

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING
MARKET
forecast

Illinois MSA-Level Quarterly Housing Market Forecast Fourth 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 December 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 Fourth Quarter 2025 data highlight the variation in market conditions across Illinois' largest local real estate markets. In December 2025, closed sales activity statewide was 9.4 percent higher than during the same month in 2024. Most MSAs in the state experienced stable or increasing home prices in December 2025 compared to the year before, with three MSAs experiencing modest losses. Statewide inventory fell 8.2 percent since last year, though inventories increased in some MSAs. In the coming months, closed sales activity is expected to follow seasonal trends and increase, with activity lower than last year in all but one MSA. House prices are also expected to increase modestly statewide, though many MSAs are projected to see declines. In March 2026, all MSAs are expected to have stable or higher prices compared to the previous year.

State of Illinois

- **Recent trends** – There were 136,650 closed sales throughout 2025 in Illinois for all property types, roughly a 3 percent increase from 2024. Closed sales for all property types in Illinois increased by 9.4 percent between December 2024 and 2025. Over this same period, sales prices increased by 6.3 percent. In December 2025, the inventory of for-sale homes decreased 8.2 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 increase by about 3 percent between December 2025 and March 2026. Total sales in the first 3 months of 2026 are estimated to be about 2.3 percent lower than the same period in 2025. Home prices are estimated to rise 6.3 percent between December and March. In this scenario, March prices would be 11.4 percent higher than in March 2025.

Bloomington-Normal

- **Recent trends** – In 2025, there were 2,151 closed sales for all property types in the Bloomington-Normal MSA, representing a 2.3 percent decrease in annual sales activity from the previous year. Closed sales activity in December 2025 was consistent with the previous year. The Bloomington-Normal MSA saw a 3.1 percent decrease in home prices between December 2024 and December 2025. Inventory increased about 11 percent from year to year
- **Three-month outlook** – IHS's three-month housing market forecast projects that sales activity will follow seasonal trends and decrease 15.6 percent between December 2025 and March 2026. The three-month period from January to March is expected to have 5.3 percent fewer sales than during the same period in 2025. Prices are expected to rise 13.2 percent between December and March. These March prices are projected to be about 13.1 percent higher than they were in March of last year.

Champaign-Urbana

- **Recent trends** – In 2025, there were 2,532 closed sales for all property types in the Champaign-Urbana MSA, which is consistent with sales activity in 2024. Closed sales for all property types in the Champaign-Urbana MSA increased by 20.6 percent between December 2024 and 2025. Over this same period, home prices in Champaign-Urbana were about 0.4 percent lower than in December 2024. Inventory increased by about 16.4 percent compared to December 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales activity will decrease about 10 percent between December and March. In this projection, closed sales activity during the three-month period from January to March would be roughly consistent with activity during the same period in 2025. Home prices are projected to rise 9.7 percent between December and March, with prices landing 0.8 percent lower than in March 2025.

City of Chicago

- **Recent trends** – In 2025, there were 22,093 closed sales for all property types in the City of Chicago, which is roughly consistent with sales in 2024. In December 2025, closed sales activity for all property types in the City of Chicago was 0.4 percent higher than in December 2024. Home prices were up almost 3 percent in December 2025 compared to the same month in 2024. Inventory decreased 25.5 percent during the same period.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales activity will follow seasonal trends and rise about 16 percent between December and March. Sales during the three-month period from January to March are projected to be 4.2 percent lower than during the same period a year ago. Home prices are estimated to rise 13.3 percent between December and March. In this scenario, March prices would be 4.4 percent higher than during March 2025.

Chicago PMSA

- **Recent trends** – In 2025, there were 89,091 closed sales for all properties in the Chicago PMSA, which is 0.6 percent more than in 2024. In December 2025, closed sales for all property types in the Chicago PMSA were down 0.2 percent compared to December 2024. Home prices in the Chicago PMSA rose almost 4.4 percent between December 2024 and 2025. Inventory fell by about 11.3 percent compared to the same month a year earlier.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that closed sales activity will follow seasonal trends and rise about 3.8 percent between December and March. Total sales during the first three months of 2026 are estimated to be almost 3 percent lower than during the same period in 2025. Prices are projected to rise by 7.4 percent between December and March, with March prices landing almost 6 percent higher than they were in March 2025.

Decatur

- **Recent trends** – There were 1,387 closed sales for all properties in the Decatur MSA during 2025, an increase of 5.4 percent from 2024. In December 2025, closed sales for all property types in the Decatur MSA were up about 11 percent compared to December 2024. Prices rose by 4.6 percent over the same period. Inventory increased 26.3 percent compared to December 2024.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 25 percent decline in sales activity between December and March. The three-month period from January to March is estimated to have 1.5 percent fewer closed sales than during the same period in 2025. Prices are projected to drop by about 4.8 percent between December and March, with December prices about 4 percent above prices for the same month in 2025.

Kankakee

- **Recent trends** – In 2025, there were 1,054 closed sales for all properties in the Kankakee MSA, which is about 2 percent more than the previous year. In December 2025, closed sales for all property types in the Kankakee MSA were 5.4 percent higher than in December 2024. Home prices in Kankakee were up almost 16 percent in December 2025 compared to the previous year. Inventory increased by 1.6 percent compared to December 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that sales activity will remain flat between December and March. The three-month period from January to March 2026 is estimated have 17.7 percent fewer closed sales than during the same period in 2025. Prices are projected to decrease 4.2 percent between December and March. The resulting price in March would be 7.2 percent higher than in March 2025.

Metro-East

- **Recent trends** – In 2025, there were 7,786 closed sales for all property types in the Metro-East MSA, an increase of 0.3 percent from 2024. In December 2025, closed sales for all property types in the Metro-East MSA fell 3 percent compared to activity in December 2024. Home prices were 5.4 percent higher compared to the previous December. Inventory fell by 1.4 percent compared to December 2024.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that the number of closed sales will fall about 2 percent between December 2025 and March 2026. Closed sales activity during the three months from January through March is projected to be 0.4 percent lower than during the same period in 2025. Prices are expected to rise 4.4 percent between December and March, with March prices 10 percent higher than in March of 2025.

Moline-Rock Island¹

- **Recent trends** – In 2025, there were 3,802 total closed sales for all property types in the Moline-Rock Island MSA, which is a 83.6 percent increase from 2024. In December 2025, closed sales for all property types in the Moline-Rock Island MSA were about 21 percent higher than sales activity in December 2024. Home prices were about 27.7 percent higher than a year earlier. Inventory fell by almost 30 percent compared to December 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and rise almost 20 percent between December and March. Closed sales activity during the three-month period from January to March is projected to be about 26 percent lower than during the same period in 2025. Home prices are predicted to fall by almost 8 percent between December and March. In this scenario, prices in March 2026 will be about 12.1 percent higher than they were a year earlier.

Peoria-Pekin

- **Recent trends** – In 2025, there were 4,841 total closed sales for all property types in the Peoria-Pekin MSA, which is roughly unchanged from 2024 levels. In December 2025, closed sales activity for all property types were 4.7 percent higher than in December 2024. Home prices were down 4.2 percent over the same period. Inventory decreased by about 15.3 percent compared to December 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 1.6 percent between December and March. Closed sales during the three-month period from January through March are projected to be almost 2 percent higher than during the same period last year. Home prices are predicted to fall about 1.2 percent between December and March. In this scenario, prices in March 2026 will be almost 7 percent lower than they were a year earlier.

¹ Year-over-year changes in the Moline-Rock Island MSA may be exaggerated due to data collection changes between 2024 and 2025.

Rockford

- **Recent trends** – In 2025, there were 3,976 closed sales for all property types in the Rockford MSA, which represents an decrease of 6.7 percent from the previous year. In December 2025, closed sales for all property types in the Rockford MSA fell by over 44 percent compared to December 2024. Home prices rose 19.2 percent between December 2024 and 2025. Inventory decreased by about 33.6 percent compared to December 2024.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales activity will follow seasonal trends and rise 27.6 percent between December and March. Total closed sales throughout January, February, and March are projected to be almost 38 percent lower than during the same period in 2025. Home prices are predicted to fall 2.6 percent between December and March. In this scenario, prices in March will have increased by 13.4 percent compared to the previous year.

Springfield

- **Recent trends** – In 2025, there were 2,633 total closed sales for all property types in the Springfield MSA, which is 0.6 percent more than in 2024. In December 2025, closed sales for all property types in the Springfield MSA grew 9.4 percent compared to activity in December 2024. Home prices rose 11.2 percent between December 2024 and 2025. Inventory decreased by almost 13 percent compared to December 2024.

Three-month outlook - IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and drop 9.5 percent between December and March. Closed sales activity during the three-month period from January through March is projected to be 2 percent lower than during the same period in 2025. Home prices are expected to drop almost 2 percent between December and March. In this scenario, March prices would be about 2.3 percent higher than in March of the previous year.

