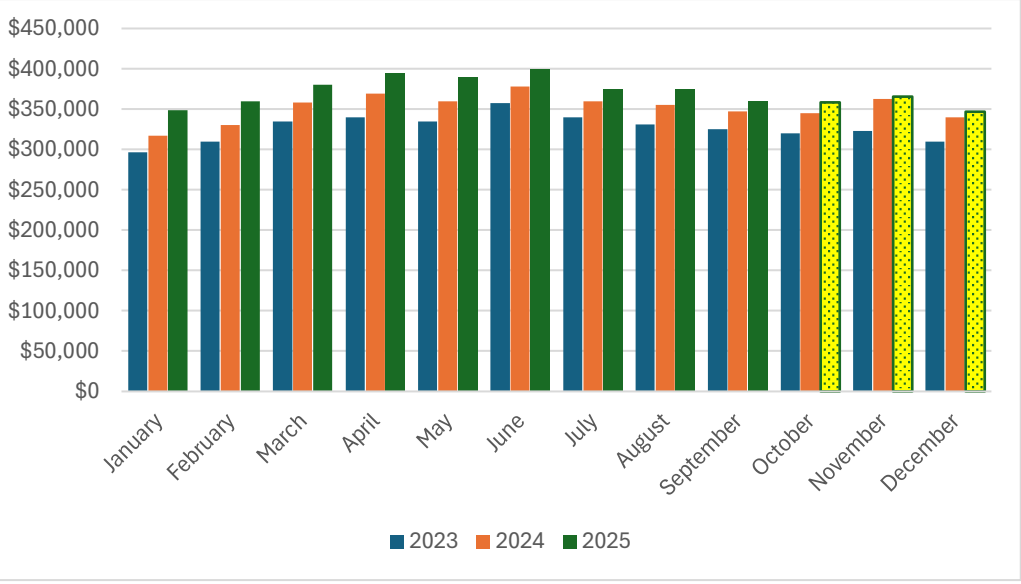
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

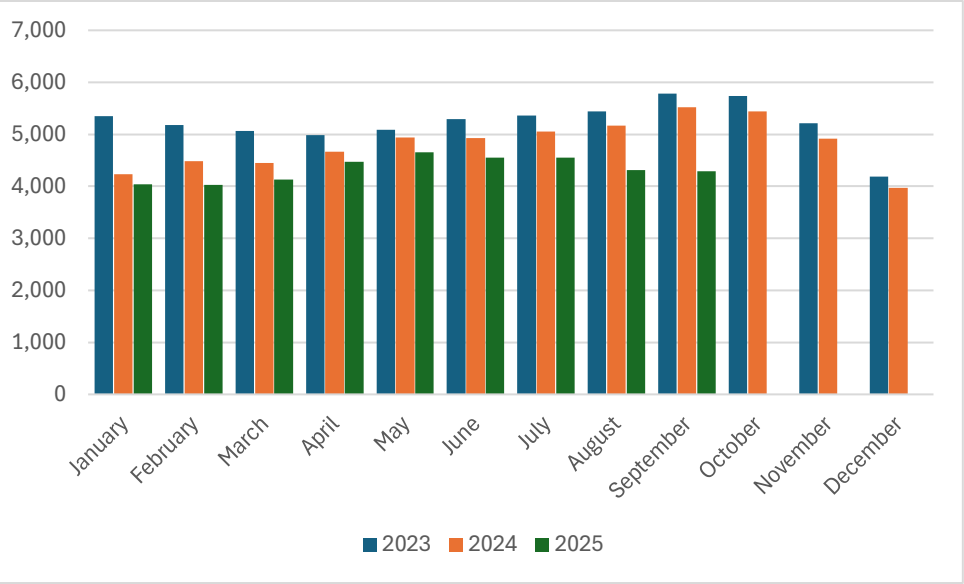
Monthly Inventory Trend



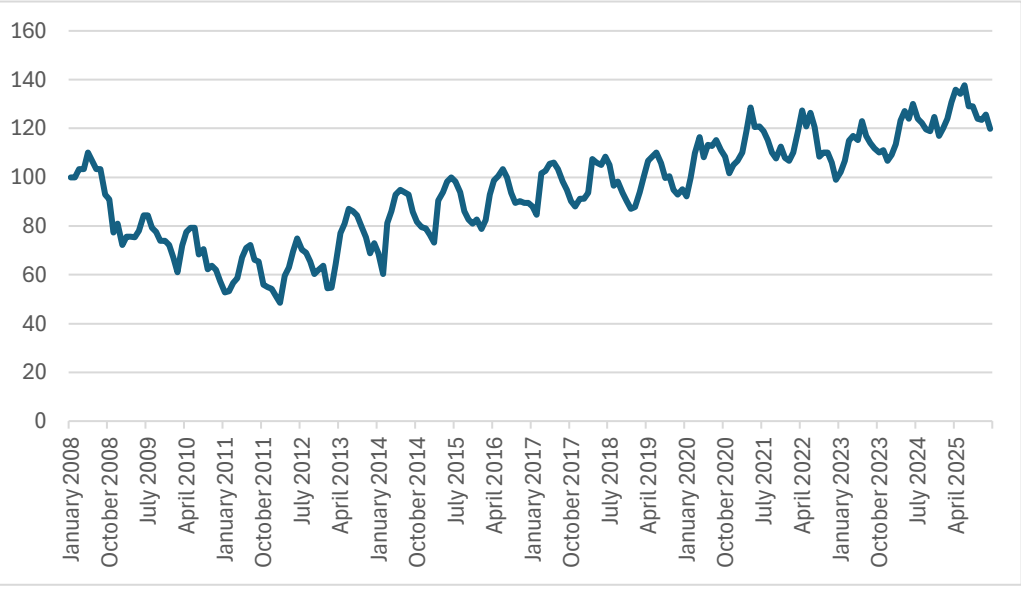
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

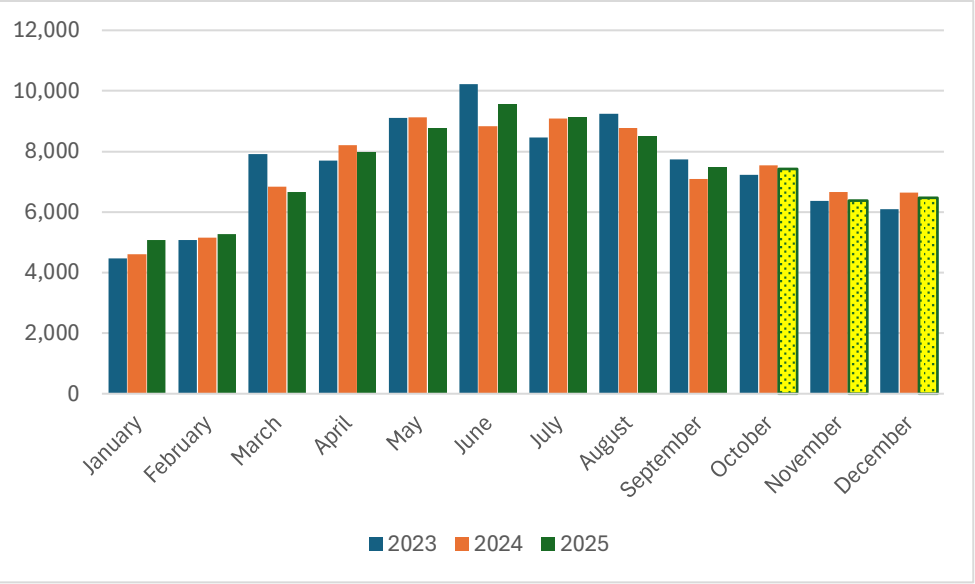
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	4,478	4,603	5,078		13,497	10,867	12,108		\$286,000	\$315,000	\$339,900	
February	5,084	5,163	5,275		12,593	11,264	12,148		\$290,000	\$320,000	\$342,750	
March	7,911	6,840	6,668		12,338	10,740	11,885		\$310,000	\$339,500	\$360,000	
April	7,689	8,199	7,983		11,938	11,413	12,925		\$320,000	\$350,000	\$370,000	
May	9,098	9,135	8,765		12,266	12,784	14,244		\$330,000	\$360,000	\$379,000	
June	10,221	8,824	9,545		13,201	13,344	14,617		\$349,995	\$374,900	\$389,000	
July	8,458	9,081	9,141		13,313	14,140	15,296		\$339,900	\$367,250	\$375,000	
August	9,247	8,768	8,509		13,749	15,016	14,887		\$339,900	\$355,000	\$375,000	
September	7,733	7,088	7,484		14,478	15,693	14,682		\$325,000	\$350,000	\$360,000	
October	7,237	7,542	7,422		14,388	15,944			\$316,000	\$340,000	\$352,510	
November	6,365	6,667	6,377		13,744	14,494			\$322,250	\$349,000	\$357,591	
December	6,100	6,650	6,469		11,304	12,141			\$305,950	\$340,000	\$345,966	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

