

# Annual Report on the Illinois Housing Market

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## RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF ILLINOIS

Information is based on multiple listing service (MLS) data from participating Illinois REALTORS® local boards/associations.

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

Activity for the Chicagoland region is based in whole or in part on data supplied by Midwest Real Estate Data, LLC as of the 7th calendar day of each month. Midwest Real Estate Data, LLC does not guarantee nor is it in any way responsible for its accuracy.

Provided by Illinois REALTORS®



# 2025

# 2025 Annual Report on the Illinois Housing Market



**Change  
from 2024:**

**+ 5.1%**

Single-Family

**+ 1.6%**

Condo

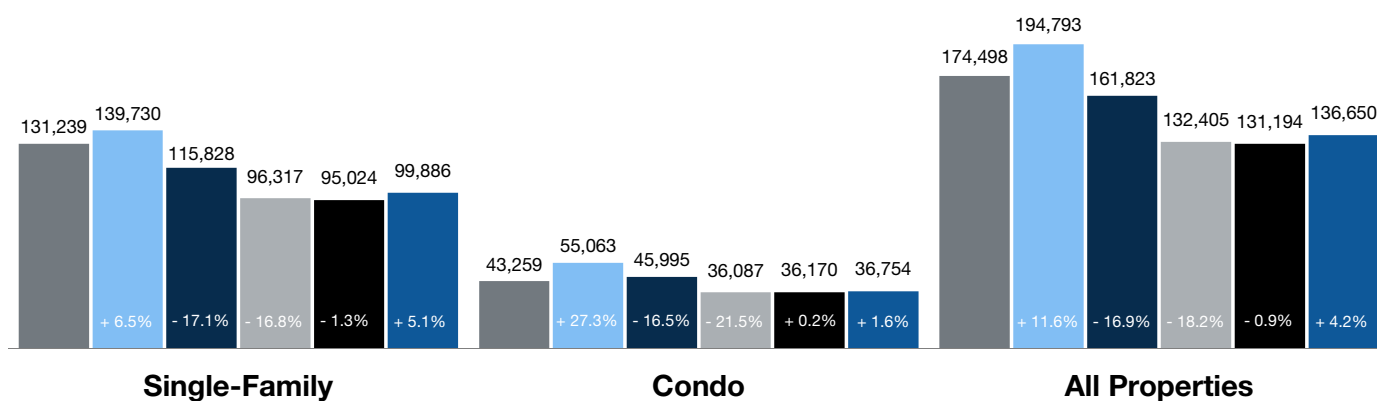
**+ 4.2%**

All Properties

## Annual Closed Sales

■ 2020 ■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025

Activity for all properties is not necessarily a sum of single-family and condo activity.



**Change  
from 2024:**

**+ 1.7%**

Single-Family

**+ 5.3%**

Condo

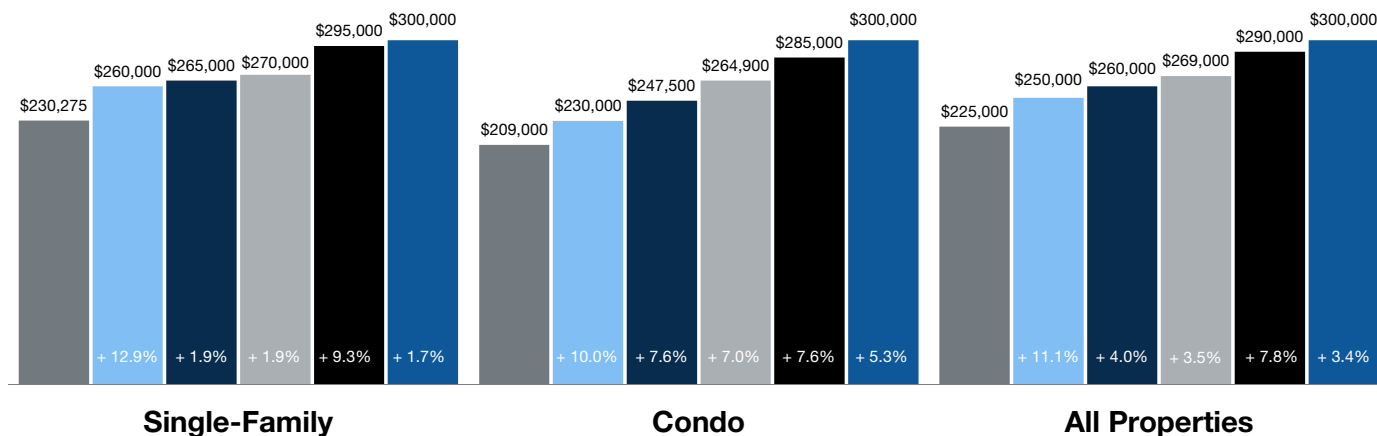
**+ 3.4%**

All Properties

## Annual Median Sales Price

■ 2020 ■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025

Does not account for seller concessions.