Conditions Affecting Homebuying

The national economy was complicated through the end of 2025 thanks to a variety of high-level factors. The [rate of inflation](#) was stable in December with prices up 2.7 percent from the previous year. As new tariffs have taken effect and prices in certain industries [have risen](#) in response, consumer confidence [has fallen](#). The Federal Reserve [cut interest rates](#) three times during the fall amid [a weakening labor market](#). However, [modest hiring growth](#) suggests that further cuts are unlikely, and rates were [kept the same](#) in January. The [national](#) unemployment rate fell slightly in December, but remains elevated compared to rates since 2021. The [Illinois](#) unemployment rate rose between November and December, landing 0.3 percent below last year's rate and 0.2 percent higher than the national unemployment rate. Much of the job growth is [in the Chicago area](#), as most other MSAs in Illinois saw [higher year-over-year unemployment rates](#) according to November data. Foreclosure activity levels were higher than the previous year in both the City of Chicago and the Chicago metropolitan area, and nationwide foreclosure activity during 2025 was [higher than in 2024](#). 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 inventory recoveries in the nation. Mortgage rates [drifted downwards](#), but remain above 6 percent despite federal interest rate cuts. [House prices](#) maintained year-over-year growth throughout 2025. [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 as of September. For-sale inventories in Illinois showed year-over-year declines throughout the end of 2025, interrupting the annual growth sustained throughout late 2024 and early 2025. This shortage highlights Illinois' difficult 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

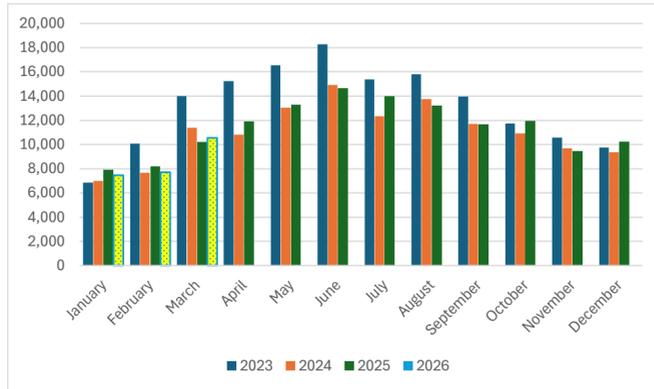
	Closed Sales					Monthly YoY Trend	Inventory				Monthly YoY Trend	Median Sales Price					Monthly YoY Trend
	2023	2024	2025	2026			2023	2024	2025			2023	2024	2025	2026		
January	6,843	6,987	7,927	7,460		19,835	17,147	19,518		\$232,500	\$256,900	\$275,000	\$295,588				
February	10,063	7,669	8,192	7,709		18,481	17,392	19,280		\$240,000	\$267,000	\$275,000	\$300,789				
March	14,000	11,375	10,210	10,547		18,187	16,812	19,064		\$257,500	\$281,000	\$286,000	\$318,738				
April	15,249	10,800	11,902			17,692	17,660	20,160		\$270,000	\$291,450	\$303,000					
May	16,561	13,046	13,305			18,359	19,451	21,745		\$275,000	\$300,000	\$309,995					
June	18,293	14,920	14,642			19,461	20,392	22,471		\$290,000	\$315,000	\$315,000					
July	15,394	12,352	13,961			19,691	21,700	23,617		\$285,000	\$307,900	\$310,000					
August	15,813	13,741	13,230			20,520	22,944	23,738		\$280,000	\$295,000	\$308,750					
September	13,948	11,699	11,648			21,481	23,931	24,417		\$270,000	\$290,000	\$300,000					
October	11,734	10,919	11,959			21,591	24,683	24,546		\$264,000	\$285,000	\$300,000					
November	10,583	9,681	9,437			20,929	23,215	22,304		\$265,000	\$285,000	\$296,450					
December	9,772	9,360	10,237			17,747	20,063	18,421		\$255,000	\$282,111	\$299,900					

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

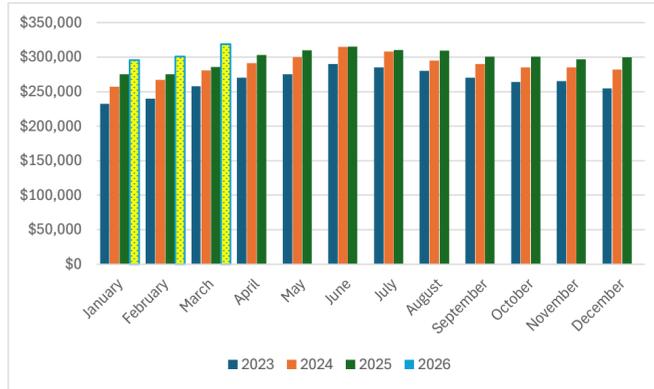
Short Term Trends

Monthly Closed Sales

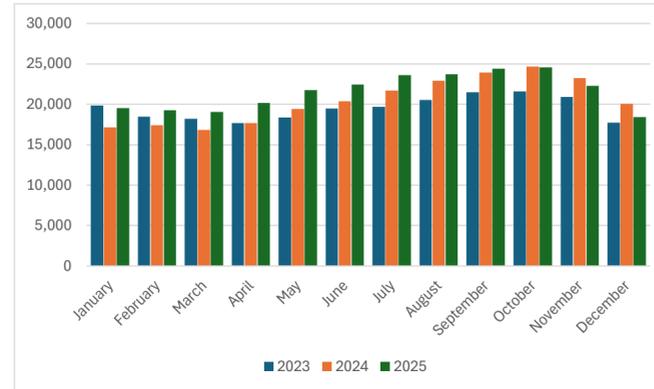


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

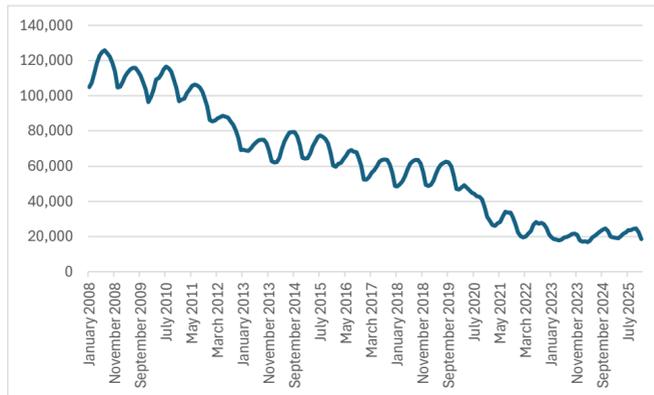


Monthly Inventory

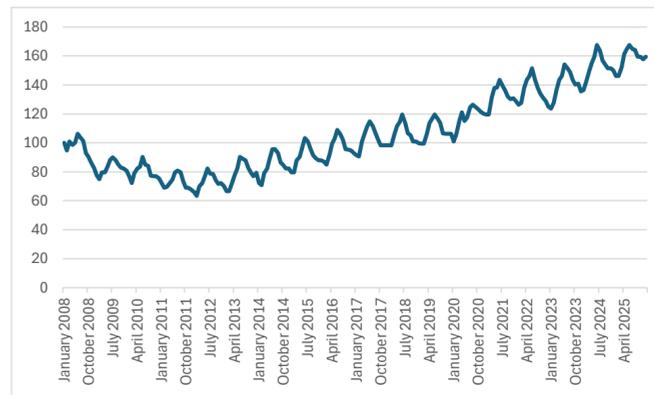


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

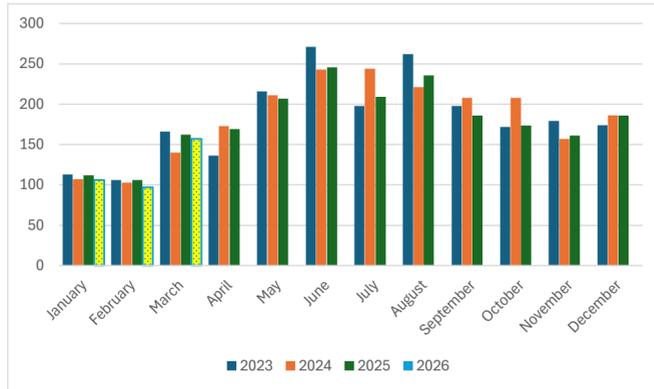
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	113	107	112	106	↘	155	175	152	↗	\$182,500	\$214,000	\$215,000	\$231,745	↗
February	106	103	106	97	↘	164	185	132	↗	\$192,250	\$230,000	\$224,950	\$239,428	↗
March	166	140	162	157	↘	189	174	149	↗	\$207,500	\$284,500	\$229,000	\$259,052	↗
April	136	173	169		↘	197	170	155	↗	\$232,500	\$227,500	\$250,000		↗
May	216	211	207		↘	195	223	179	↗	\$224,500	\$262,500	\$250,000		↗
June	271	243	245		↘	224	240	187	↗	\$242,000	\$251,750	\$268,000		↗
July	198	244	209		↘	229	216	212	↗	\$250,000	\$234,950	\$255,000		↗
August	262	221	235		↘	247	216	225	↗	\$215,000	\$249,900	\$244,900		↗
September	198	208	186		↘	235	238	237	↗	\$245,000	\$240,000	\$241,000		↗
October	172	208	173		↘	239	227	243	↗	\$214,000	\$251,500	\$249,000		↗
November	179	157	161		↘	207	203	231	↗	\$225,500	\$205,000	\$250,000		↗
December	174	186	186		↘	163	165	183	↗	\$216,250	\$235,950	\$228,750		↗

