

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING MARKET forecast

Illinois Housing Market Forecast December 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 November 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 November 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 year but remain above 6 percent. In November, closed sales activity statewide and in the Chicago region was lower than the previous year. Single family sales prices statewide and in the Chicago region were 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 February 2026.

State of Illinois

- **Recent trends** – In November 2025, there were 9,207 closed sales of single-family homes, townhomes, and condominiums in Illinois. November prices for single-family homes in Illinois were about 5.2 percent higher than in the same month in 2024. Single-family closed sales activity was 8.7 percent lower than levels in November 2024. The inventory of for-sale single-family homes fell 3.5 percent compared to the previous November, remaining near historic lows. The average number of days on the market for a single-family home grew by 2 days from the previous November. Affordability conditions for single-family homebuying were consistent with the previous year.
- **Three-month outlook** – IHS's three-month housing market forecast indicates that closed sales activity levels will follow seasonal trends, dropping over 26 percent between November and February. Total sales during the three-month period from December to February are expected to be 8.7 percent lower than during the same period a year earlier. Single-family house prices are estimated to rise 0.7 percent between November and February. In this projection, statewide prices in February 2026 will be almost 8 percent higher than they were in February 2025.

Chicago Metropolitan Area

- **Recent trends** – In November 2025, there were 5,965 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 5.3 percent between November 2024 and 2025. The number of closed single-family home sales in the Chicago area fell 10.5 percent from the previous November. The inventory of for-sale single-family homes fell 8.7 percent since the previous November. The average time spent on the market grew by 1 day compared to November 2024. Affordability conditions for single-family homebuying in the Chicago area were consistent with 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 almost 28 percent between November and February. Total sales activity throughout December, January, and February is estimated to be about 11.4 percent lower than during the same period one year earlier. February prices of single-family homes in the Chicago metropolitan area are projected to be consistent with November prices. This scenario would reflect a price increase of 6.7 percent between February 2025 and 2026.

City of Chicago *Single-Family Homes*

- **Recent trends** – In October 2025, there were 1,332 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 down 1.5 percent from November 2024. The number of closed single-family sales in Chicago fell by about 12 percent compared to the previous November. The inventory of for-sale homes declined by 22.2 percent compared to November 2024, while the time on market fell by 2 days. Affordability conditions for single-family homebuyers in Chicago were better than the previous November.
- **Three-month outlook** – IHS’s three-month housing market forecast indicates that the level of closed sales activity will follow seasonal trends and decrease 21.7 percent between November and February. Total sales throughout the three-month period from December to February are estimated to be about 9 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 1.2 percent between November and February. In this scenario, prices in February 2026 would be 3.7 percent higher than in February 2025.

City of Chicago *Condominiums and Townhomes*

- **Recent trends** – Prices for condos and townhomes in the City of Chicago fell about 1 percent between November 2024 and 2025. The number of closed condo sales in Chicago decreased by about 11.5 percent compared to the previous November. The inventory of for-sale condos declined by about 26.4 percent compared to November 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 5.4 percent between November and February. Total condominium sales activity in Chicago between November and January will be about 12.7 percent less than activity during the same period a year earlier. Condo prices are projected to rise almost 3 percent between November and February. These projected February 2026 prices would be about 5.7 percent higher than prices in February 2025.

Conditions Affecting Homebuying

The housing market has remained complex throughout 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](#), though more recent data are [unavailable](#) due to the government shutdown. The Federal Reserve [cut interest rates](#) three times during the fall amid [a weakening labor market](#). National jobs data for October [are still unavailable](#) due to delays from the government shutdown, though November estimates from other agencies range suggest [stable or rising](#) unemployment. Illinois data are similarly delayed; the most recent [unemployment data](#) show that unemployment was stable between August and September, landing 0.6 percent below last year’s rate and equal to the national rate. In November, the [consumer sentiment index](#) rose slightly but remains tempered due to concerns about inflation. Foreclosure activity levels were higher than 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. Despite some [regional house price drops](#), prices are still near record highs nationally, 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 November 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.