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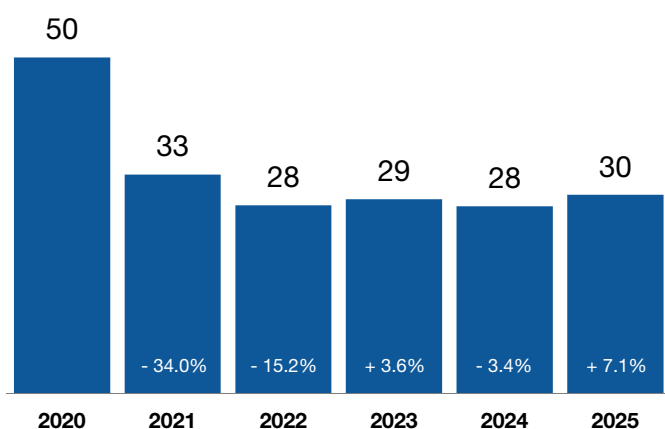
**30**

Days on Market in 2025

**+ 7.1%**

Change from 2024

## Days on Market Until Sale



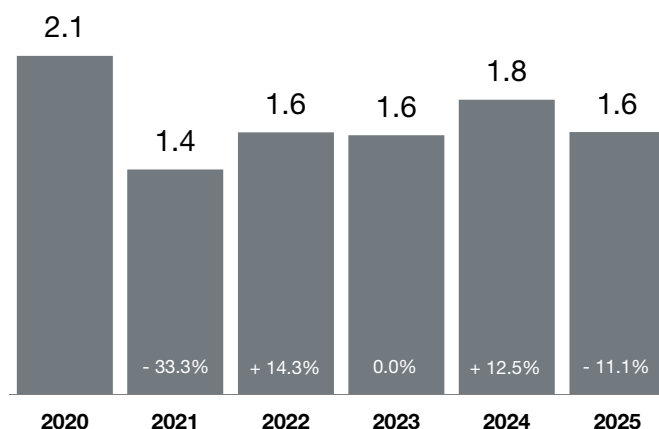
**1.6**

Months Supply in 2025

**- 11.1%**

Change from 2024

## Months Supply of Inventory



**Change  
from 2024:**

**- 7.6%**

Single-Family

**- 10.0%**

Condo

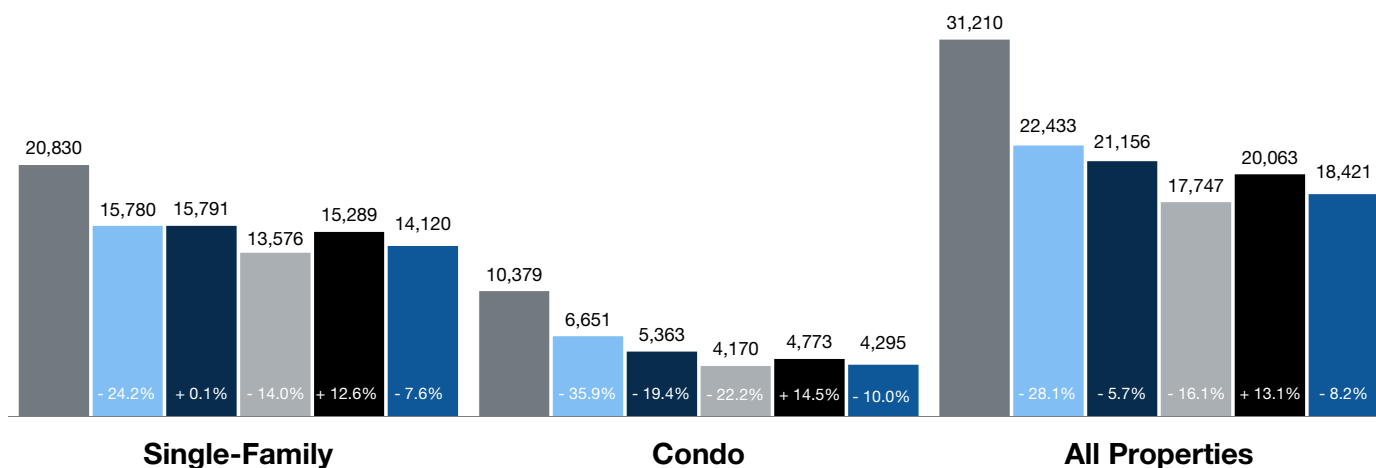
**- 8.2%**

All Properties

## Inventory of Homes for Sale

Activity for all properties is not necessarily a sum of single-family and condo activity.