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

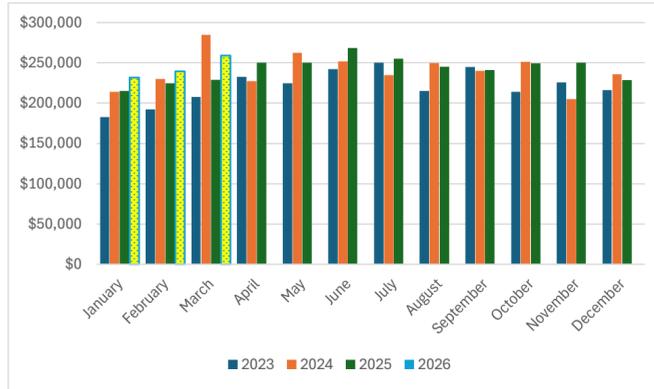
Short Term Trends

Monthly Closed Sales

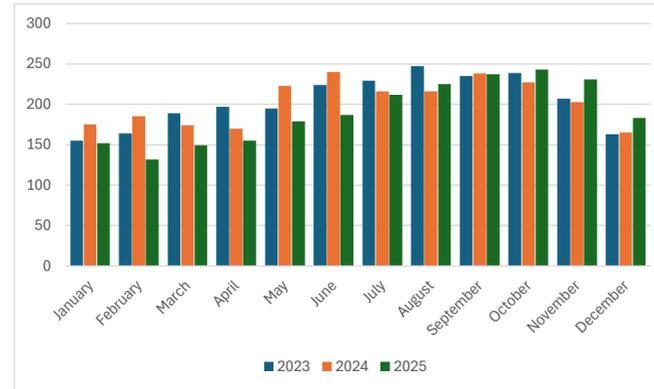


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

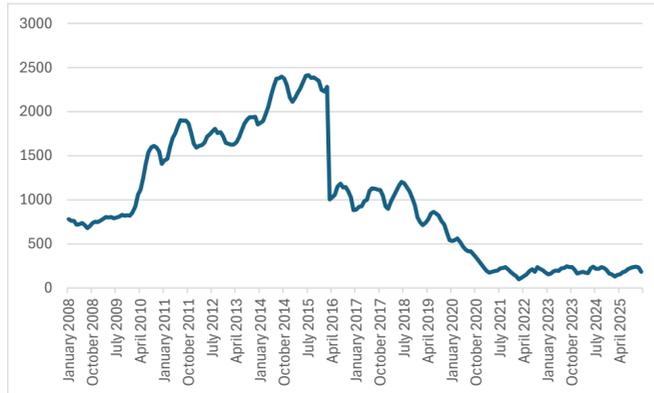


Monthly Inventory

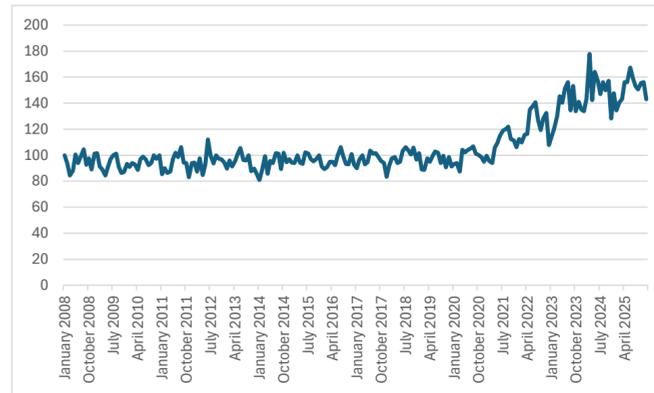


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

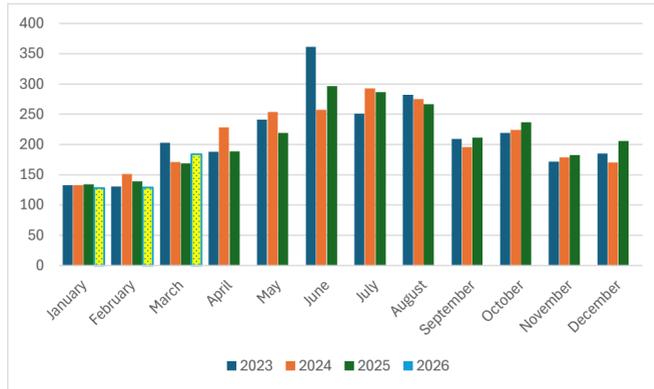
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	133	133	134	128		324	270	246		\$148,900	\$162,000	\$198,000	\$209,482	
February	131	151	139	129		305	250	242		\$158,900	\$195,000	\$235,000	\$224,276	
March	203	171	169	184		270	222	248		\$176,000	\$190,000	\$229,900	\$228,080	
April	188	228	189			250	252	260		\$189,600	\$223,000	\$219,900		
May	241	254	219			222	295	279		\$205,000	\$225,500	\$258,000		
June	361	257	296			252	305	328		\$225,000	\$235,000	\$240,000		
July	251	293	286			295	314	359		\$222,000	\$238,500	\$250,000		
August	282	275	266			305	330	394		\$204,075	\$227,000	\$245,000		
September	209	196	211			314	330	427		\$215,000	\$222,500	\$230,000		
October	219	224	236			330	335	428		\$214,900	\$220,000	\$238,500		
November	172	179	182			330	300	383		\$199,500	\$205,000	\$237,000		
December	185	170	205			335	281	327		\$195,000	\$208,750	\$208,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

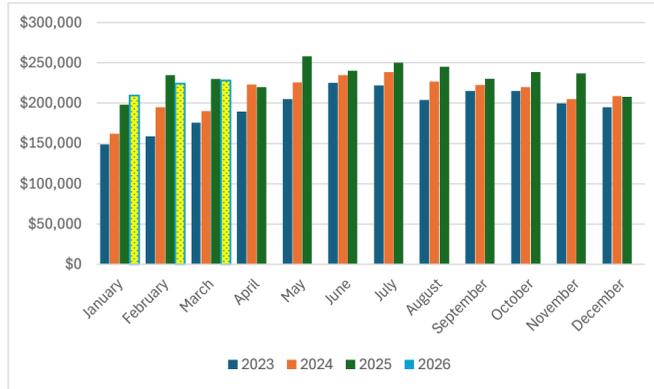
Short Term Trends

Monthly Closed Sales

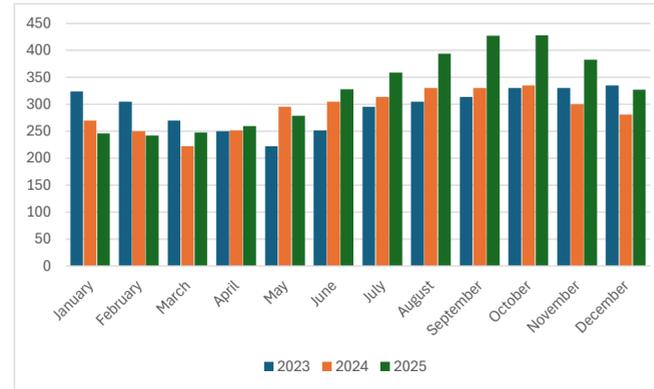


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

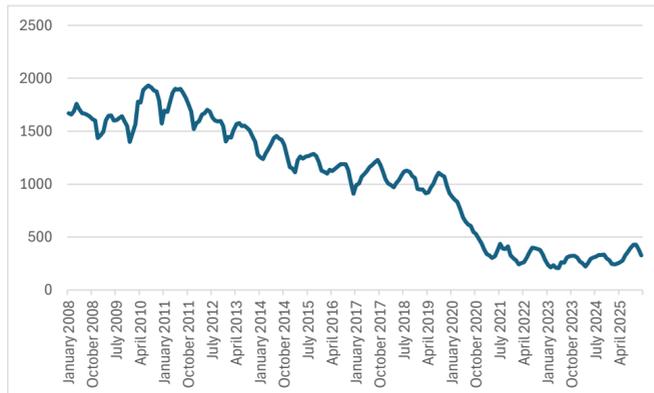


Monthly Inventory

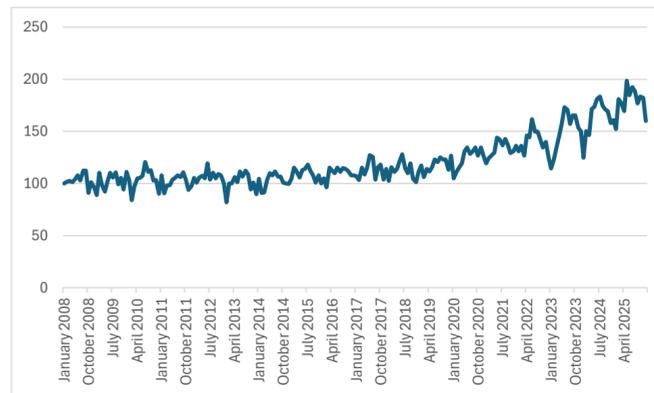


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

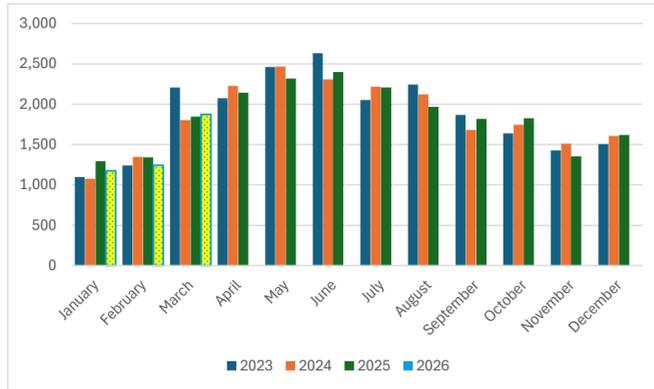
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	1,096	1,074	1,293	1,174		5,350	4,234	4,062		\$296,408	\$317,000	\$348,500	\$356,240	
February	1,238	1,348	1,341	1,243		5,177	4,488	4,068		\$310,000	\$330,000	\$360,000	\$369,935	
March	2,208	1,804	1,843	1,873		5,067	4,454	4,169		\$334,450	\$358,250	\$380,000	\$396,531	
April	2,074	2,227	2,142			4,980	4,666	4,525		\$340,000	\$369,500	\$394,993		
May	2,462	2,468	2,316			5,086	4,945	4,716		\$335,000	\$360,000	\$390,000		
June	2,630	2,305	2,396			5,290	4,927	4,634		\$357,500	\$378,000	\$400,000		
July	2,052	2,216	2,201			5,356	5,055	4,675		\$340,000	\$360,000	\$375,000		
August	2,243	2,122	1,960			5,443	5,165	4,509		\$331,000	\$355,000	\$375,000		
September	1,867	1,683	1,811			5,782	5,520	4,641		\$325,000	\$347,500	\$360,000		
October	1,637	1,743	1,821			5,735	5,444	4,463		\$320,000	\$345,000	\$370,000		
November	1,428	1,510	1,354			5,212	4,925	3,900		\$323,000	\$362,250	\$360,000		
December	1,503	1,609	1,615			4,189	3,983	2,969		\$310,000	\$340,000	\$350,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