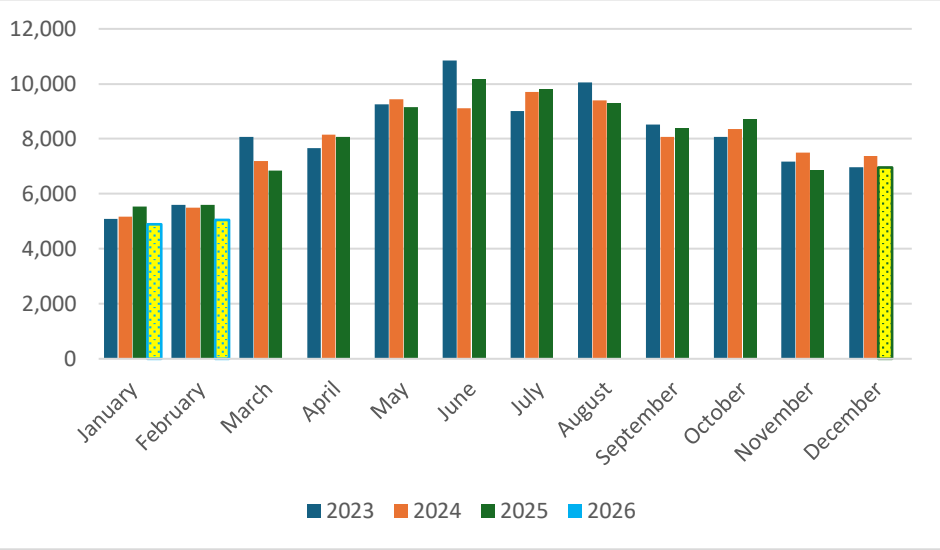
Data Appendix

Illinois - Single Family Homes
Summary of Recent Trends

Closed Sales						Days on Market				Inventory				Median Sales Price				Affordability				
	Monthly YoY					Monthly YoY				Monthly YoY				Monthly YoY				Monthly YoY				
	2023	2024	2025	2026	Trend	2023	2024	2025	Trend	2023	2024	2025	Trend	2023	2024	2025	2026	Trend	2023	2024	2025	Trend
January	5,093	5,170	5,529	4,892		41	36	39		14,697	12,834	14,051		\$230,000	\$255,000	\$280,000	\$298,499		171	147	131	
February	5,592	5,495	5,598	5,050		44	40	41		13,561	12,743	13,813		\$235,000	\$260,000	\$280,000	\$301,991		162	141	133	
March	8,061	7,190	6,854			41	37	40		13,233	12,347	13,577		\$257,000	\$281,000	\$290,000			151	132	130	
April	7,657	8,145	8,076			34	31	33		12,927	12,888	14,232		\$275,000	\$290,000	\$310,000			139	124	120	
May	9,246	9,448	9,158			30	27	28		13,353	14,171	15,546		\$280,000	\$305,000	\$320,000			135	120	115	
June	10,843	9,122	10,156			25	24	24		14,143	14,870	16,338		\$300,000	\$325,000	\$330,250			125	114	113	
July	9,019	9,715	9,806			23	23	25		14,491	15,830	17,287		\$290,000	\$318,000	\$326,950			128	117	114	
August	10,057	9,401	9,303			24	25	25		15,156	16,721	17,510		\$285,000	\$300,000	\$325,000			126	129	117	
September	8,528	8,076	8,375			26	26	28		15,769	17,220	17,808		\$273,000	\$295,000	\$305,000			130	134	127	
October	8,062	8,366	8,698			27	28	29		15,885	17,716	17,796		\$265,000	\$290,000	\$305,000			129	131	129	
November	7,180	7,495	6,843			28	29	31		15,635	16,711	16,124		\$265,000	\$285,000	\$299,900			135	130	130	
December	6,970	7,378	6,958			31	33			13,480	14,572			\$255,000	\$285,700	\$297,342			148	129		
IHS Three Month Outlook																						
Sources:						ShowingTime Data and IHS Housing Market Forecast																

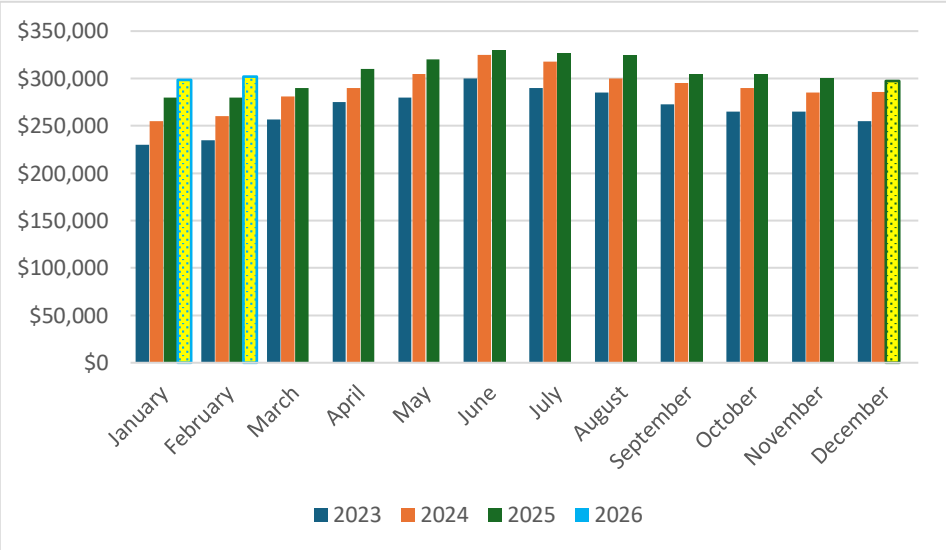
Illinois Short Term Trends - Single Family