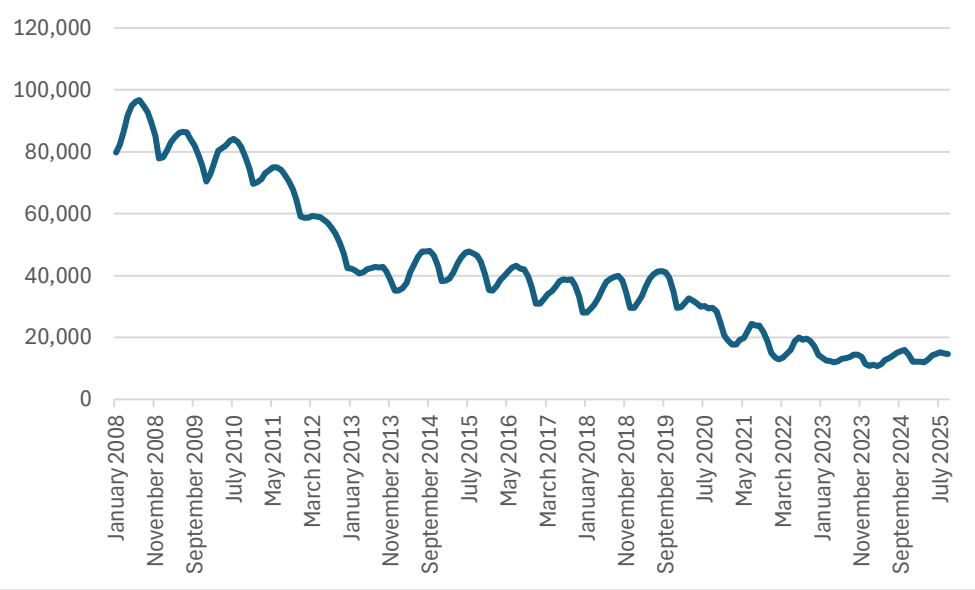
Monthly Closed Sales



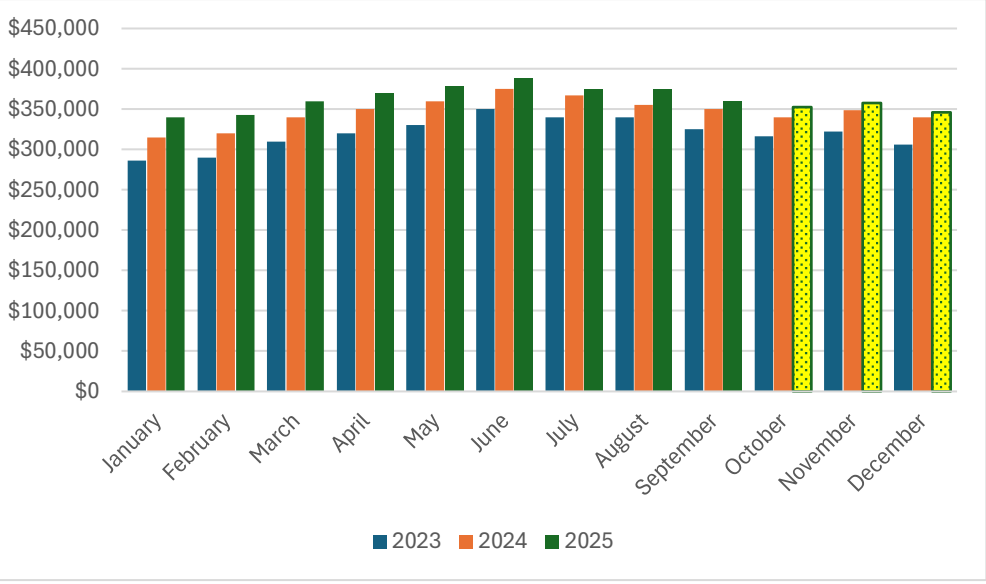
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

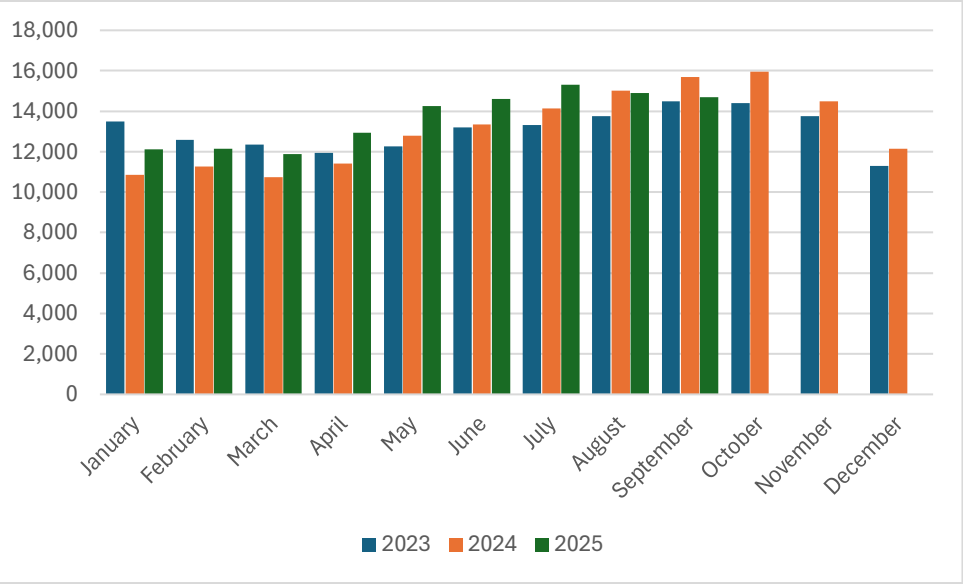
Monthly Inventory Trend



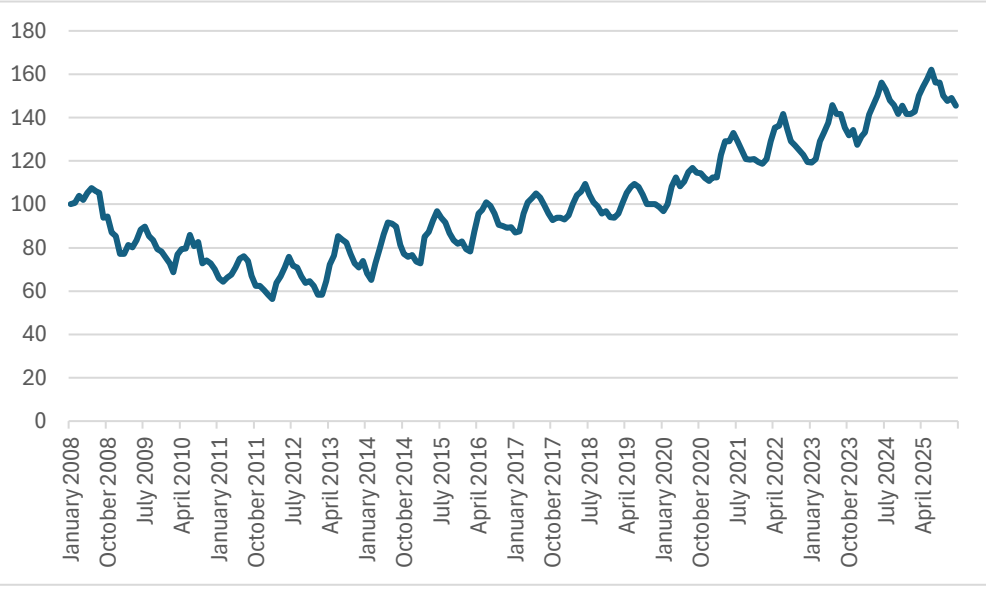
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Decatur - All Properties

Summary of Recent Trends

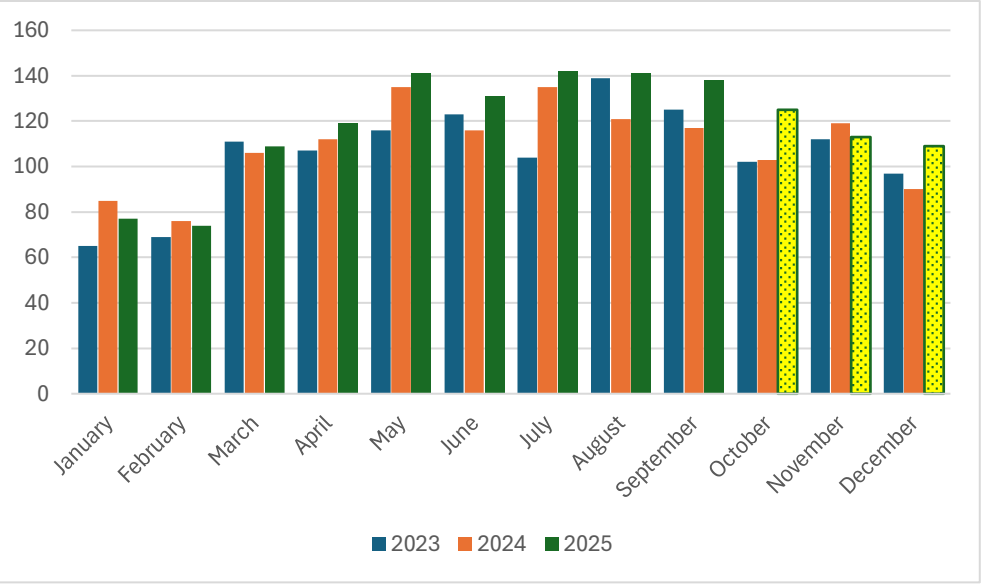
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	65	85	77		135	146	133		\$110,000	\$111,500	\$145,000	
February	69	76	74		120	118	116		\$110,500	\$113,500	\$139,900	
March	111	106	109		114	120	123		\$112,000	\$133,400	\$134,000	
April	107	112	119		104	127	153		\$120,000	\$131,200	\$129,900	
May	116	135	141		119	148	161		\$136,250	\$115,000	\$143,000	
June	123	116	131		133	167	178		\$139,950	\$145,000	\$157,000	
July	104	135	142		153	182	192		\$143,500	\$136,950	\$142,000	
August	139	121	141		152	181	175		\$130,000	\$140,000	\$156,000	
September	125	117	138		164	193	182		\$121,000	\$154,900	\$145,200	
October	102	103	125		166	191			\$127,000	\$132,000	\$137,965	
November	112	119	113		156	189			\$137,545	\$136,897	\$145,114	
December	97	90	109		143	159			\$120,000	\$140,000	\$142,151	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

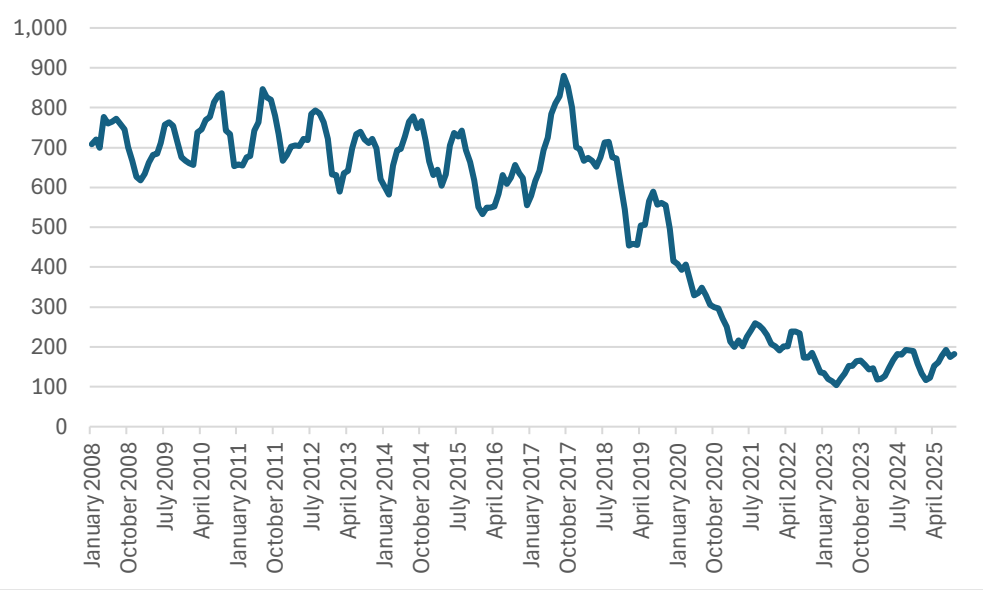
Monthly Closed Sales



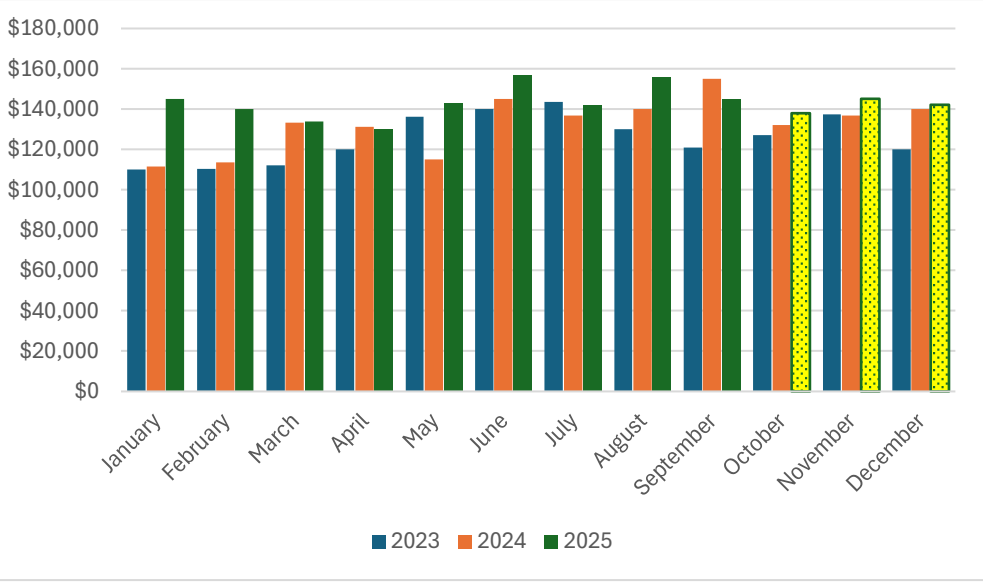
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