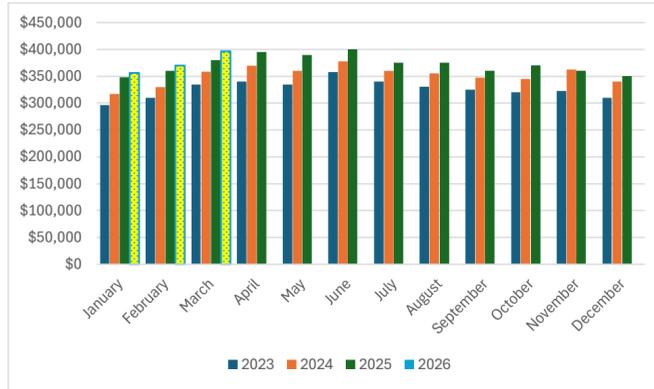
Short Term Trends

Monthly Closed Sales

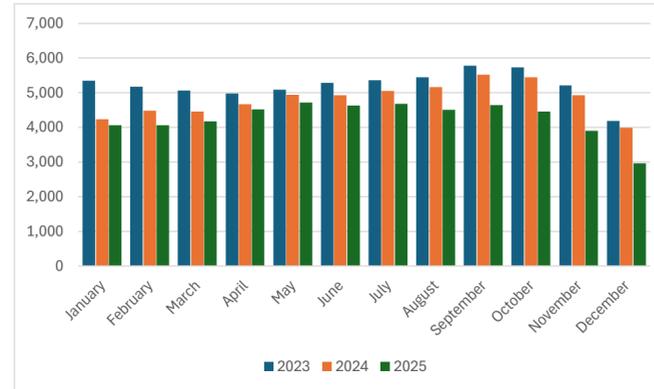


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Monthly Median Sales Price

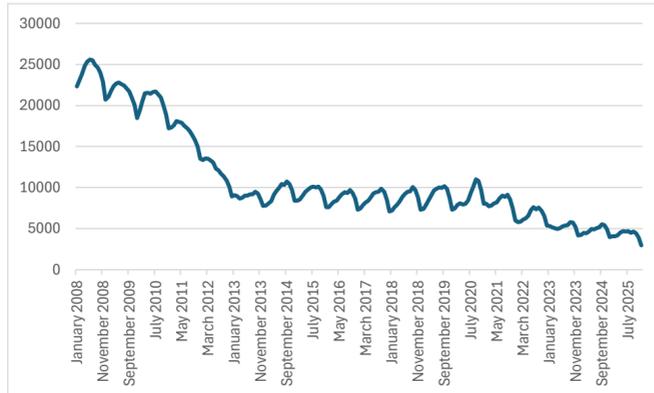


Monthly Inventory

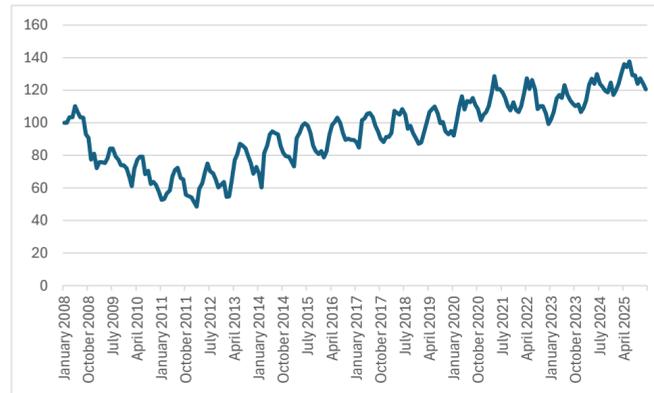


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

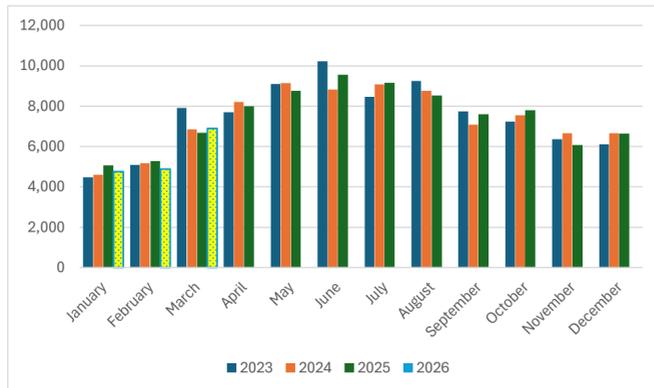
	Closed Sales					Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price					Monthly YoY Trend
	2023	2024	2025	2026	2026		2023	2024	2025		2023	2024	2025	2026	2026	
January	4,478	4,603	5,078	4,756	4,756	13,497	10,882	12,166	286,000	\$315,000	\$339,900	\$355,260				
February	5,084	5,163	5,275	4,881	4,881	12,595	11,278	12,222	\$290,000	\$320,000	\$342,750	\$361,143				
March	7,911	6,840	6,672	6,892	6,892	12,341	10,757	11,978	\$310,000	\$339,500	\$360,000	\$381,205				
April	7,689	8,199	7,986			11,943	11,430	13,043	\$320,000	\$350,000	\$370,000					
May	9,098	9,135	8,768			12,275	12,799	14,398	\$330,000	\$360,000	\$379,000					
June	10,221	8,824	9,550			13,210	13,358	14,838	\$349,995	\$374,900	\$389,000					
July	8,458	9,081	9,155			13,322	14,154	15,632	\$339,900	\$367,250	\$375,500					
August	9,247	8,768	8,529			13,758	15,033	15,447	\$339,900	\$355,000	\$375,000					
September	7,733	7,088	7,595			14,487	15,709	15,773	\$325,000	\$350,000	\$360,000					
October	7,237	7,542	7,792			14,398	15,968	15,630	\$316,000	\$340,000	\$367,000					
November	6,365	6,667	6,054			13,755	14,520	13,651	\$322,250	\$349,000	\$360,000					
December	6,100	6,650	6,637			11,315	12,178	10,801	\$305,950	\$340,000	\$355,000					

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

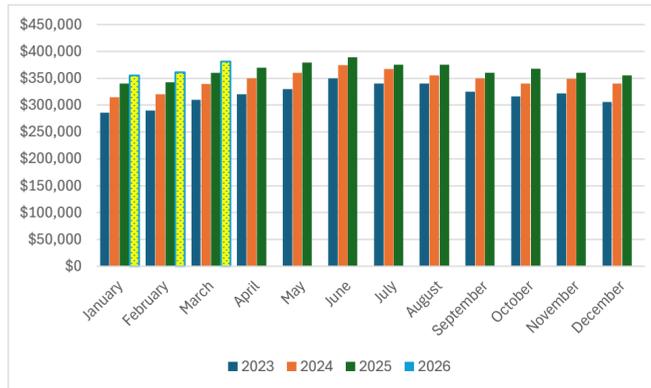
Short Term Trends

Monthly Closed Sales

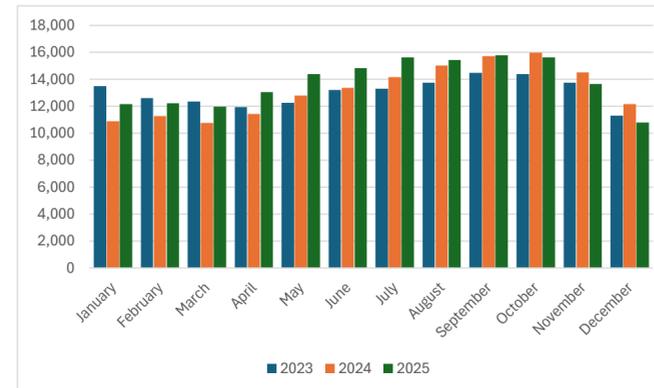


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

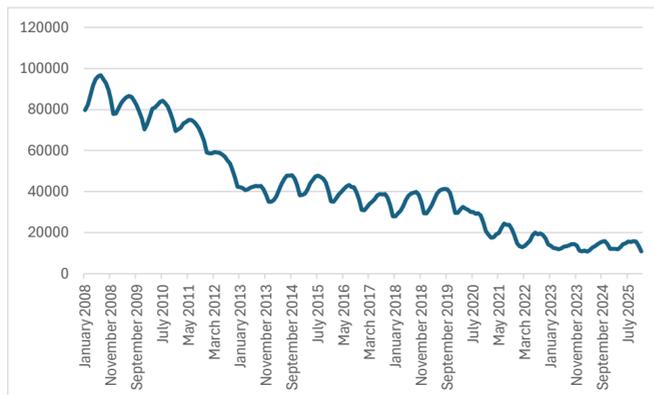


Monthly Inventory

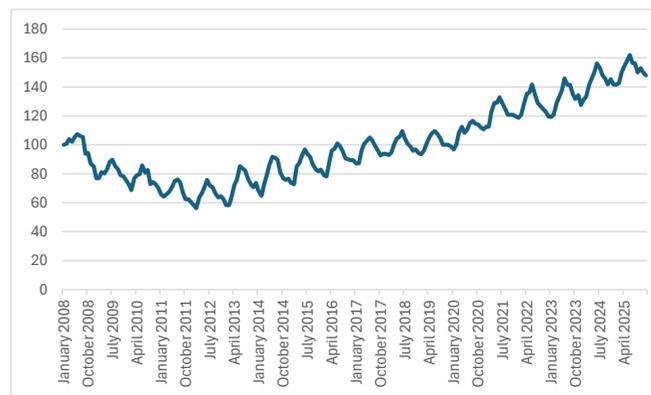


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Decatur - All Properties
Summary of Recent Trends