Monthly Closed Sales

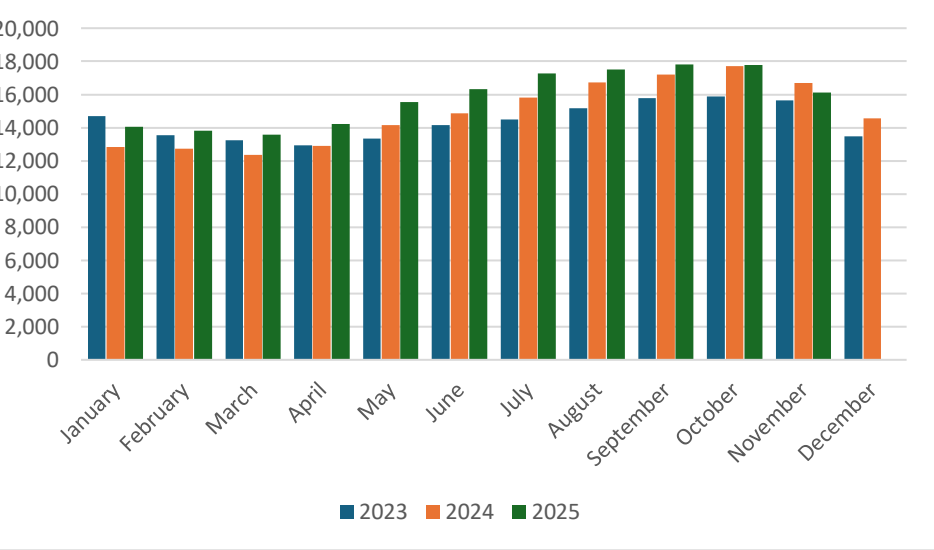


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

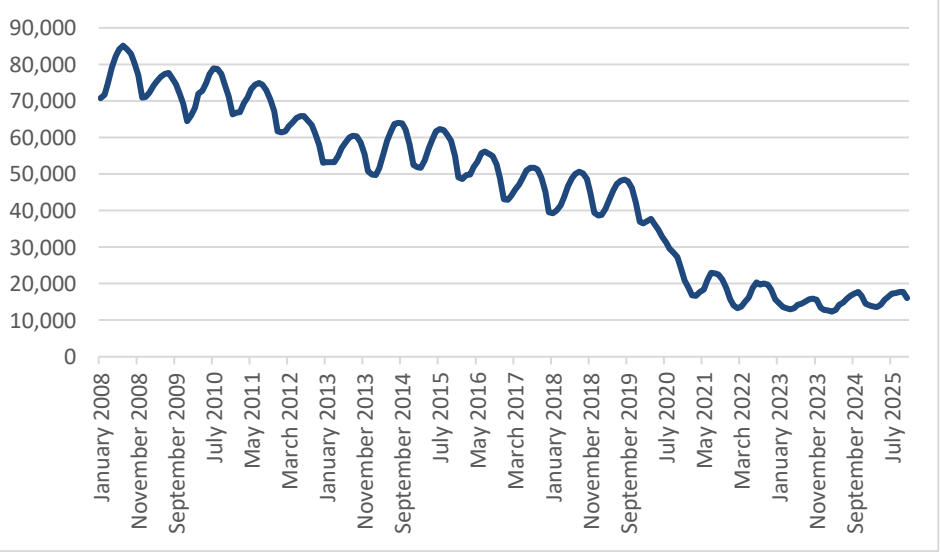


Monthly Inventory

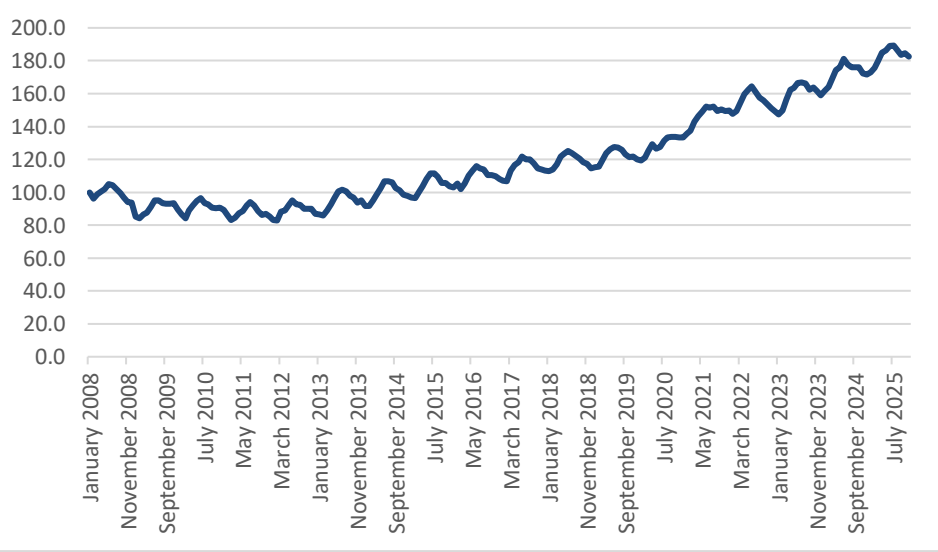


Illinois Long Term Trends - Single Family

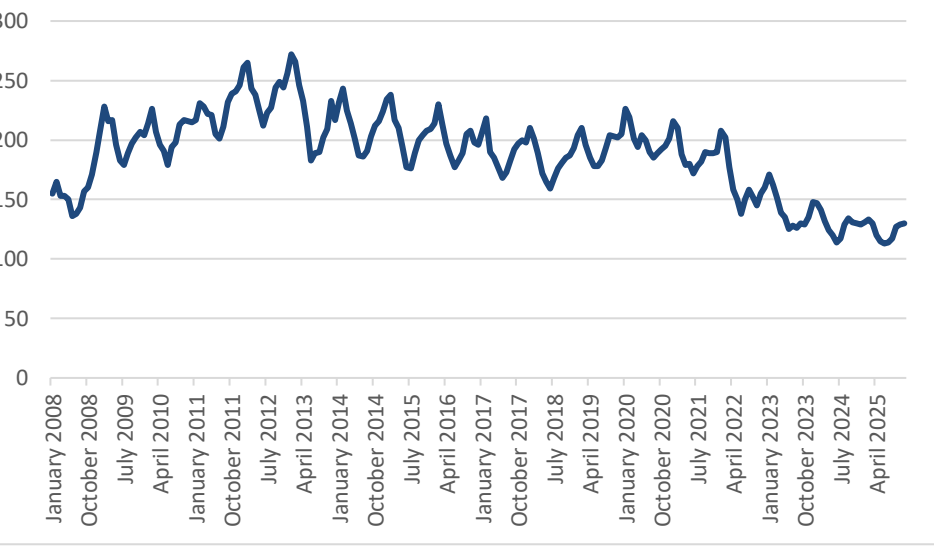
Illinois Monthly SF Inventory Trend































































SF Monthly House Price Index



Monthly Affordability Conditions



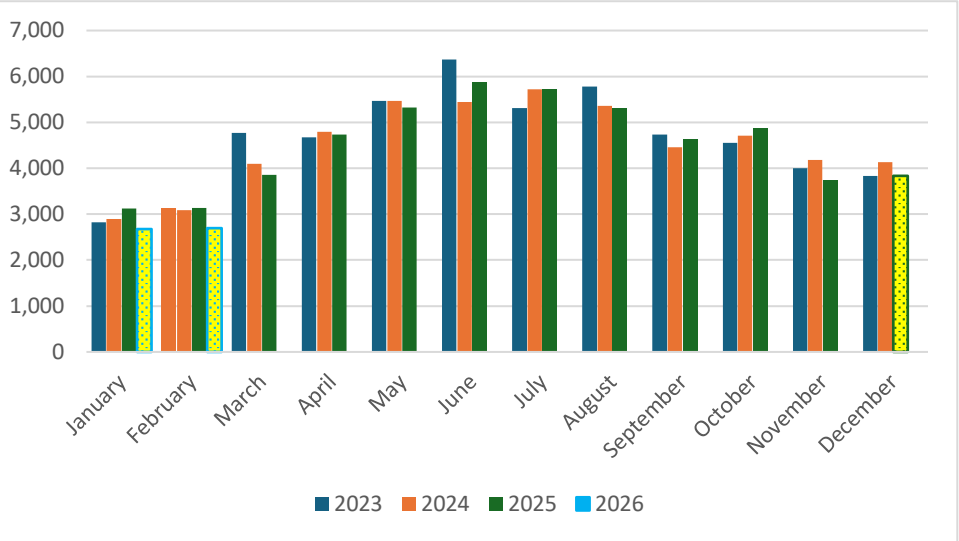
Chicago Metro - Single Family Homes
Summary of Recent Trends

	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	2,676		37	34	35		8,651	6,897	7,649		\$313,400	\$340,000	\$369,900	\$393,311		134	118	106	
February	3,118	3,087	3,136	2,696		41	37	35		7,964	6,951	7,653		\$315,000	\$350,000	\$375,000	\$400,165		129	112	106	
March	4,768	4,092	3,862			37	32	34		7,698	6,618	7,379		\$336,000	\$374,900	\$395,000			123	106	102	
April	4,678	4,789	4,737			31	26	28		7,486	7,007	7,946		\$350,000	\$386,000	\$409,990			117	100	97	
May	5,469	5,472	5,318			26	22	23		7,586	7,887	8,950		\$367,200	\$395,000	\$420,000			110	99	94	
June	6,366	5,443	5,877			21	20	19		8,211	8,263	9,360		\$385,000	\$419,945	\$430,000			104	94	93	
July	5,311	5,714	5,711			21	20	21		8,417	8,782	9,859		\$370,000	\$407,500	\$420,000			107	98	95	
August	5,775	5,358	5,299			21	20	21		8,726	9,378	9,764		\$375,000	\$400,000	\$420,000			102	103	97	
September	4,734	4,455	4,633			23	22	25		9,091	9,697	9,798		\$360,000	\$385,000	\$399,990			106	110	104	
October	4,557	4,707	4,878			24	24	25		9,037	9,886	9,609		\$350,000	\$378,000	\$405,000			105	107	103	
November	4,005	4,177	3,737			25	25	26		8,809	9,076	8,283		\$353,050	\$380,000	\$400,000			108	104	104	
December	3,838	4,133	3,835			28	29			7,372	7,695			\$335,000	\$379,000	\$396,211			120	104		