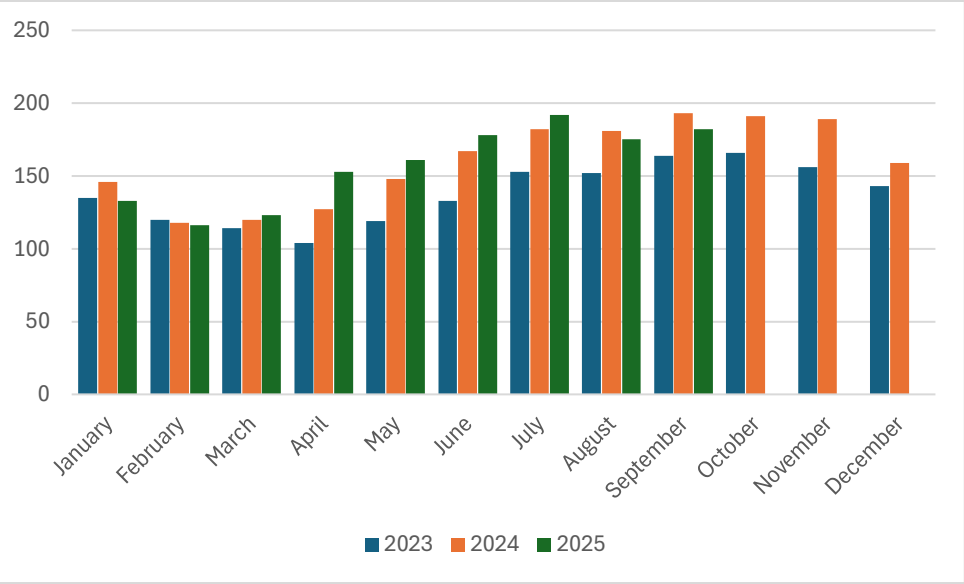
Monthly Inventory Trend



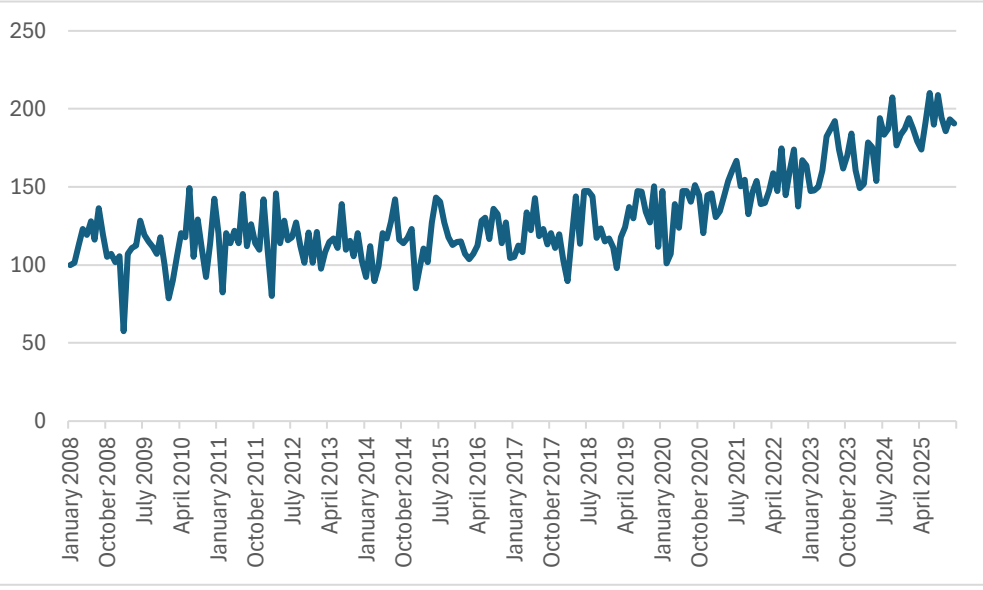
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Kankakee - All Properties

Summary of Recent Trends

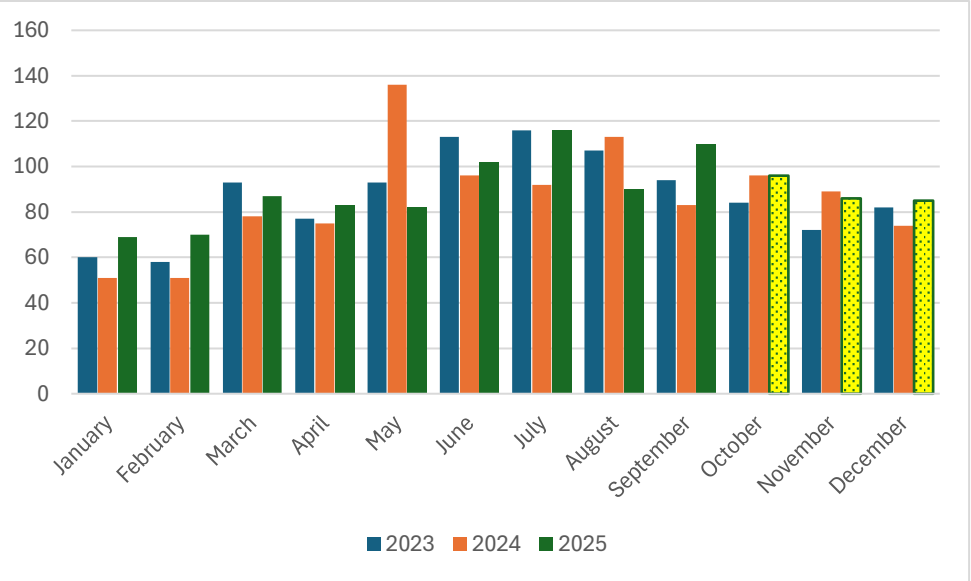
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025	
January	60	51	69		155	163	173		\$160,000	\$180,000	\$195,000	
February	58	51	70		140	162	184		\$164,250	\$197,000	\$190,000	
March	93	78	87		132	143	187		\$160,000	\$206,000	\$209,900	
April	77	75	83		129	138	196		\$170,000	\$222,500	\$204,500	
May	93	136	82		132	145	208		\$215,000	\$200,000	\$235,000	
June	113	96	102		128	149	209		\$212,000	\$228,213	\$227,000	
July	116	92	116		144	159	228		\$210,500	\$218,000	\$257,000	
August	107	113	90		150	190	232		\$210,000	\$192,750	\$261,250	
September	94	83	110		172	191	209		\$225,500	\$250,000	\$235,000	
October	84	96	96		175	222			\$207,500	\$212,000	\$233,550	
November	72	89	86		167	209			\$199,500	\$229,900	\$223,573	
December	82	74	85		160	183			\$186,250	\$203,000	\$221,381	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

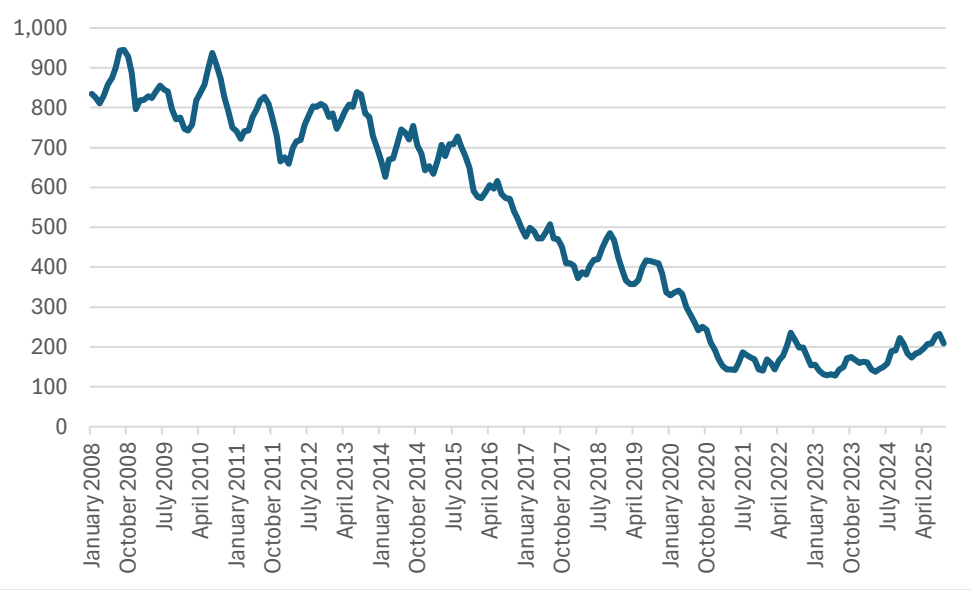
Monthly Closed Sales



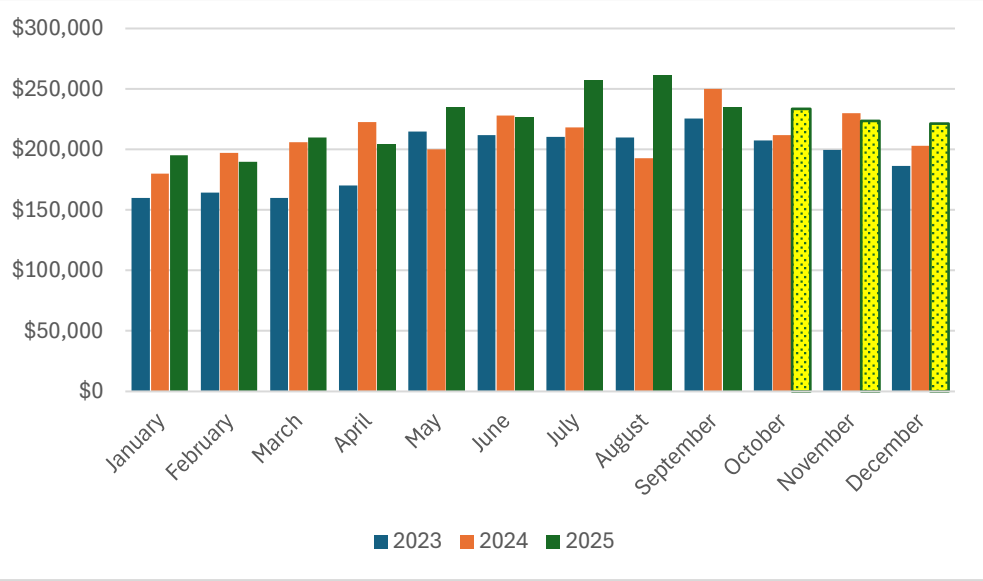
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