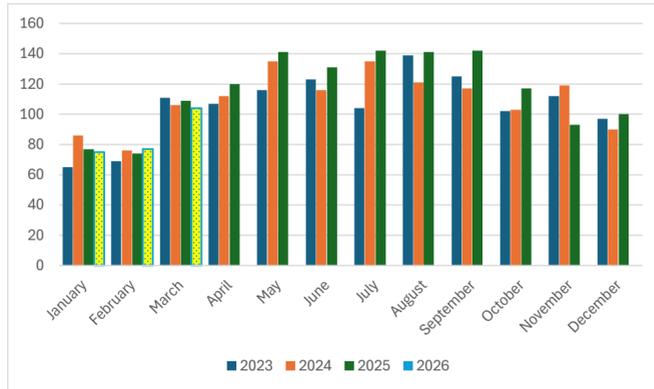
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	65	86	77	75	↘	136	146	134	\$110,000	\$111,000	\$145,000	\$136,379	↘	
February	69	76	74	77	↘	121	118	117	\$110,500	\$113,500	\$139,900	\$128,447	↘	
March	111	106	109	104	↘	115	120	123	\$112,000	\$133,400	\$134,000	\$139,508	↘	
April	107	112	120		↘	105	127	153	\$120,000	\$131,200	\$127,950		↘	
May	116	135	141		↘	120	148	161	\$136,250	\$115,000	\$143,000		↘	
June	123	116	131		↘	134	167	179	\$139,950	\$145,000	\$157,000		↘	
July	104	135	142		↘	154	182	193	\$143,500	\$136,950	\$142,000		↘	
August	139	121	141		↘	153	181	179	\$130,000	\$140,000	\$156,000		↘	
September	125	117	142		↘	165	193	197	\$121,000	\$154,900	\$144,500		↘	
October	102	103	117		↘	167	191	214	\$127,000	\$132,000	\$145,000		↘	
November	112	119	93		↘	157	189	200	\$137,545	\$136,897	\$142,500		↘	
December	97	90	100		↘	143	160	202	\$120,000	\$140,000	\$146,500		↘	

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

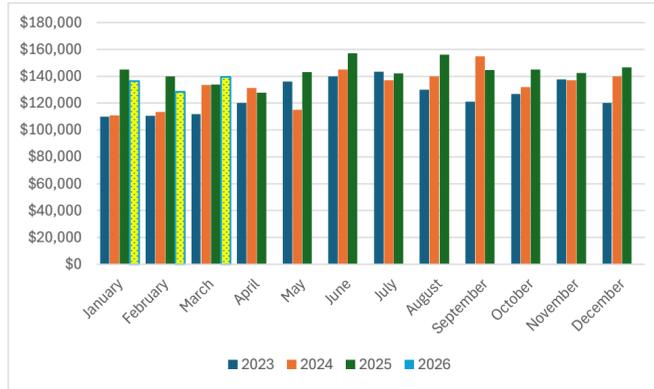
Short Term Trends

Monthly Closed Sales

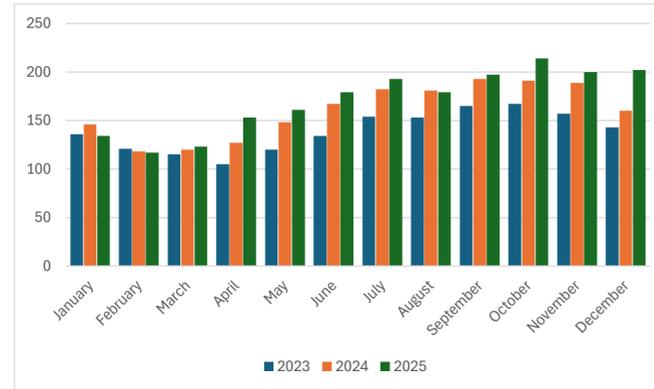


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

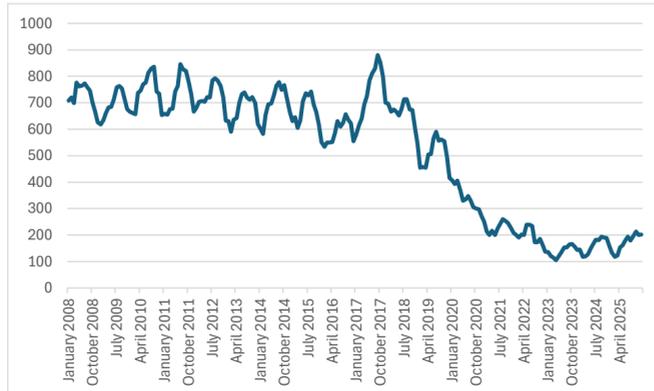


Monthly Inventory

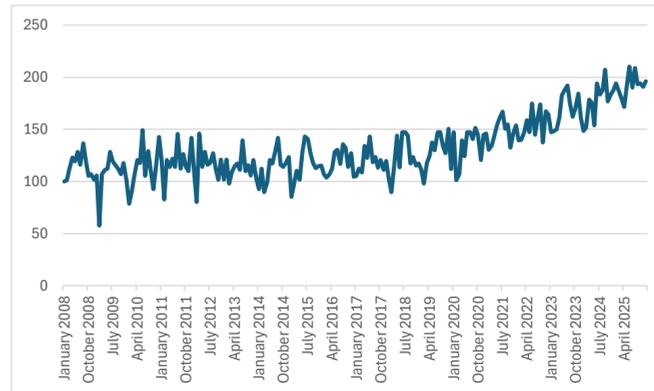


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Kankakee - All Properties
Summary of Recent Trends

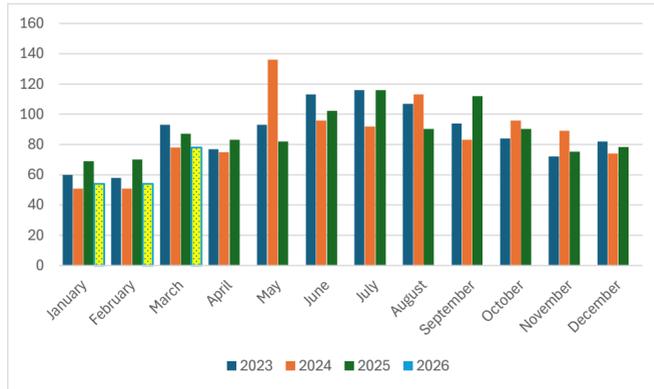
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	60	51	69	54	↘	155	163	174	↗	\$160,000	\$180,000	\$195,000	\$204,608	↗
February	58	51	70	54	↘	140	162	185	↗	\$164,250	\$197,000	\$190,000	\$213,106	↗
March	93	78	87	78	↘	132	143	188	↗	\$160,000	\$206,000	\$209,900	\$225,105	↗
April	77	75	83		↘	129	138	198	↗	\$170,000	\$222,500	\$204,500		↗
May	93	136	82		↘	132	145	211	↗	\$215,000	\$200,000	\$235,000		↗
June	113	96	102		↘	128	149	213	↗	\$212,000	\$228,213	\$227,000		↗
July	116	92	116		↘	144	159	236	↗	\$210,500	\$218,000	\$257,000		↗
August	107	113	90		↘	150	191	239	↗	\$210,000	\$192,750	\$261,250		↗
September	94	83	112		↘	172	191	220	↗	\$225,500	\$250,000	\$235,000		↗
October	84	96	90		↘	175	223	215	↗	\$207,500	\$212,000	\$205,000		↗
November	72	89	75		↘	167	210	206	↗	\$199,500	\$229,900	\$250,000		↗
December	82	74	78		↘	160	184	187	↗	\$186,250	\$203,000	\$235,000		↗