IHS Three Month Outlook
Sources: ShowingTime Data and IHS Housing Market Forecast

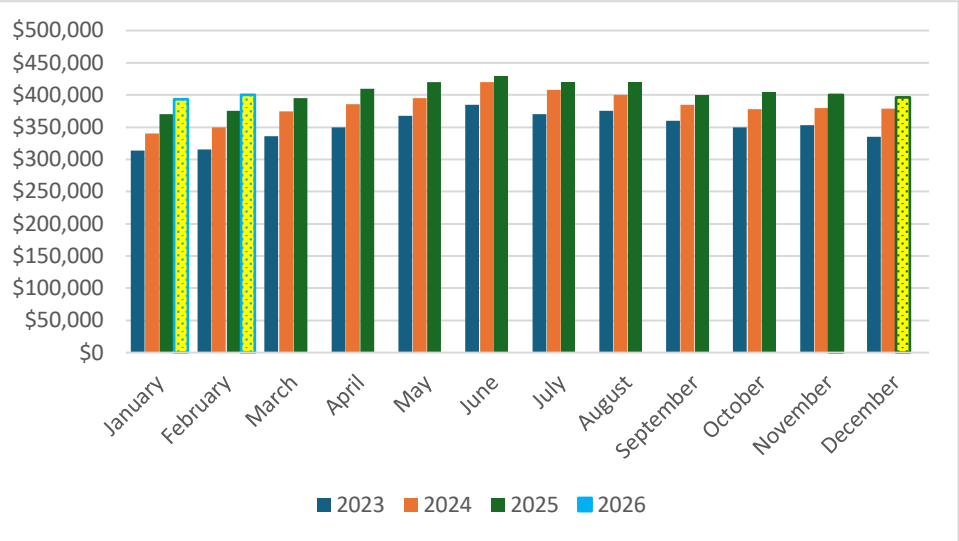
Short Term Trends

Monthly Closed Sales

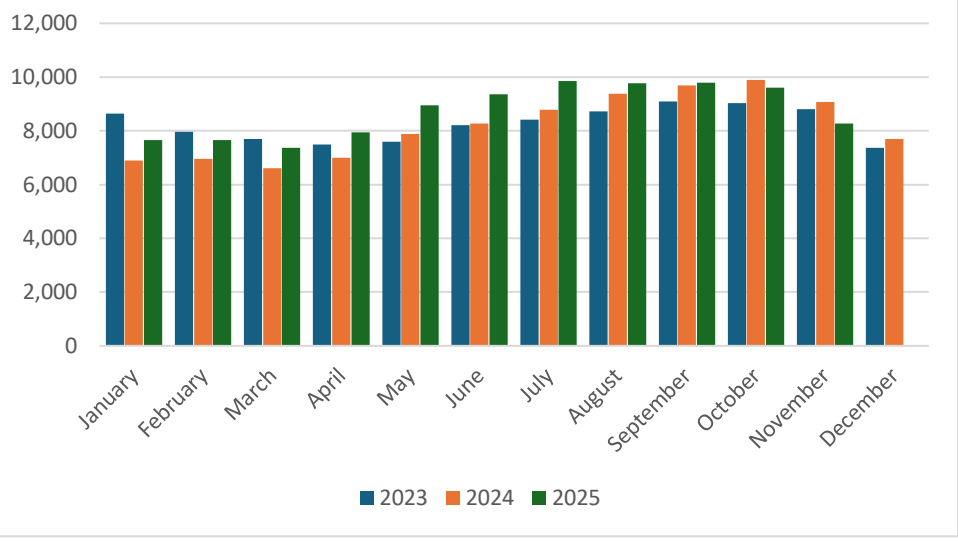


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

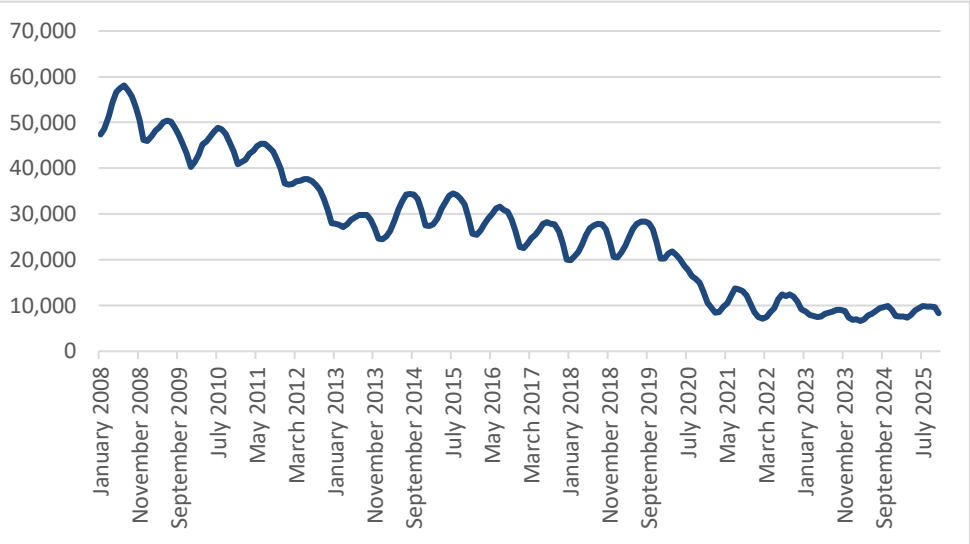


Monthly Inventory

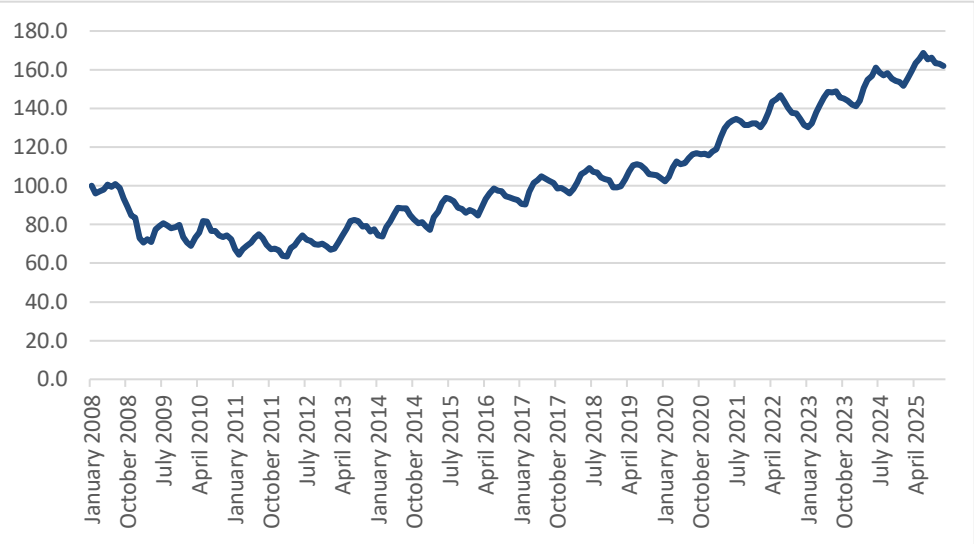


Long Term Trends

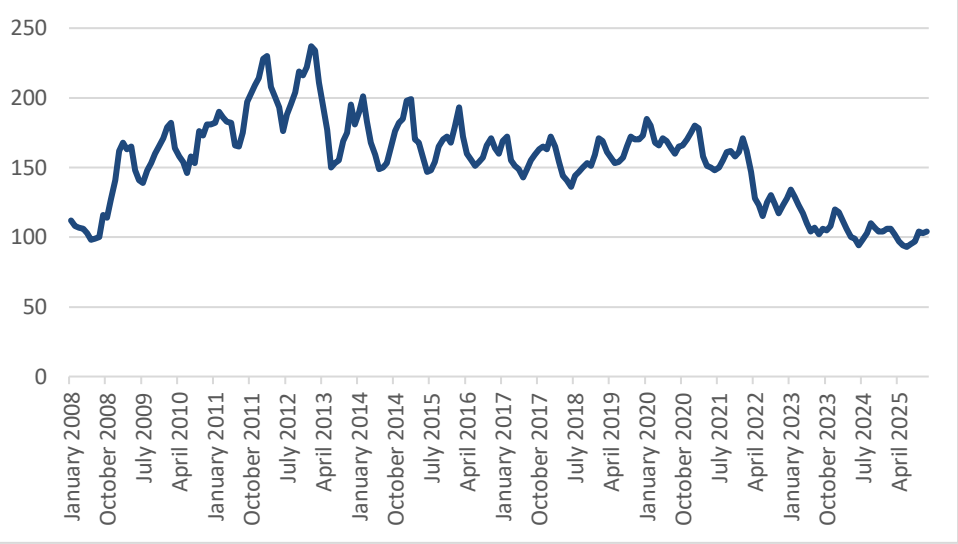
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Single Family Homes
Summary of Recent Trends

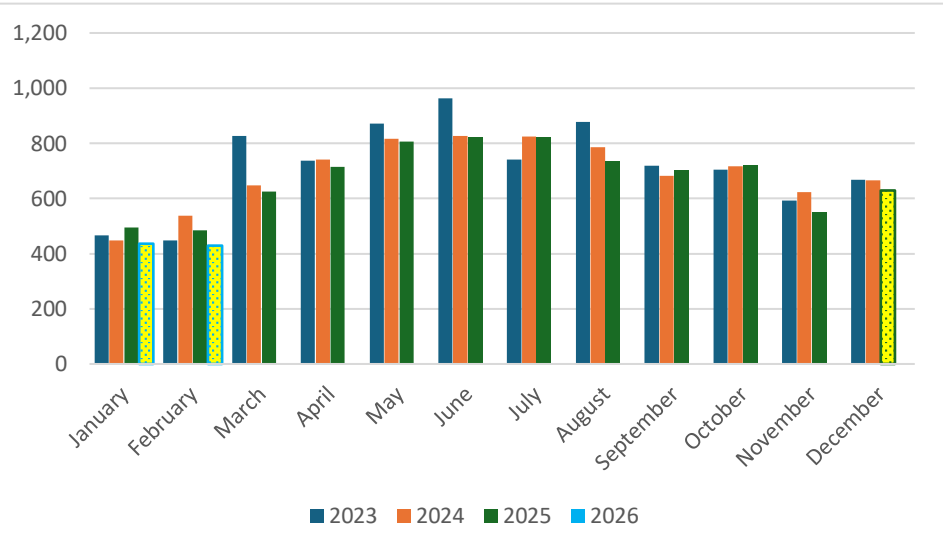
	Closed Sales					Days on Market				Inventory				Median Sales Price					Affordability			
	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	467	448	494	436		42	38	39		2,260	1,750	1,717		\$260,500	\$289,500	\$310,000	\$330,977		147	126	115	
February	448	538	484	429		48	43	38		2,164	1,766	1,689		\$290,000	\$300,000	\$319,450	\$331,116		128	119	113	
March	826	648	625			40	41	44		2,060	1,736	1,673		\$295,000	\$335,000	\$335,800			128	108	109	
April	738	742	715			43	37	33		2,027	1,776	1,726		\$297,500	\$340,000	\$350,000			125	103	103	
May	872	817	806			36	29	31		1,970	1,913	1,836		\$306,000	\$320,000	\$350,000			120	111	102	
June	964	826	820			29	27	27		2,071	1,891	1,819		\$335,000	\$365,000	\$370,000			109	98	98	
July	741	824	822			29	29	26		2,131	1,955	1,858		\$312,750	\$350,000	\$350,000			115	103	104	
August	877	786	735			27	29	26		2,181	2,033	1,816		\$315,000	\$340,000	\$362,500			111	110	102	
September	719	682	700			32	29	32		2,271	2,162	1,813		\$311,000	\$327,000	\$346,000			111	118	109	
October	705	717	719			34	31	31		2,297	2,171	1,767		\$300,000	\$325,000	\$350,000			111	114	109	
November	593	624	548			31	34	32		2,155	2,022	1,573		\$302,000	\$339,951	\$335,000			115	106	113	
December	667	665	629			34	37			1,821	1,698			\$285,000	\$325,000	\$333,733			129	111		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

