

# Monthly Local Market Update for December 2025

A Research Tool Provided by Illinois REALTORS®



## Chicago Metro Area

Includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties

Key Metrics for All Properties	December			Year to Date		
	2024	2025	Percent Change	Thru Dec 2024	Thru Dec 2025	Percent Change
Closed Sales	6,650	6,637	- 0.2%	88,560	89,091	+ 0.6%
Previous Month's Closed Sales	6,667 in November 2024	6,054 in November 2025	- 9.2%	81,910 in November 2024	82,454 in November 2025	+ 0.7%
Median Sales Price*	\$340,000	\$355,000	+ 4.4%	\$350,000	\$366,000	+ 4.6%
Inventory of Homes for Sale	12,178	10,801	- 11.3%	--	--	--
Days on Market Until Sale	29	29	0.0%	25	26	+ 4.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Activity by Property Type for December 2025

Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

### Historical Median Sales Price