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

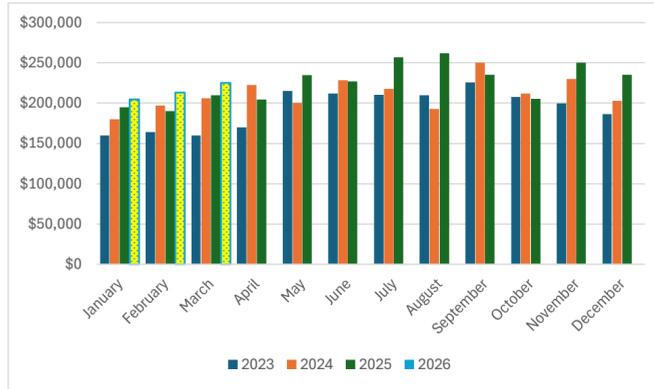
Short Term Trends

Monthly Closed Sales

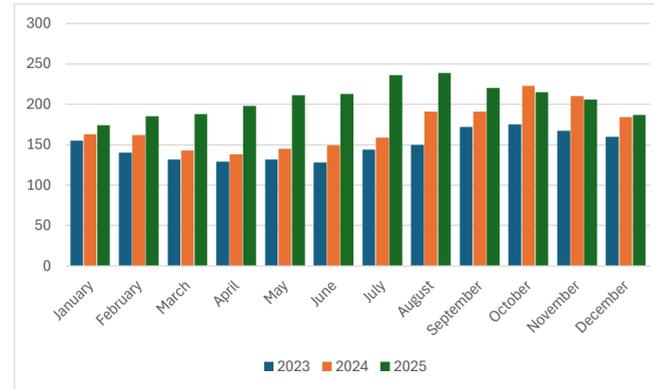


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

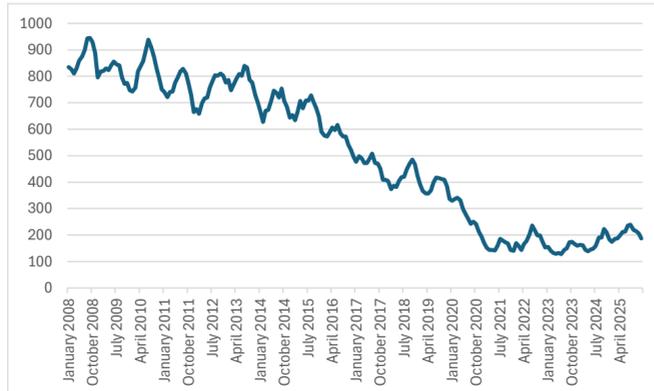


Monthly Inventory

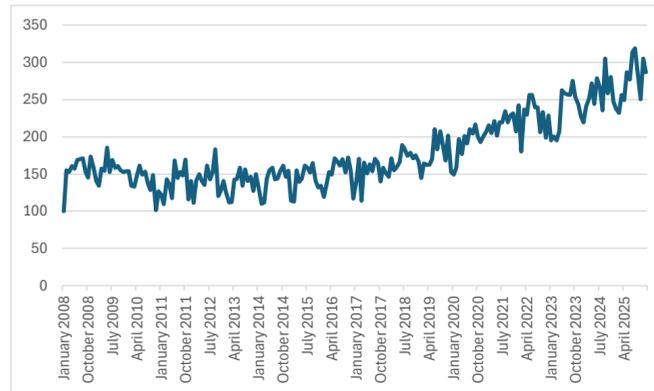


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

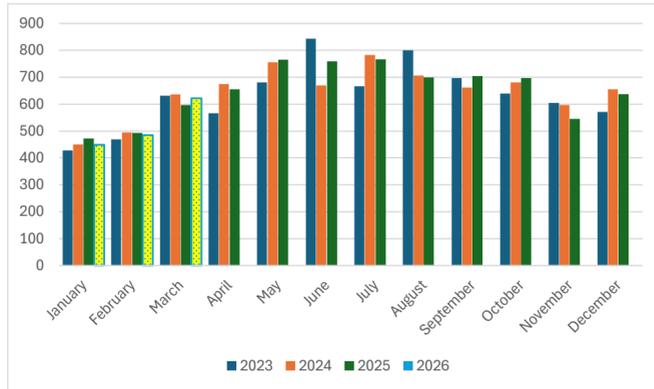
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	428	450	472	449	↗	1,463	1,526	1,535	↗	\$158,000	\$165,000	\$190,000	\$193,603	↗
February	469	494	493	485	↗	1,396	1,505	1,544	↗	\$155,000	\$180,000	\$190,000	\$195,810	↗
March	632	637	597	622	↗	1,381	1,534	1,623	↗	\$165,000	\$185,000	\$185,000	\$203,539	↗
April	566	674	656		↗	1,420	1,592	1,509	↗	\$180,000	\$185,000	\$197,000		↗
May	681	755	766		↗	1,540	1,642	1,537	↗	\$180,000	\$195,000	\$209,000		↗
June	844	670	758		↗	1,520	1,724	1,600	↗	\$214,000	\$223,750	\$225,000		↗
July	667	782	765		↗	1,601	1,784	1,665	↗	\$186,000	\$205,000	\$228,000		↗
August	801	706	699		↗	1,659	1,782	1,711	↗	\$185,750	\$195,250	\$205,000		↗
September	697	662	704		↗	1,733	1,837	1,839	↗	\$185,000	\$205,600	\$210,000		↗
October	640	681	695		↗	1,776	1,907	1,804	↗	\$185,500	\$210,000	\$220,000		↗
November	604	596	545		↗	1,747	1,894	1,755	↗	\$173,000	\$207,450	\$214,750		↗
December	571	656	636		↗	1,514	1,593	1,571	↗	\$180,000	\$185,000	\$195,000		↗

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

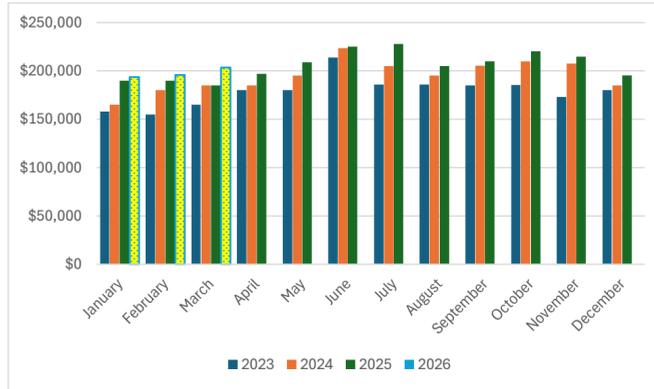
Short Term Trends

Monthly Closed Sales

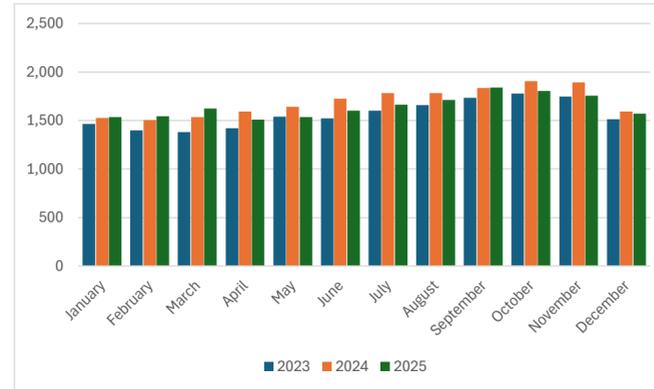


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

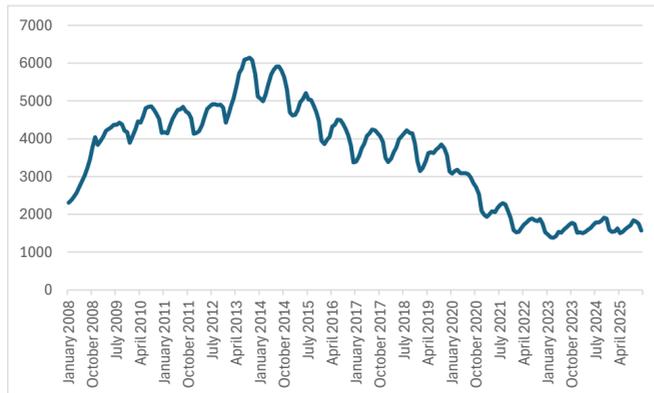


Monthly Inventory

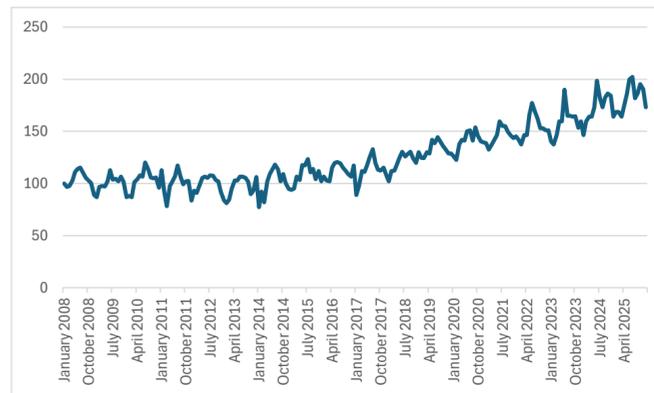


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Moline-Rock Island - All Properties
Summary of Recent Trends

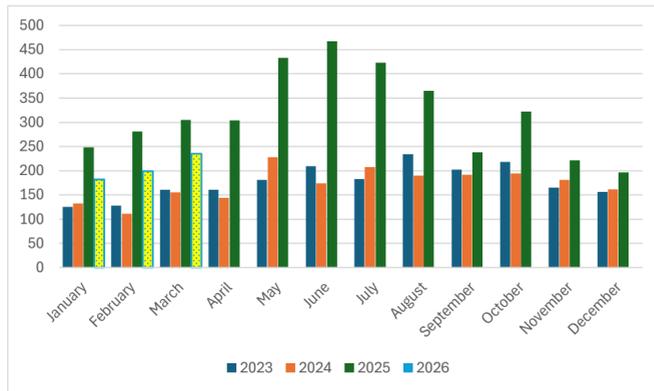
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	125	132	248	182	↘	249	252	527	↘	\$132,000	\$147,000	\$159,500	\$160,115	↘
February	128	111	281	199	↘	234	238	484	↘	\$123,000	\$150,000	\$146,000	\$153,611	↘
March	161	155	305	235	↘	236	219	463	↘	\$121,300	\$147,000	\$147,000	\$164,736	↘
April	161	144	304		↘	236	239	418	↘	\$149,000	\$137,000	\$151,800		↘
May	181	228	433		↘	238	263	412	↘	\$155,000	\$140,000	\$170,000		↘
June	209	174	467		↘	264	278	437	↘	\$142,557	\$155,000	\$170,000		↘
July	183	208	423		↘	263	332	469	↘	\$169,250	\$166,850	\$165,000		↘
August	234	190	364		↘	275	412	479	↘	\$146,000	\$158,000	\$172,750		↘
September	202	192	238		↘	273	459	488	↘	\$155,000	\$155,000	\$169,000		↘
October	218	194	322		↘	271	578	490	↘	\$149,950	\$144,500	\$179,950		↘
November	165	181	221		↘	292	618	422	↘	\$135,000	\$161,000	\$180,000		↘
December	156	162	196		↘	262	568	399	↘	\$145,000	\$140,000	\$178,800		↘