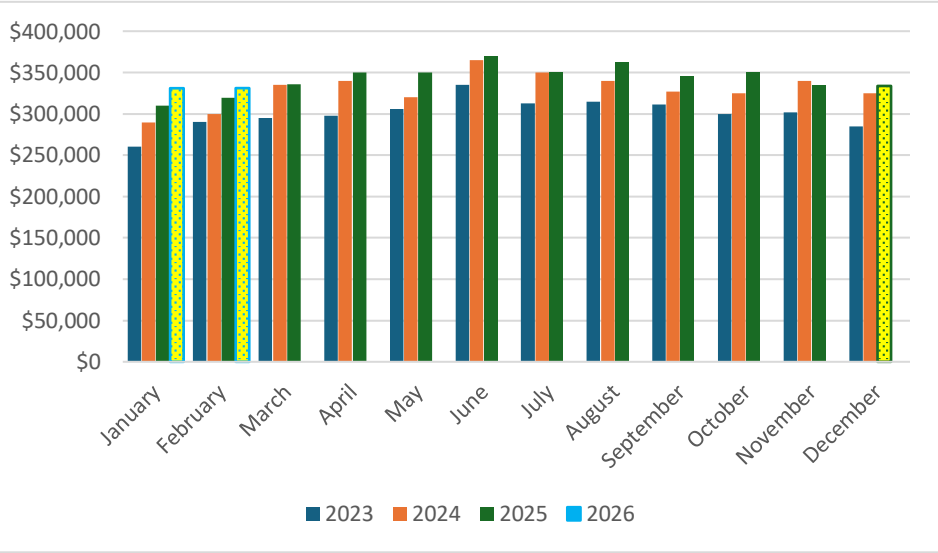
Short Term Trends

Monthly Closed Sales

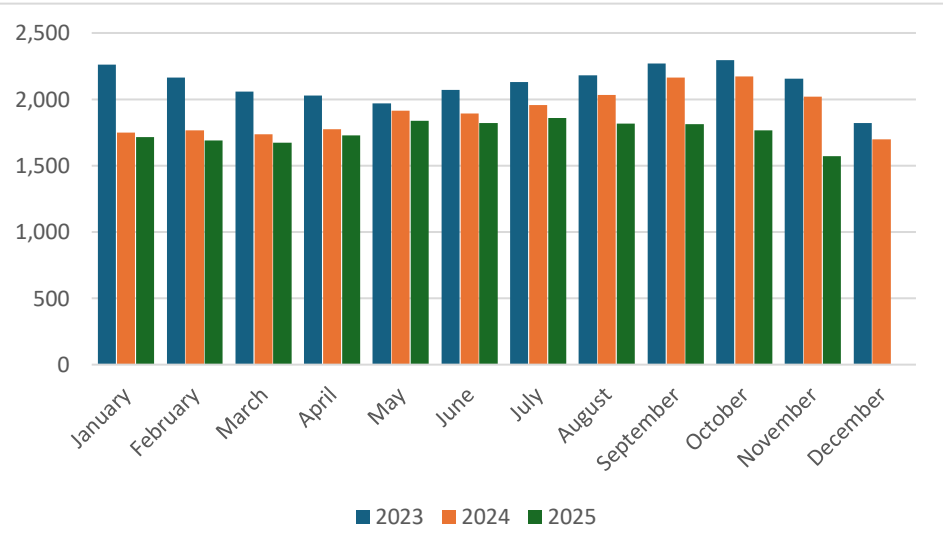


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price



Monthly Inventory

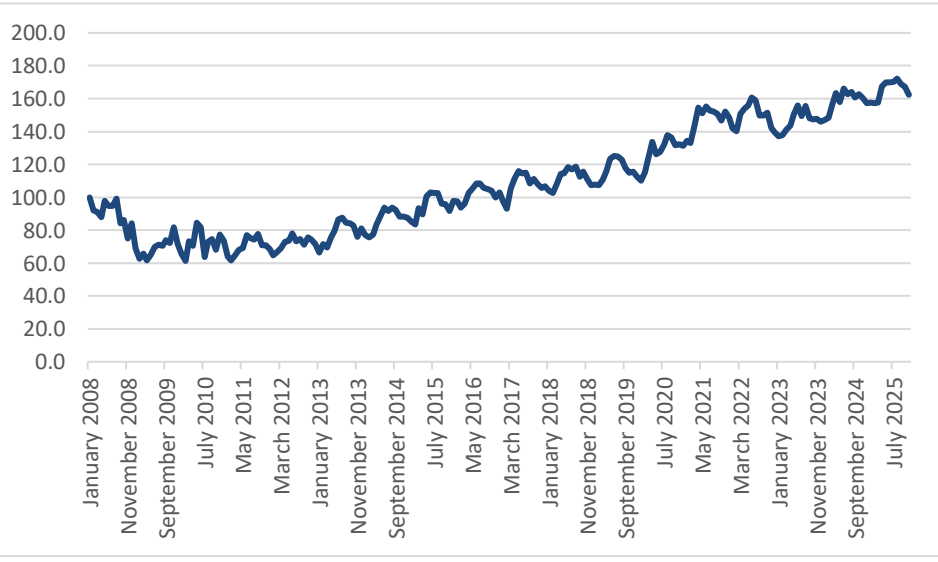


Long Term Trends

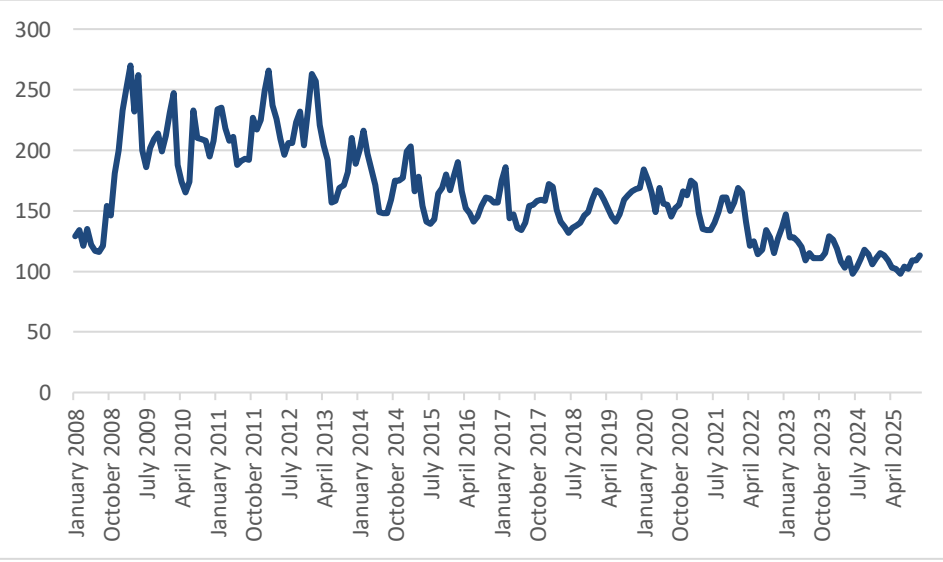
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Condominiums/Townhomes
Summary of Recent Trends