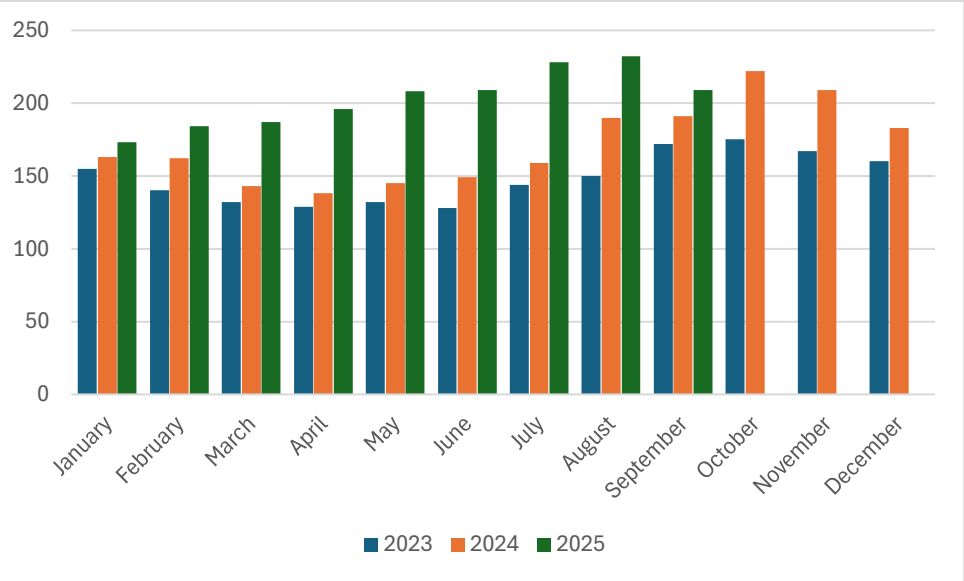
Monthly Inventory Trend



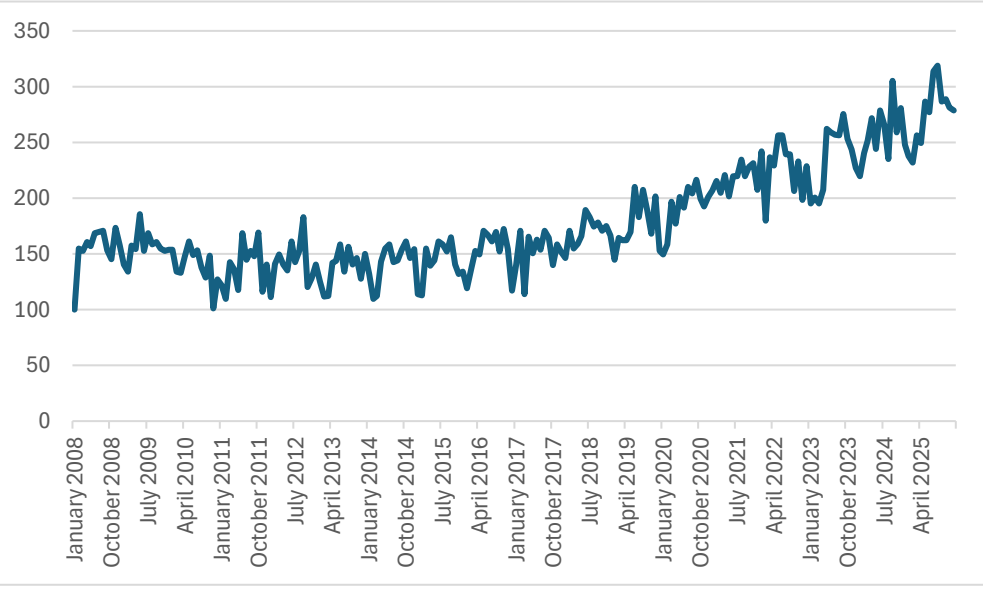
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

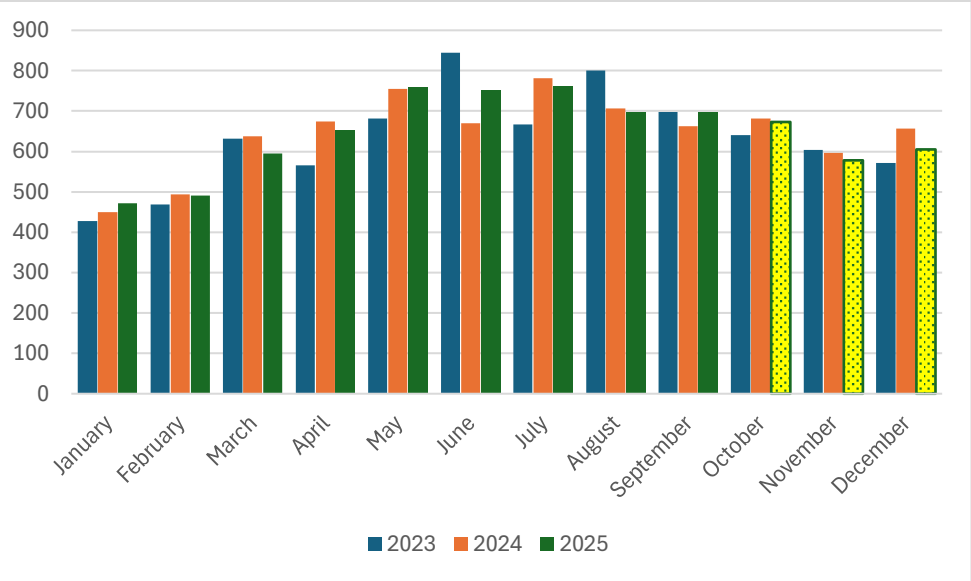
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	428	450	472		1,461	1,524	1,528		\$158,000	\$165,000	\$190,000		
February	469	494	491		1,394	1,503	1,538		\$155,000	\$180,000	\$190,000		
March	632	637	595		1,379	1,532	1,619		\$165,000	\$185,000	\$185,000		
April	566	674	652		1,418	1,590	1,502		\$180,000	\$185,000	\$197,000		
May	681	755	759		1,538	1,640	1,535		\$180,000	\$195,000	\$210,000		
June	844	670	752		1,518	1,722	1,590		\$214,000	\$223,750	\$225,000		
July	667	782	761		1,599	1,783	1,659		\$186,000	\$205,000	\$230,000		
August	801	706	696		1,657	1,776	1,712		\$185,750	\$195,250	\$205,000		
September	697	662	697		1,731	1,829	1,902		\$185,000	\$205,600	\$209,950		
October	640	681	673		1,774	1,900			\$185,500	\$210,000	\$207,764		
November	604	596	578		1,745	1,887			\$173,000	\$207,450	\$201,998		
December	571	657	605		1,512	1,584			\$180,000	\$185,000	\$199,825		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

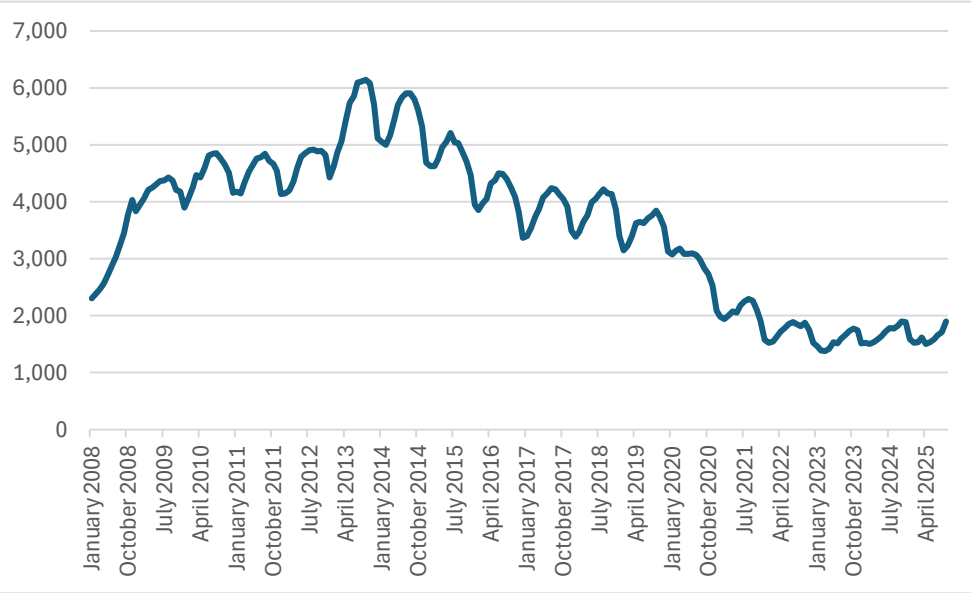
Monthly Closed Sales



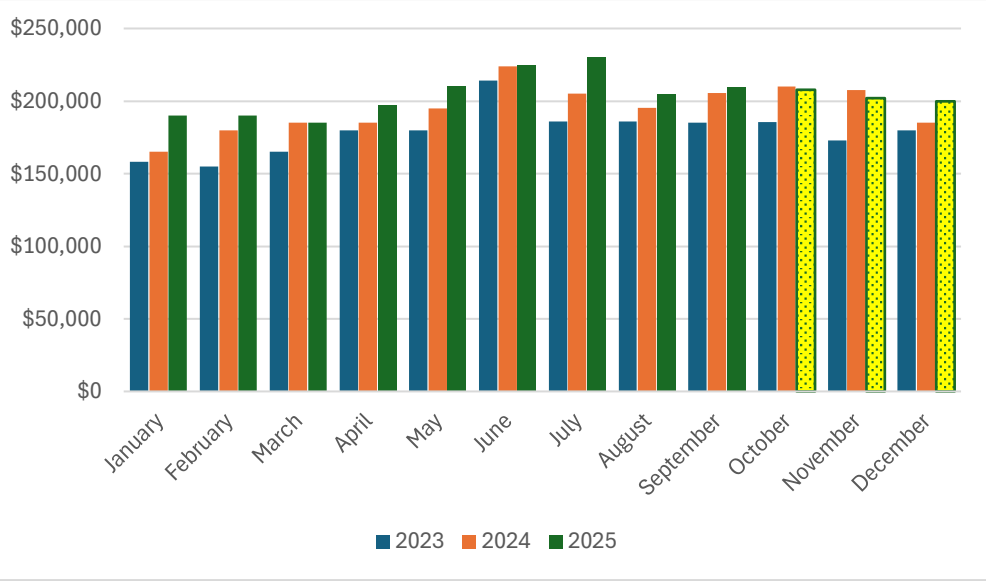
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