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

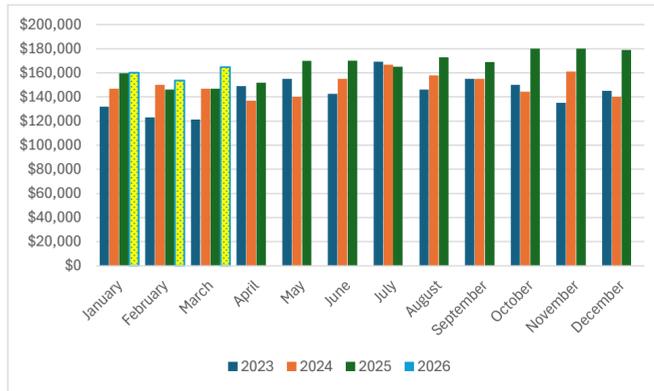
Short Term Trends

Monthly Closed Sales

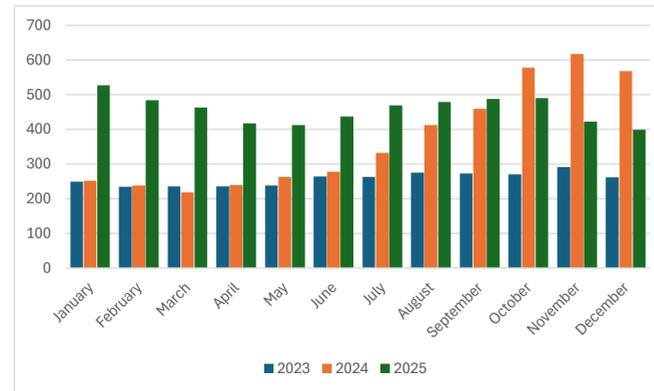


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

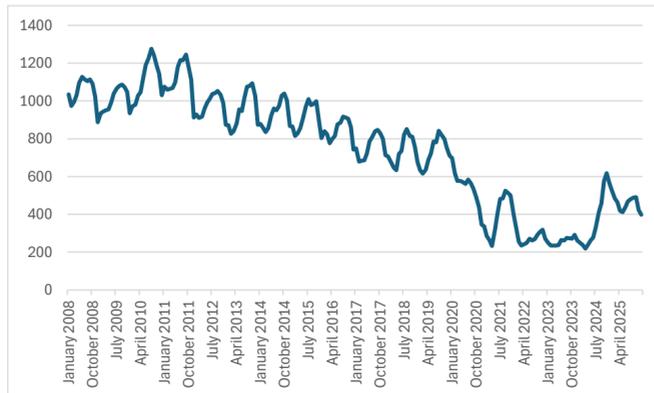


Monthly Inventory

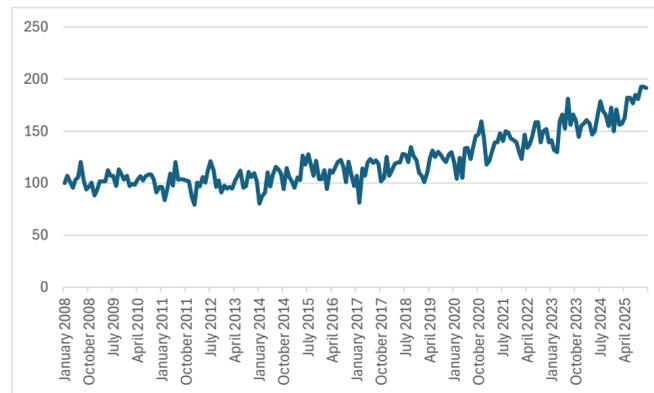


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

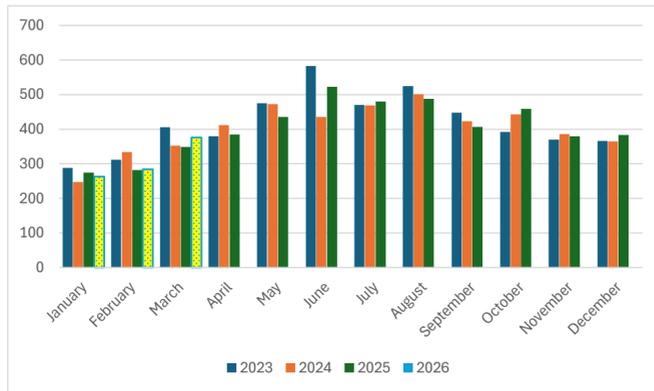
	Closed Sales					Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price					Monthly YoY Trend
	2023	2024	2025	2026	2023		2024	2025	2023		2024	2025	2026			
January	288	247	275	263	484	457	538	\$128,000	\$135,000	\$152,400	\$157,302					
February	312	334	282	284	422	448	504	\$129,900	\$98,500	\$154,750	\$153,388					
March	406	352	349	376	389	449	448	\$130,000	\$143,000	\$153,000	\$163,545					
April	380	412	385		406	434	475	\$140,000	\$155,000	\$162,000						
May	475	473	436		439	475	466	\$158,750	\$170,000	\$181,000						
June	583	435	522		454	507	485	\$175,000	\$185,000	\$185,000						
July	470	469	479		419	588	520	\$160,000	\$185,000	\$199,900						
August	525	501	488		484	642	540	\$150,000	\$182,500	\$179,900						
September	448	423	406		505	627	565	\$157,500	\$160,000	\$189,450						
October	392	443	459		562	630	669	\$144,450	\$175,000	\$166,750						
November	370	386	378		558	586	771	\$150,000	\$172,500	\$170,000						
December	366	365	382		476	582	671	\$155,000	\$172,750	\$165,500						