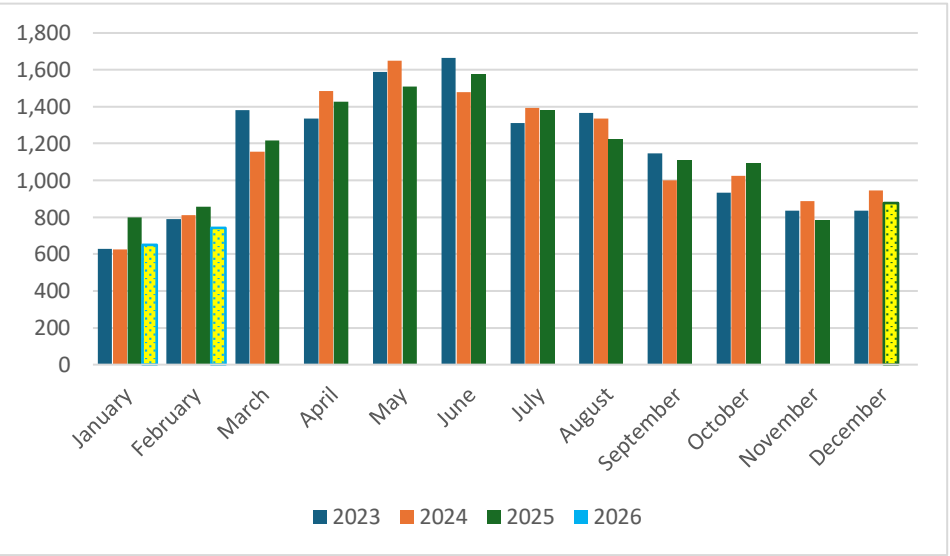
Closed Sales							Days on Market			Inventory				Median Sales Price					Affordability			
	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend	2023	2024	2025	2026	Monthly YoY Trend	2023	2024	2025	Monthly YoY Trend
January	629	626	799	650		55	47	42		3,090	2,484	2,342		\$332,500	\$337,450	\$385,000	\$396,541		115	108	93	
February	790	810	857	742		47	47	46		3,013	2,722	2,373		\$320,000	\$358,000	\$385,000	\$407,028		116	100	94	
March	1,382	1,156	1,218			44	36	34		3,007	2,717	2,487		\$360,750	\$370,000	\$408,750			104	98	90	
April	1,336	1,485	1,427			35	28	28		2,953	2,889	2,787		\$380,000	\$384,000	\$420,000			98	91	86	
May	1,590	1,651	1,510			33	26	23		3,116	3,032	2,864		\$359,900	\$395,000	\$412,250			102	90	87	
June	1,666	1,479	1,575			27	24	23		3,219	3,035	2,790		\$375,000	\$390,000	\$415,000			97	92	87	
July	1,311	1,392	1,379			28	27	25		3,225	3,099	2,784		\$365,000	\$375,000	\$395,000			99	96	92	
August	1,366	1,336	1,225			27	25	26		3,262	3,131	2,643		\$349,000	\$368,250	\$388,000			100	102	95	
September	1,148	1,001	1,109			28	29	30		3,511	3,357	2,762		\$336,000	\$360,000	\$374,900			103	107	101	
October	932	1,026	1,095			30	29	28		3,438	3,271	2,597		\$345,000	\$367,250	\$385,000			96	101	99	
November	835	886	784			34	31	29		3,057	2,901	2,134		\$345,000	\$399,500	\$396,000			101	90	96	
December	836	944	877			35	36			2,368	2,283			\$335,000	\$371,000	\$389,736			110	97		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