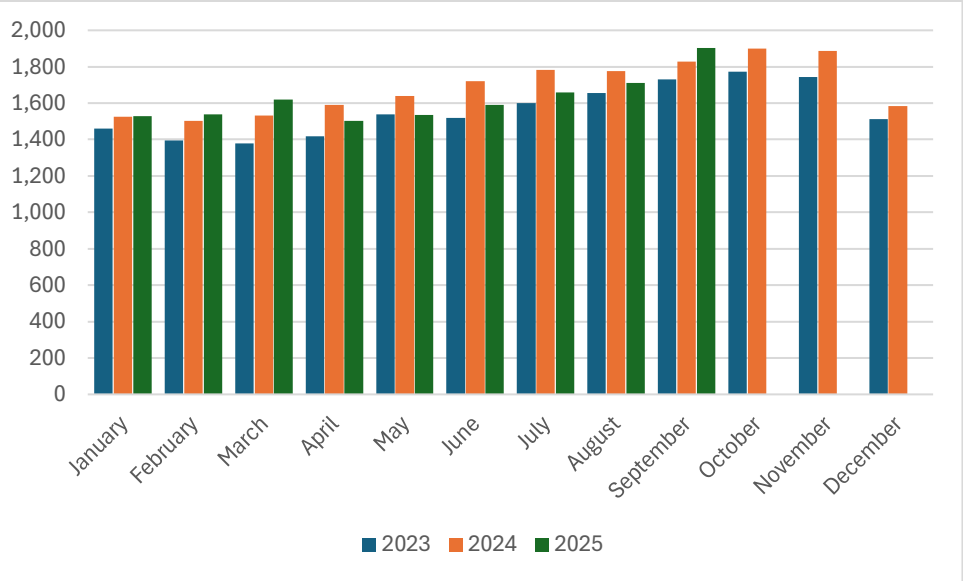
Monthly Inventory Trend



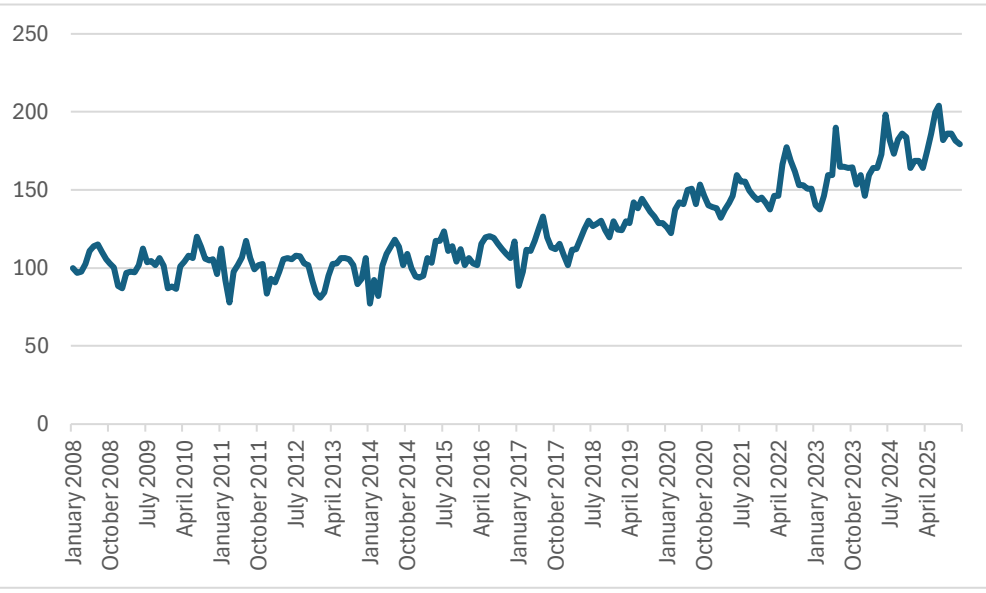
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Moline-Rock Island - All Properties
Summary of Recent Trends

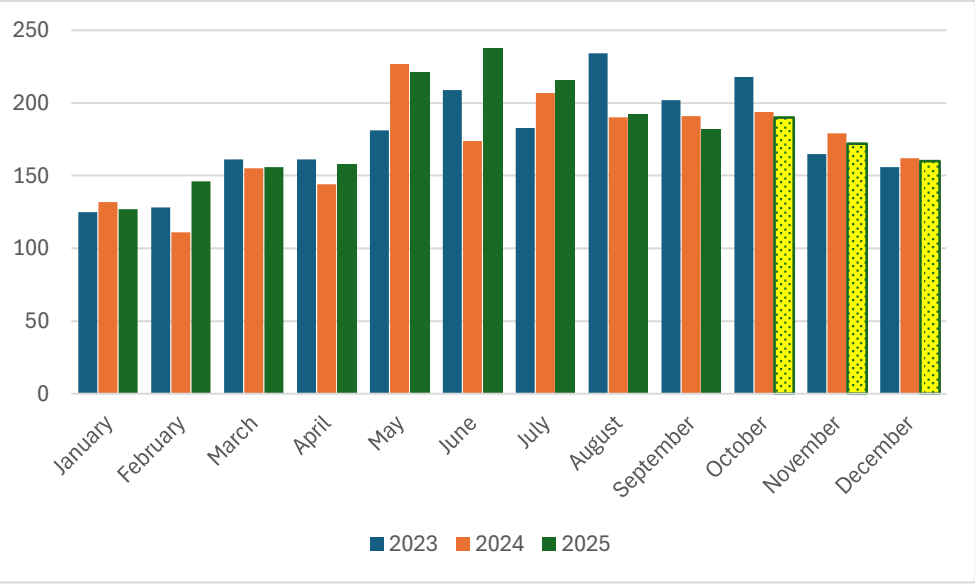
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	125	132	127		244	244	338		\$132,000	\$147,000	\$159,000	
February	128	111	146		229	230	312		\$123,000	\$150,000	\$145,500	
March	161	155	156		231	210	296		\$121,300	\$147,000	\$147,950	
April	161	144	158		231	228	274		\$149,000	\$137,000	\$151,800	
May	181	227	221		233	248	286		\$155,000	\$140,000	\$166,000	
June	209	174	238		259	257	315		\$142,557	\$155,000	\$169,950	
July	183	207	216		258	302	365		\$169,250	\$165,700	\$165,000	
August	234	190	192		270	365	369		\$146,000	\$158,000	\$172,500	
September	202	191	182		268	381	379		\$155,000	\$155,000	\$156,250	
October	218	194	190		265	436			\$149,950	\$144,500	\$162,685	
November	165	179	172		285	403			\$135,000	\$161,000	\$160,272	
December	156	162	160		255	364			\$145,000	\$140,000	\$156,899	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

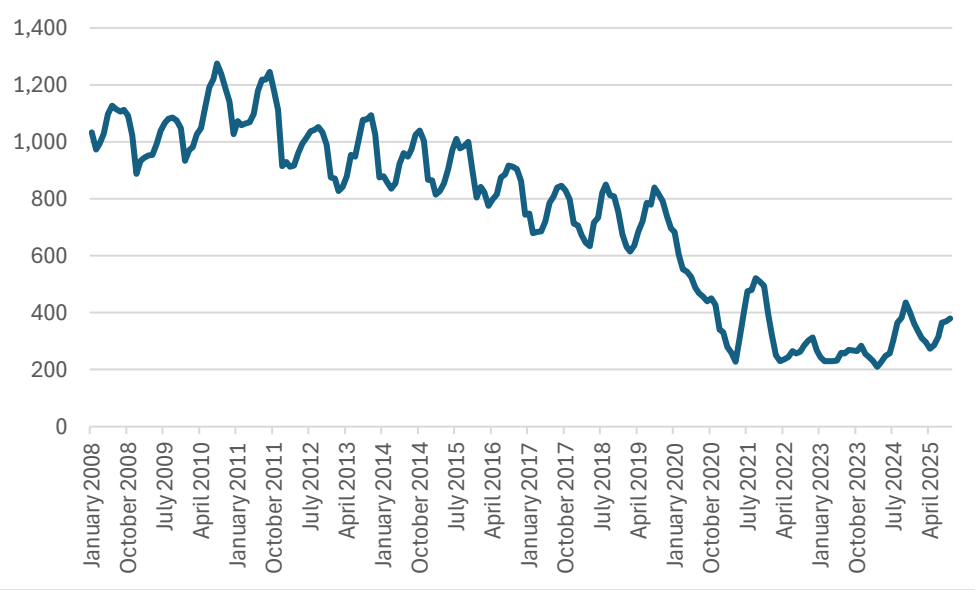
Monthly Closed Sales



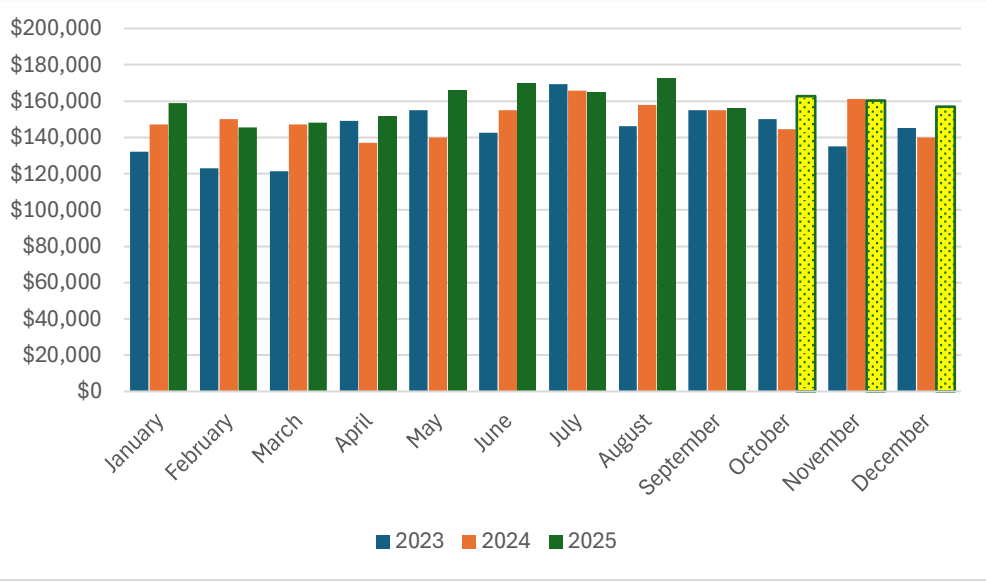
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