■ 2020 ■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025





# 2025 Annual Report on the Illinois Housing Market

	Closed Sales			Median Sales Price		
	2024	2025	Percentage Change	2024	2025	Percentage Change
<b>State of Illinois</b>	<b>131,194</b>	<b>136,650</b>	<b>+ 4.2%</b>	<b>\$290,000</b>	<b>\$300,000</b>	<b>+ 3.4%</b>
<b>Chicago Metro Area</b>	<b>88,560</b>	<b>89,091</b>	<b>+ 0.6%</b>	<b>\$350,000</b>	<b>\$366,000</b>	<b>+ 4.6%</b>
<b>City of Chicago</b>	<b>22,109</b>	<b>22,093</b>	<b>- 0.1%</b>	<b>\$354,975</b>	<b>\$375,000</b>	<b>+ 5.6%</b>
Bloomington MSA*	2,184	2,135	- 2.2%	\$240,000	\$245,000	+ 2.1%
Carbondale–Marion MSA*	1,239	2,088	+ 68.5%	\$160,000	\$167,850	+ 4.9%
Champaign–Urbana MSA*	2,531	2,532	+ 0.0%	\$216,000	\$235,150	+ 8.9%
Danville MSA*	679	633	- 6.8%	\$108,000	\$120,000	+ 11.1%
Decatur MSA*	1,316	1,387	+ 5.4%	\$135,000	\$144,000	+ 6.7%
Kankakee MSA*	1,034	1,054	+ 1.9%	\$213,000	\$225,300	+ 5.8%
Metro East MSA*	7,763	7,786	+ 0.3%	\$195,000	\$205,000	+ 5.1%
Moline–Rock Island MSA*	2,071	3,802	+ 83.6%	\$150,000	\$166,000	+ 10.7%
Peoria MSA*	4,840	4,841	+ 0.0%	\$163,000	\$170,900	+ 4.8%
Rockford MSA*	4,263	3,976	- 6.7%	\$195,000	\$215,000	+ 10.3%
Springfield MSA*	2,617	2,633	+ 0.6%	\$184,900	\$200,000	+ 8.2%

	Days on Market			Months Supply		
	2024	2025	Percentage Change	2024	2025	Percentage Change
<b>State of Illinois</b>	<b>28</b>	<b>30</b>	<b>+ 7.1%</b>	<b>1.8</b>	<b>1.6</b>	<b>- 11.1%</b>
<b>Chicago Metro Area</b>	<b>25</b>	<b>26</b>	<b>+ 4.0%</b>	<b>1.6</b>	<b>1.5</b>	<b>- 6.3%</b>
<b>City of Chicago</b>	<b>32</b>	<b>30</b>	<b>- 6.3%</b>	<b>2.1</b>	<b>1.6</b>	<b>- 23.8%</b>
Bloomington MSA*	28	25	- 10.7%	0.9	1.0	+ 11.1%
Carbondale–Marion MSA*	43	53	+ 23.3%	4.6	2.0	- 56.5%
Champaign–Urbana MSA*	31	31	0.0%	1.3	1.5	+ 15.4%
Danville MSA*	37	34	- 8.1%	2.2	1.9	- 13.6%
Decatur MSA*	26	25	- 3.8%	1.5	1.7	+ 13.3%
Kankakee MSA*	33	35	+ 6.1%	2.1	2.1	0.0%
Metro East MSA*	47	48	+ 2.1%	2.5	2.4	- 4.0%
Moline–Rock Island MSA*	24	31	+ 29.2%	3.1	1.3	- 58.1%
Peoria MSA*	21	24	+ 14.3%	1.5	1.6	+ 6.7%
Rockford MSA*	22	22	0.0%	1.3	0.9	- 30.8%
Springfield MSA*	18	20	+ 11.1%	1.2	1.1	- 8.3%

\* For a complete list of counties in each MSA, visit [www.illinoisrealtor.org/marketstats](http://www.illinoisrealtor.org/marketstats).