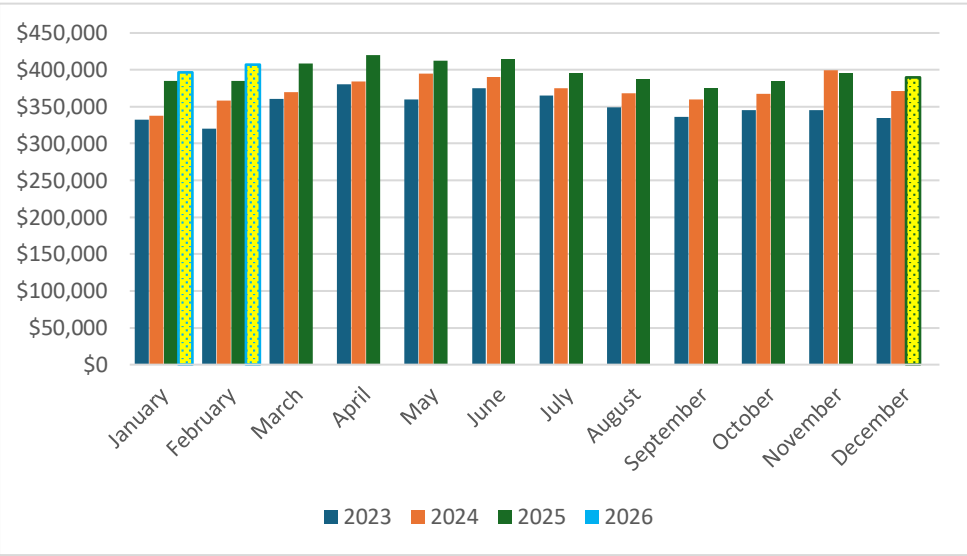
Short Term Trends

Monthly Closed Sales

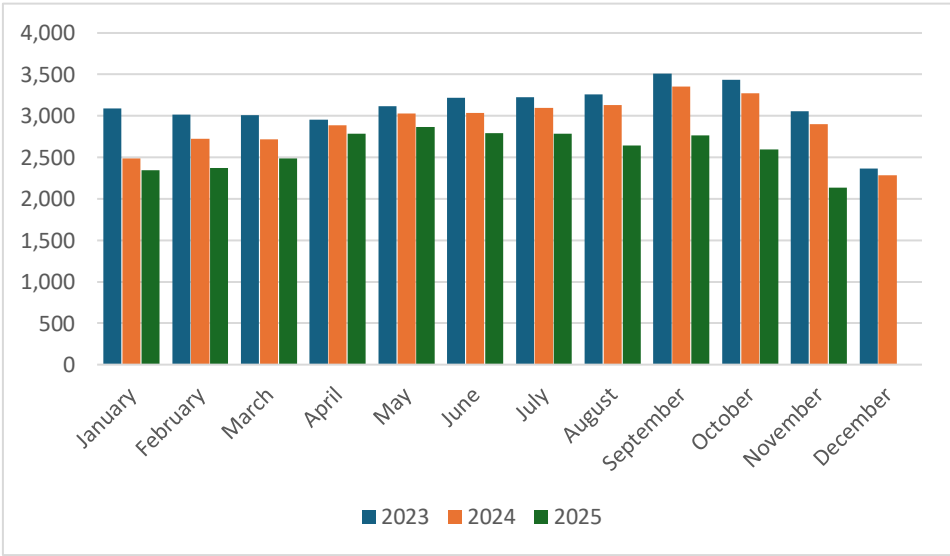


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

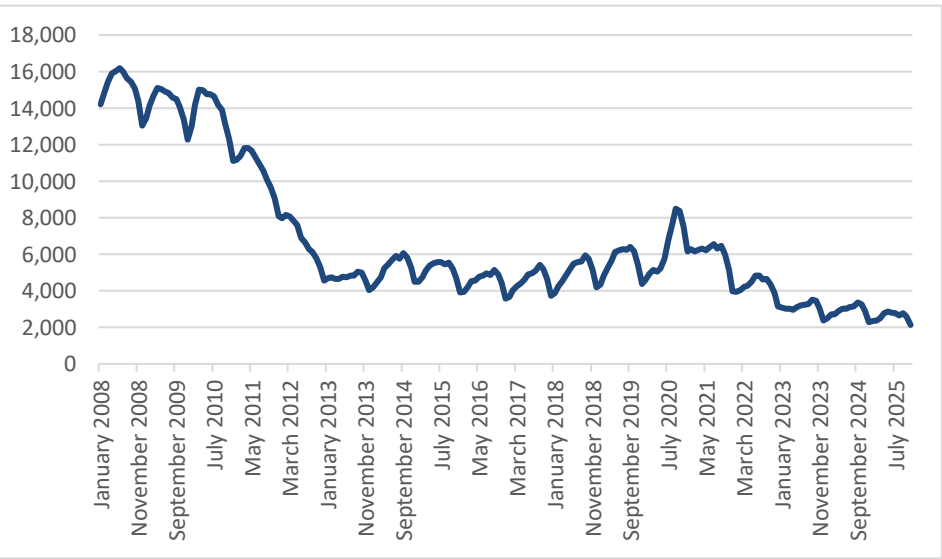


Monthly Inventory

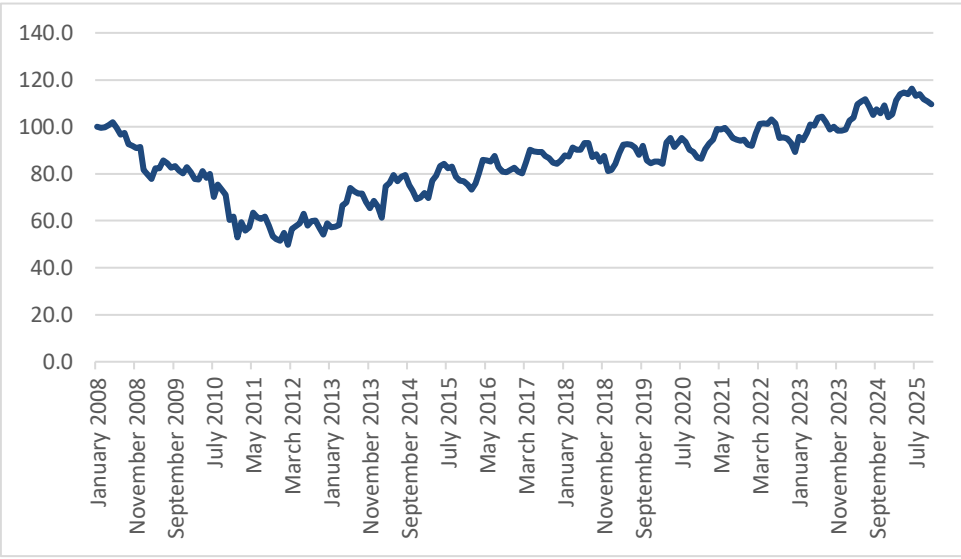


Long Term Trends

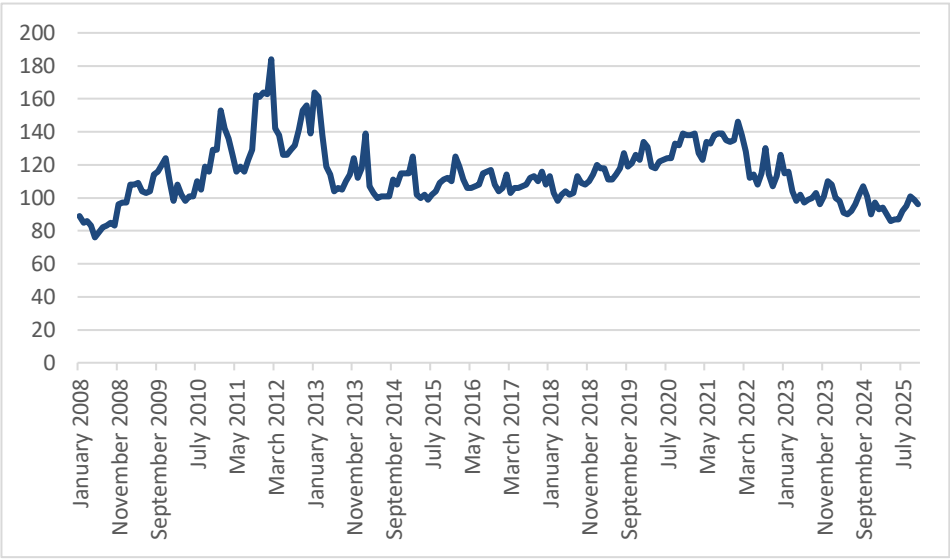
Monthly Condo/Townhome Inventory Trend



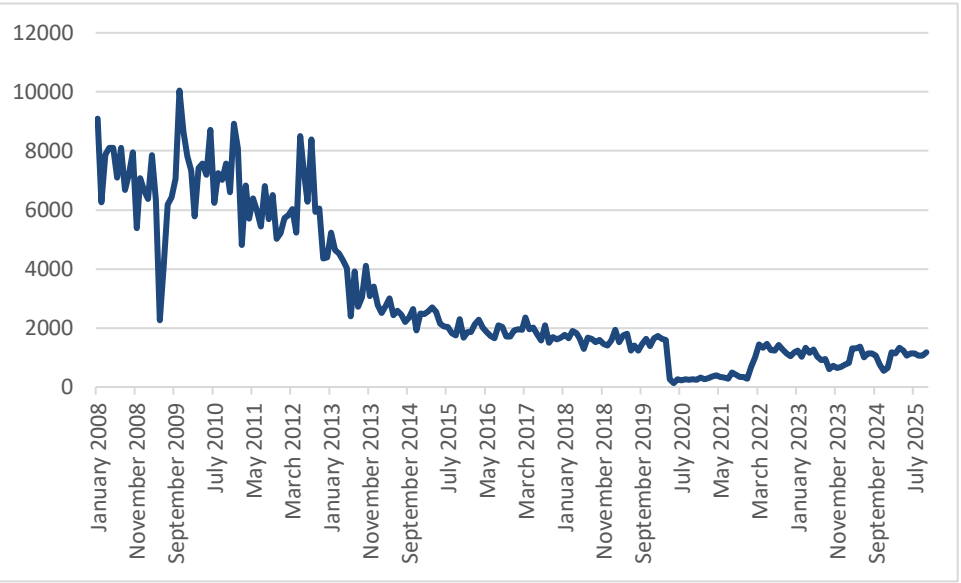
Condo/Townhome Monthly House Price Index



Monthly Affordability Conditions



Monthly Foreclosure Filings - Chicago Metro



Monthly Foreclosure Filings - City of Chicago