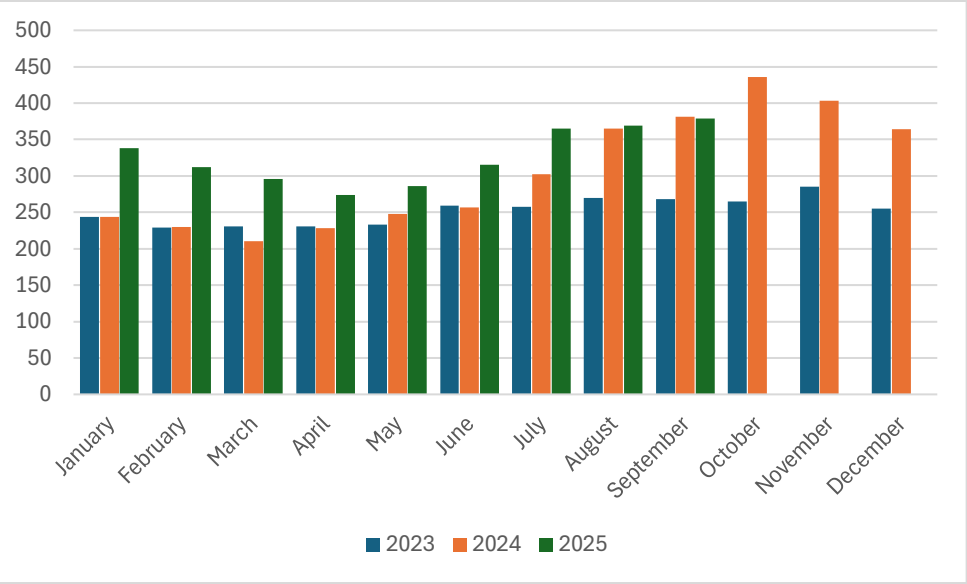
Monthly Inventory Trend



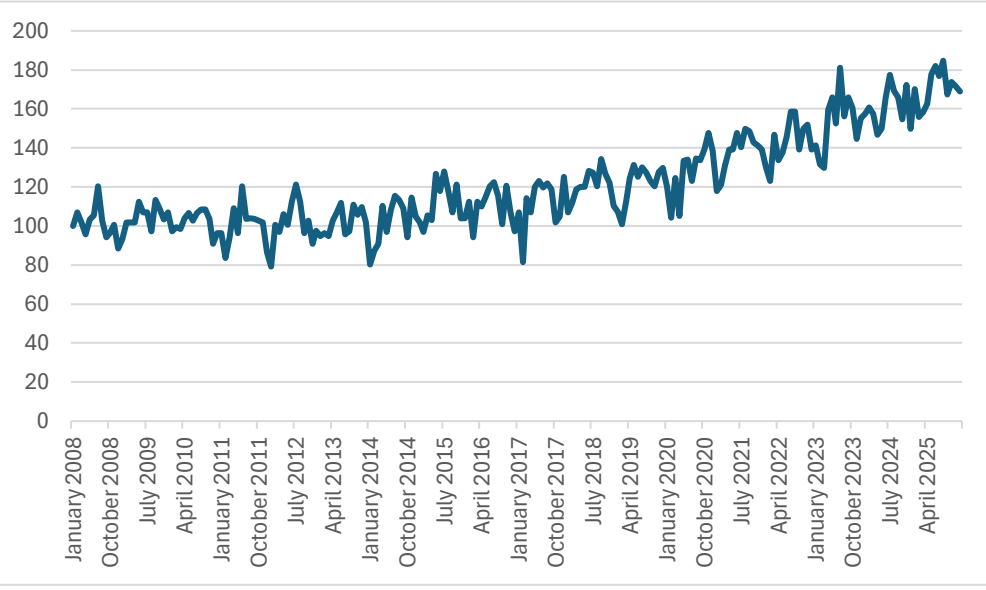
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

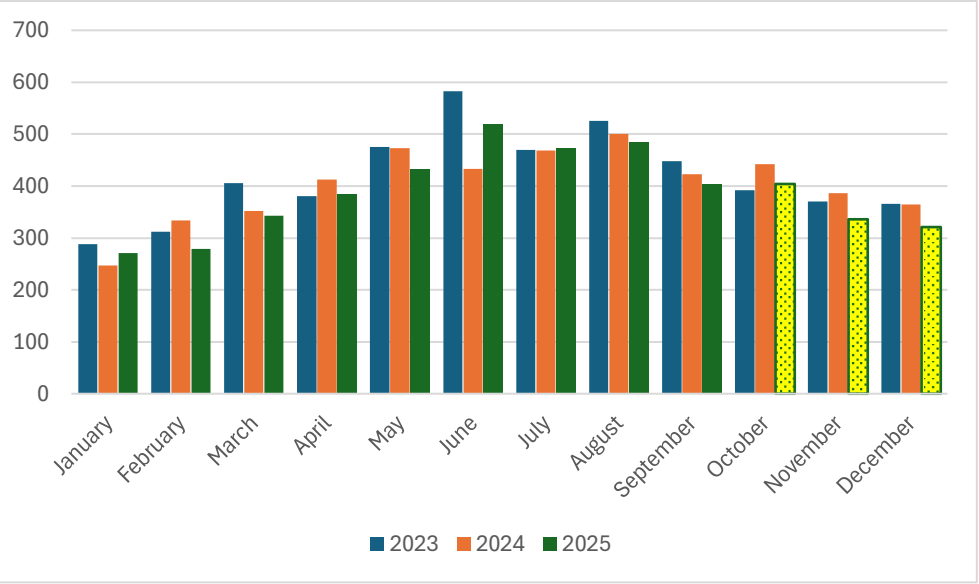
	Closed Sales				Inventory				Median Sales Price			
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	288	247	271		484	456	536		\$128,000	\$135,000	\$153,100	
February	312	334	279		422	447	500		\$129,900	\$98,500	\$154,500	
March	406	352	343		389	448	449		\$130,000	\$143,000	\$153,000	
April	380	412	384		406	432	472		\$140,000	\$155,000	\$162,250	
May	475	473	433		439	474	473		\$158,750	\$170,000	\$180,500	
June	583	433	519		454	504	500		\$175,000	\$185,000	\$185,000	
July	470	469	472		419	584	555		\$160,000	\$185,000	\$197,750	
August	525	500	485		483	637	585		\$150,000	\$181,250	\$179,700	
September	448	423	403		504	622	563		\$157,500	\$160,000	\$189,000	
October	392	442	404		561	623			\$144,450	\$175,000	\$175,785	
November	370	386	336		557	579			\$150,000	\$172,500	\$174,559	
December	366	365	321		475	579			\$155,000	\$172,750	\$172,331	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

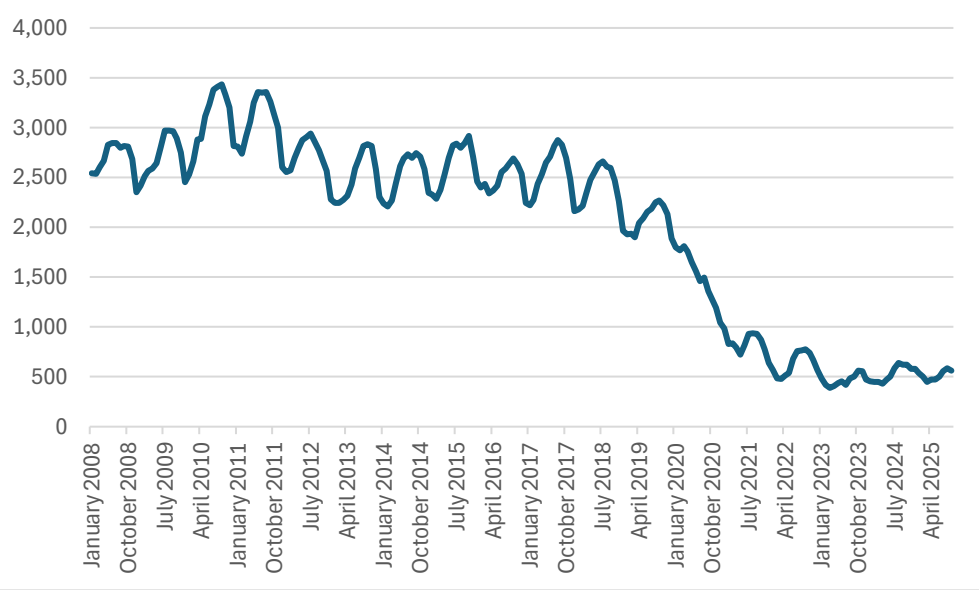
Monthly Closed Sales



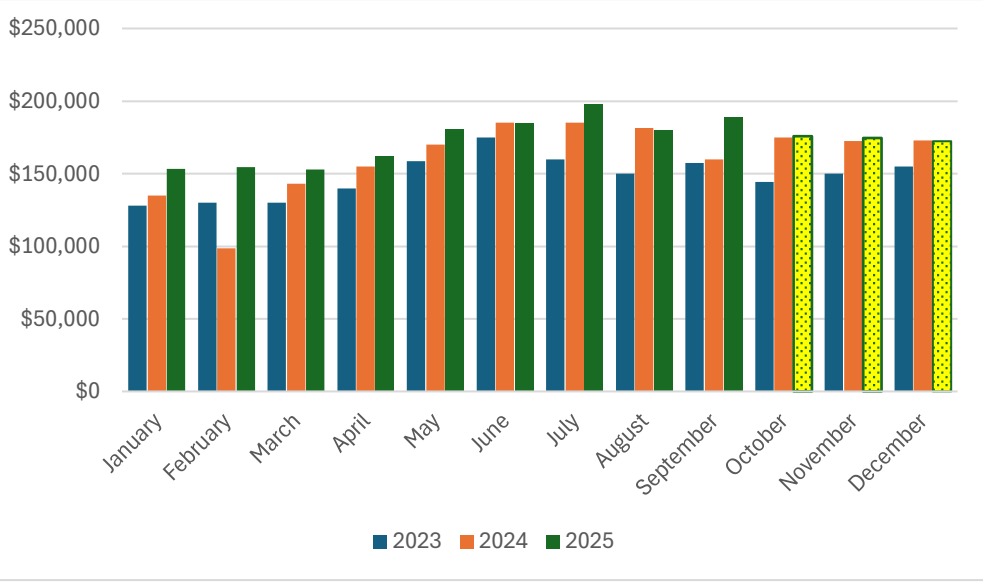
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

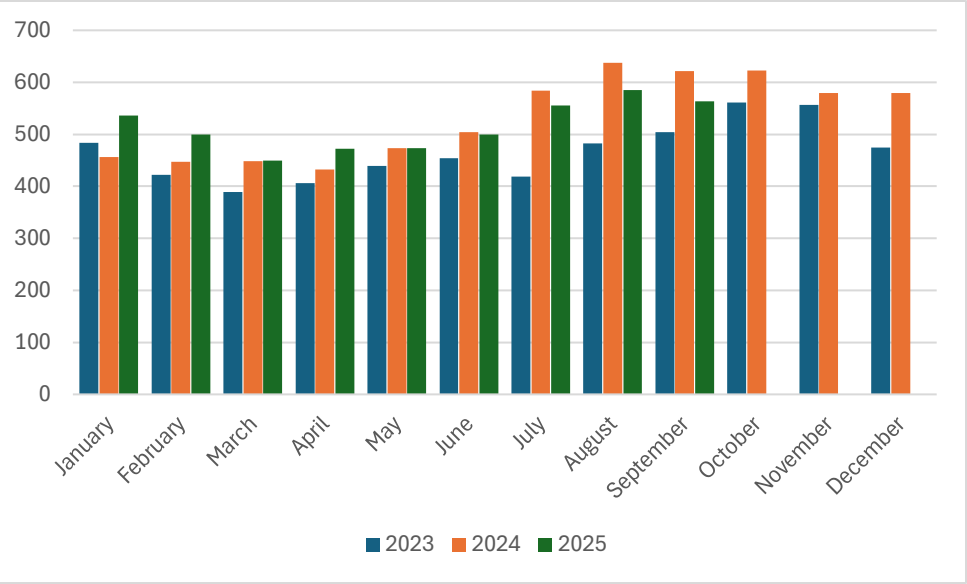
Monthly Inventory Trend



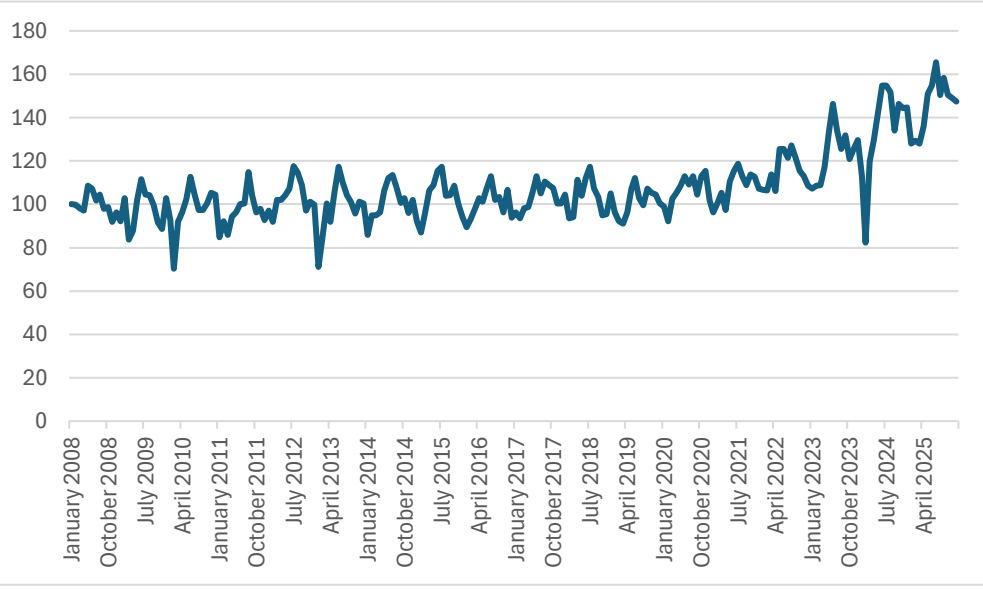
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

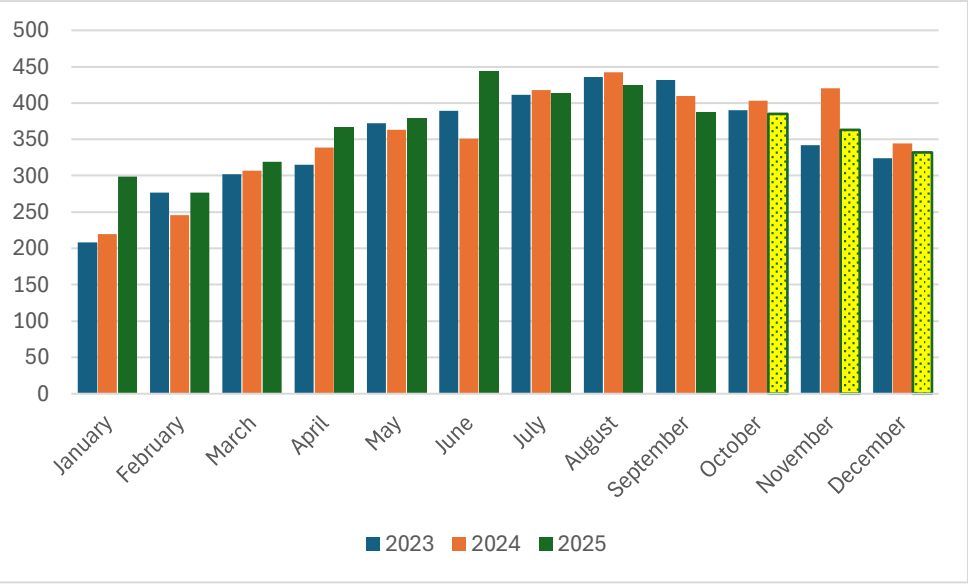
	Closed Sales				Inventory			Median Sales Price				
	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	208	220	299		416	381	389		\$144,500	\$186,225	\$199,450	
February	277	246	277		340	358	317		\$153,000	\$170,000	\$197,250	
March	302	307	319		320	323	343		\$159,500	\$185,000	\$197,500	
April	315	339	367		292	314	375		\$160,000	\$199,900	\$206,000	
May	372	363	379		355	363	400		\$179,950	\$187,000	\$207,000	
June	389	351	444		390	415	437		\$180,000	\$204,000	\$210,000	
July	411	418	413		429	451	445		\$179,000	\$204,950	\$230,000	
August	436	442	424		455	510	493		\$180,000	\$200,000	\$228,750	
September	432	410	388		457	561	493		\$184,200	\$200,500	\$225,000	
October	390	403	385		493	610			\$175,000	\$192,000	\$215,435	
November	342	420	363		502	566			\$180,000	\$195,000	\$216,621	
December	324	344	332		463	468			\$165,000	\$193,000	\$211,643	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

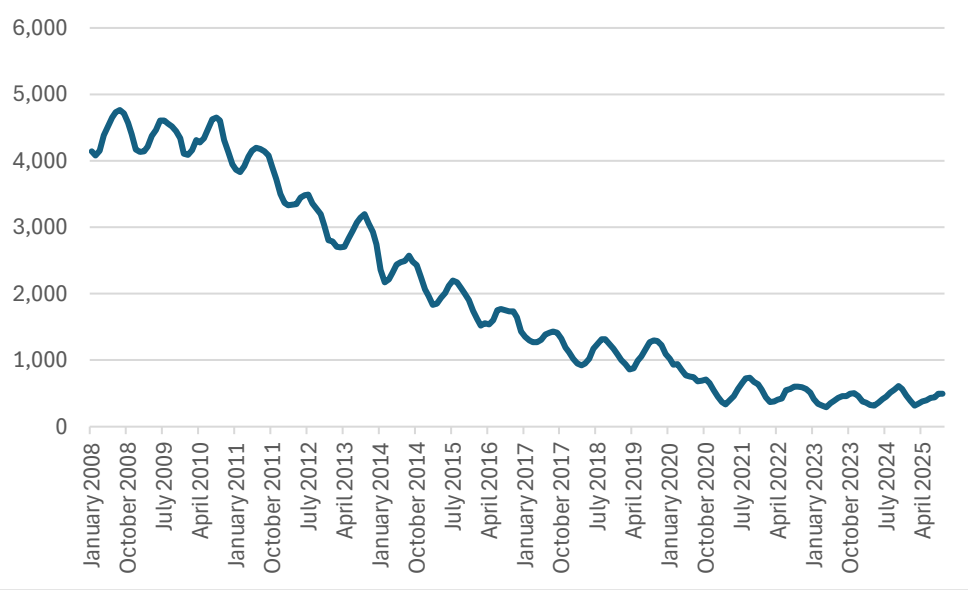
Monthly Closed Sales



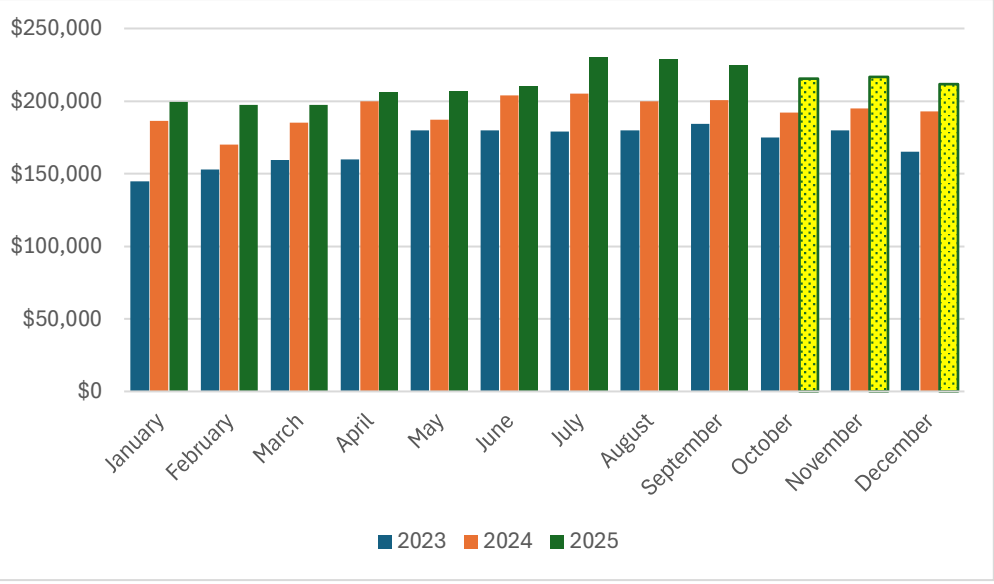
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

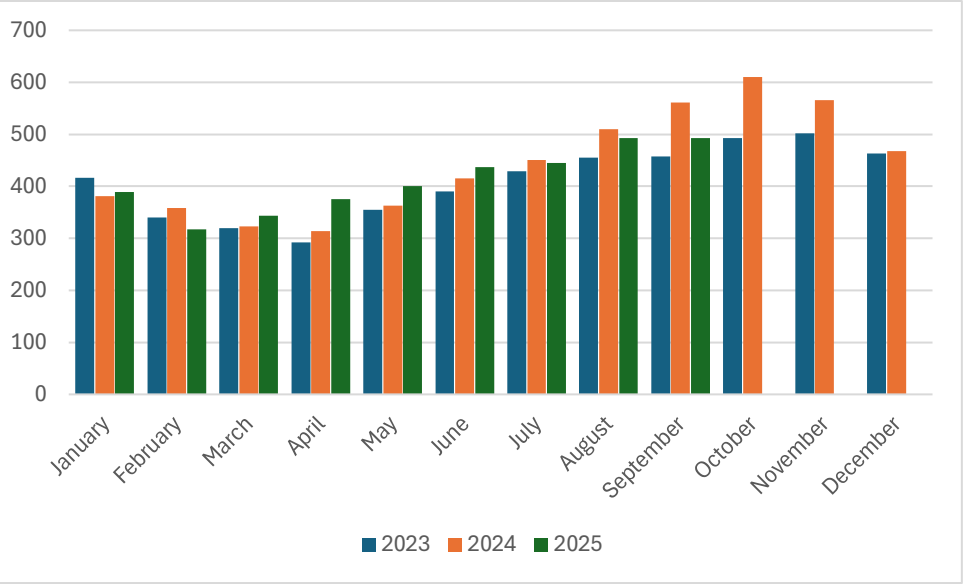
Monthly Inventory Trend



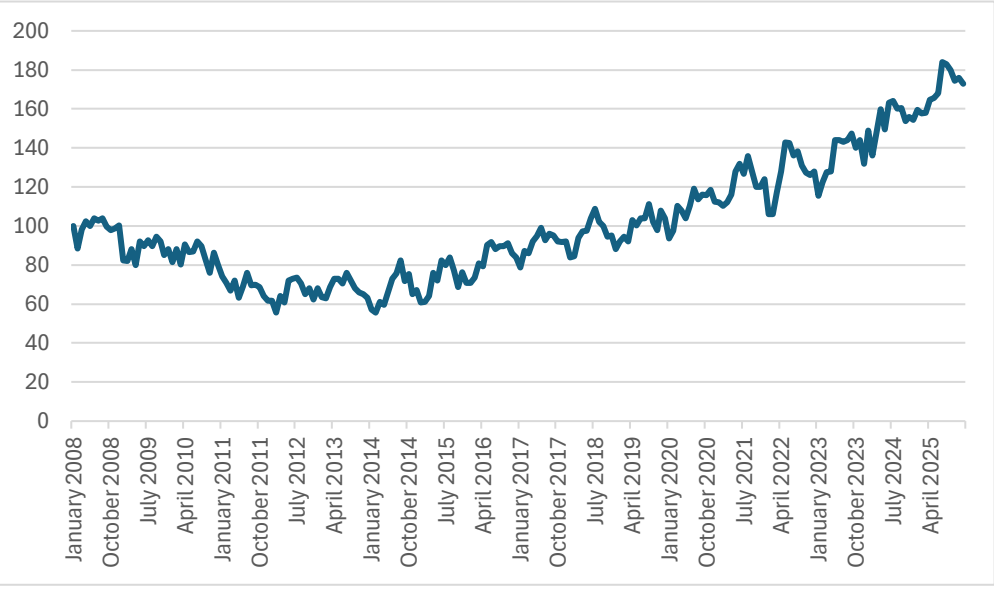
Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

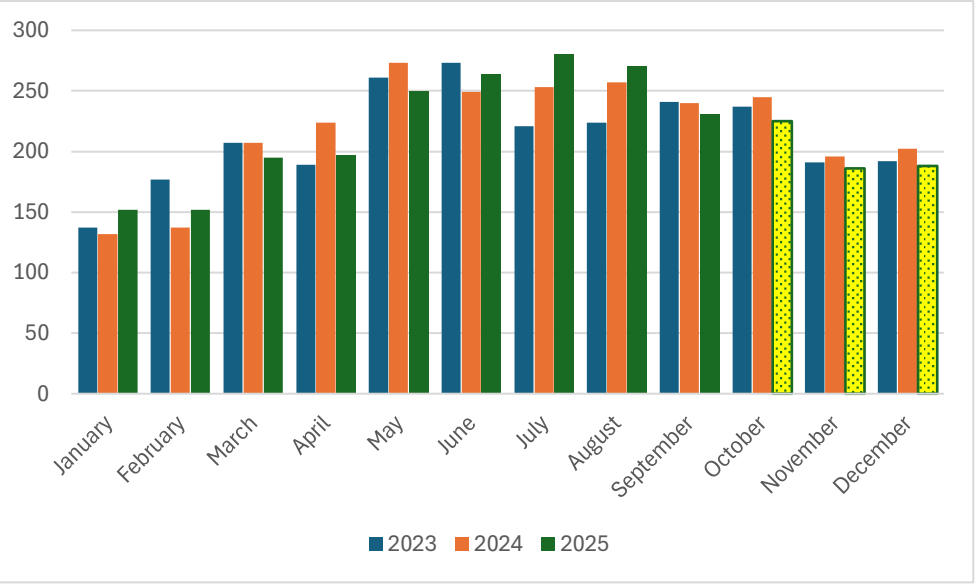
	Closed Sales				Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025		2023	2024	2025		2023	2024	2025		
January	137	132	152		210	219	241		\$145,500	\$185,000	\$188,500		
February	177	137	152		167	214	196		\$140,000	\$155,000	\$150,000		
March	207	207	195		192	236	211		\$164,900	\$155,750	\$186,500		
April	189	224	197		167	249	217		\$162,000	\$180,000	\$210,000		
May	261	273	250		174	220	222		\$154,900	\$188,000	\$212,250		
June	273	249	264		189	231	247		\$180,000	\$195,000	\$210,500		
July	221	253	280		210	252	256		\$181,000	\$185,000	\$215,000		
August	224	257	270		217	270	255		\$161,500	\$196,000	\$210,000		
September	241	240	231		217	271	247		\$176,000	\$198,950	\$195,000		
October	237	245	225		239	276			\$169,900	\$194,000	\$202,241		
November	191	196	186		217	287			\$170,000	\$179,450	\$190,620		
December	192	202	188		196	278			\$169,900	\$174,950	\$192,039		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

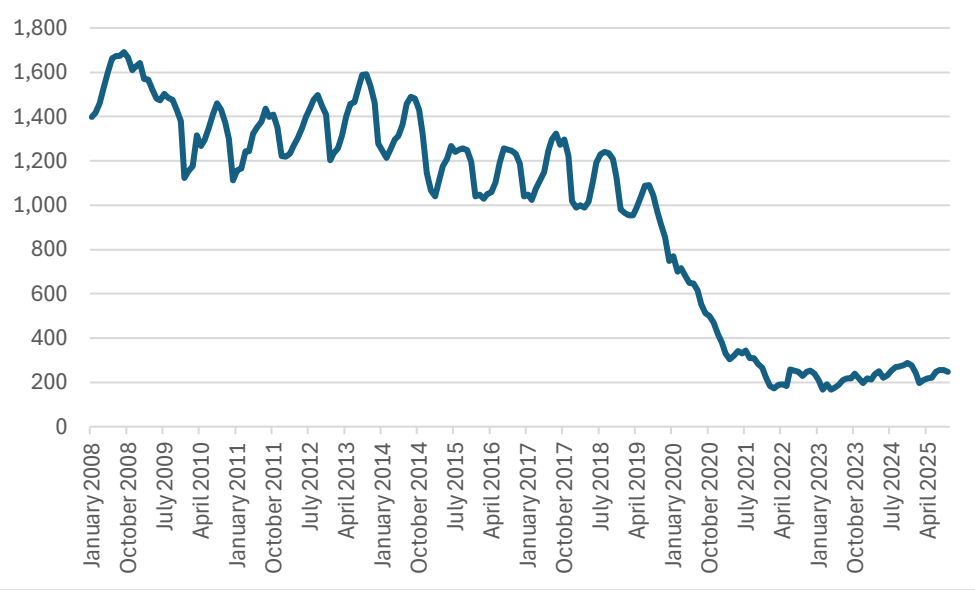
Monthly Closed Sales



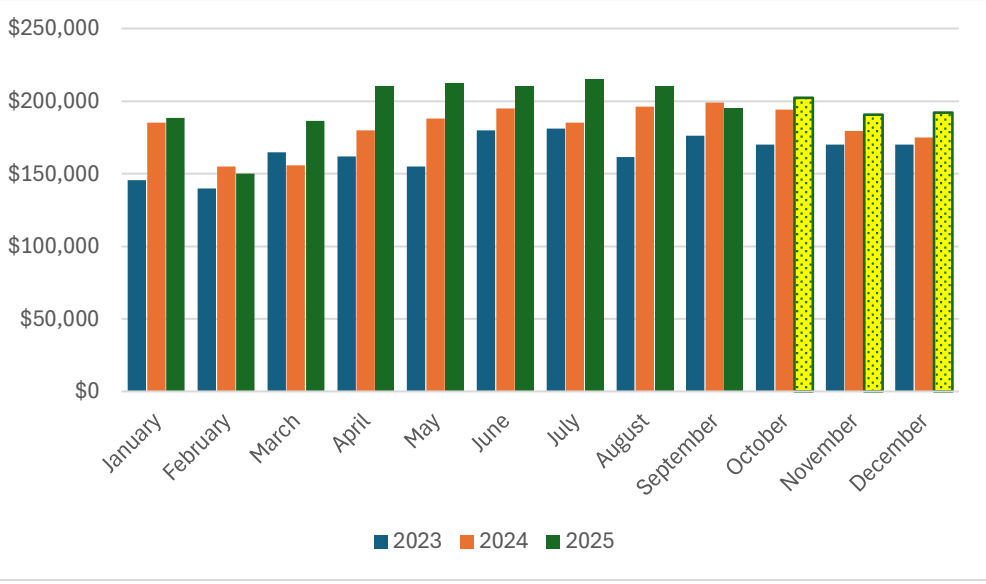
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

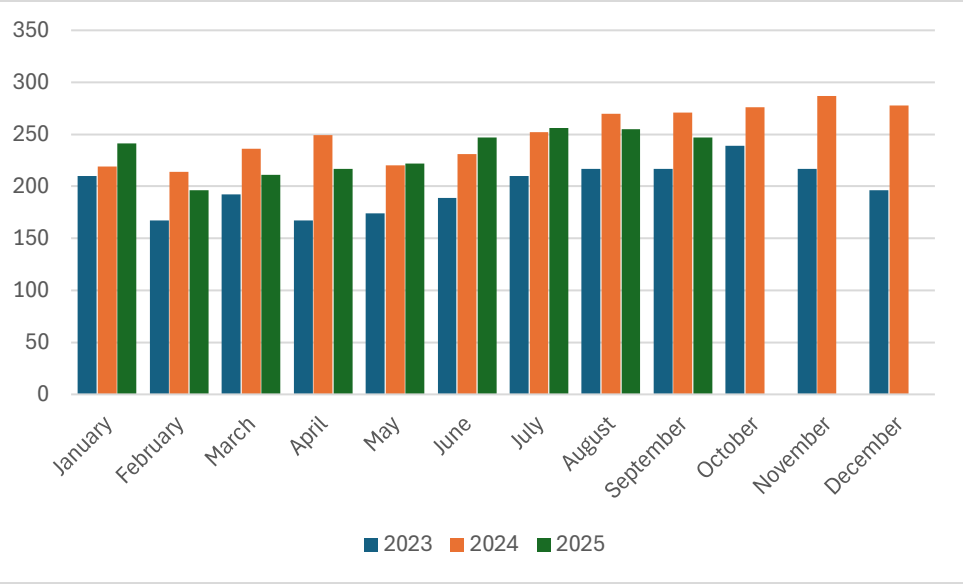
Monthly Inventory Trend



Monthly Median Sales Price



Monthly Inventory



Monthly House Price Index