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

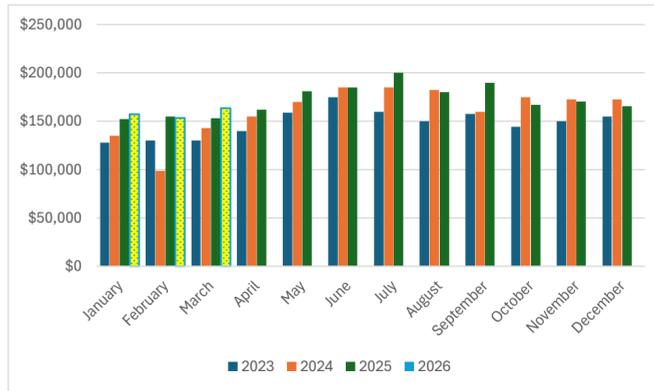
Short Term Trends

Monthly Closed Sales

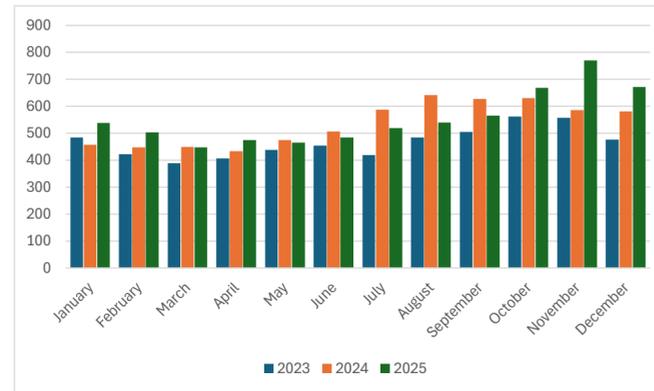


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

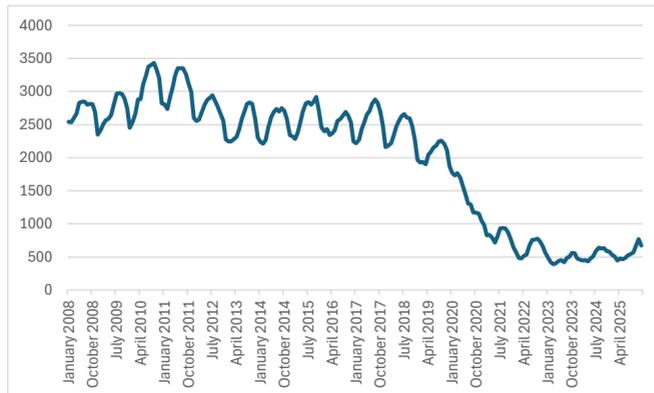


Monthly Inventory

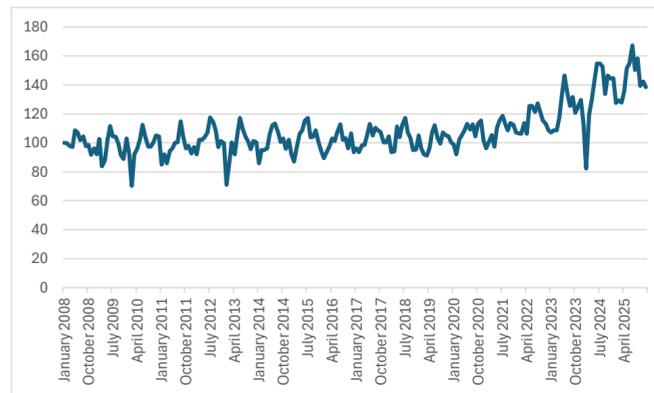


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

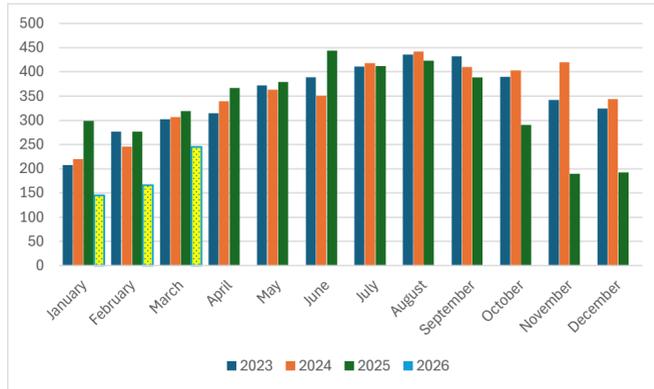
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	208	220	299	145		416	381	382		\$144,500	\$186,225	\$199,450	\$210,066	
February	277	246	277	166		340	358	309		\$153,000	\$170,000	\$197,250	\$212,570	
March	302	307	319	245		320	323	331		\$159,500	\$185,000	\$197,500	\$223,922	
April	315	339	367			292	314	356		\$160,000	\$199,900	\$206,000		
May	372	363	379			355	363	374		\$179,950	\$187,000	\$207,000		
June	389	351	443			390	415	390		\$180,000	\$204,950	\$210,325		
July	411	418	411			429	450	373		\$179,000	\$204,950	\$230,000		
August	436	442	422			455	509	372		\$180,000	\$200,000	\$228,250		
September	432	410	388			457	560	334		\$184,200	\$200,500	\$225,000		
October	390	403	290			493	606	370		\$175,000	\$192,000	\$230,000		
November	342	420	189			502	560	343		\$180,000	\$195,000	\$215,000		
December	324	344	192			463	459	305		\$165,000	\$193,000	\$230,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

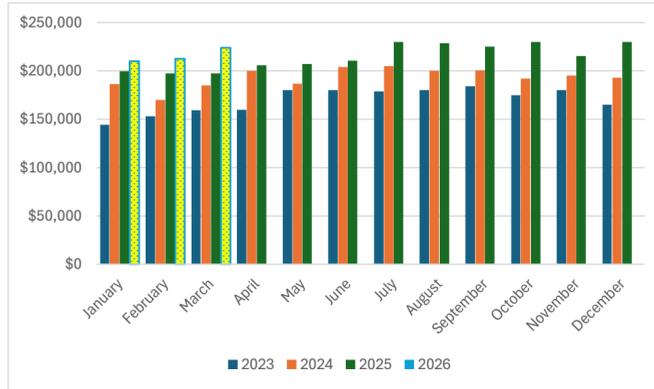
Short Term Trends

Monthly Closed Sales

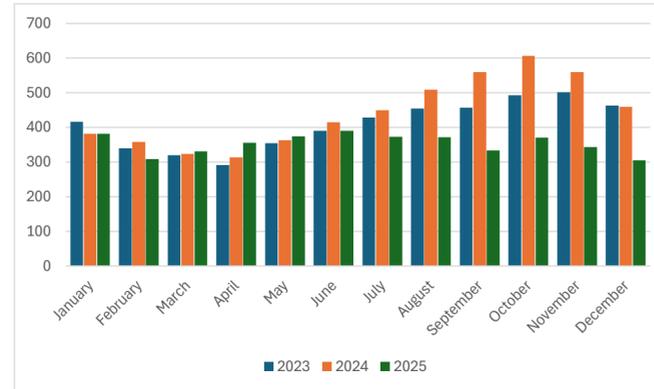


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

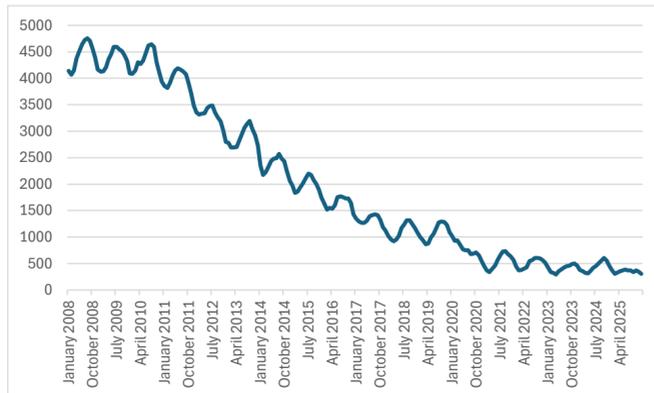


Monthly Inventory

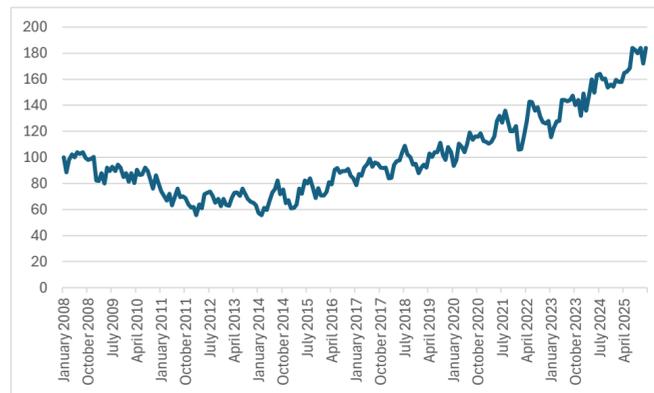


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

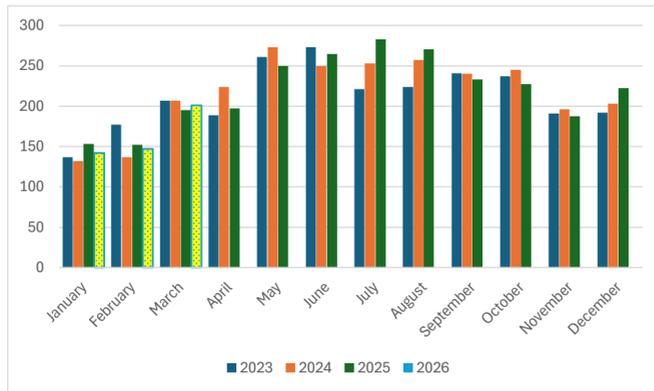
	Closed Sales				Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price				Monthly YoY Trend
	2023	2024	2025	2026		2023	2024	2025		2023	2024	2025	2026	
January	137	132	153	142		210	218	236		\$145,500	\$185,000	\$190,000	\$191,159	
February	177	137	152	147		167	213	191		\$140,000	\$155,000	\$150,000	\$177,384	
March	207	207	195	201		191	235	205		\$164,900	\$155,750	\$186,500	\$190,729	
April	189	224	197			166	248	207		\$162,000	\$180,000	\$210,000		
May	261	273	250			173	219	208		\$154,900	\$188,000	\$212,250		
June	273	250	264			188	230	230		\$180,000	\$195,000	\$210,500		
July	221	253	283			209	251	241		\$181,000	\$185,000	\$215,000		
August	224	257	270			216	270	242		\$161,500	\$196,000	\$210,000		
September	241	240	233			216	270	252		\$176,000	\$198,950	\$195,000		
October	237	245	227			238	273	289		\$169,900	\$194,000	\$200,000		
November	191	196	187			216	283	265		\$170,000	\$179,450	\$190,000		
December	192	203	222			195	272	237		\$169,900	\$174,900	\$194,500		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

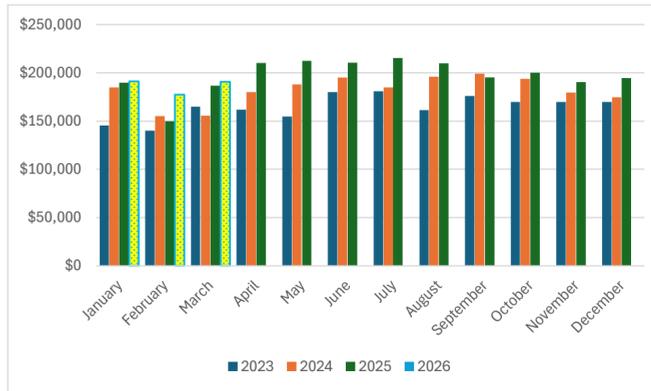
Short Term Trends

Monthly Closed Sales

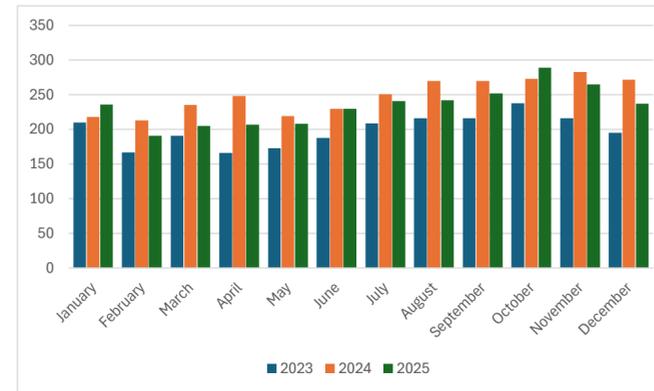


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

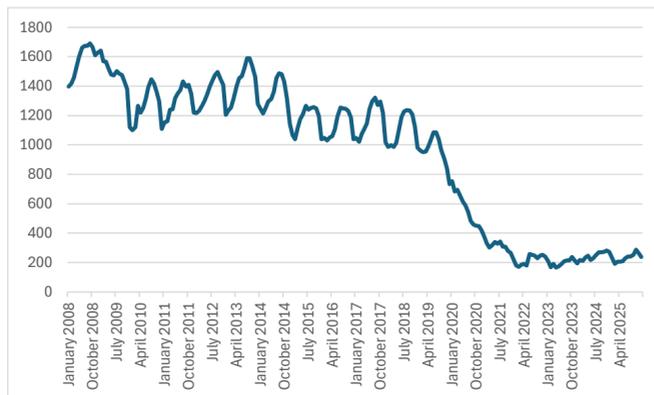


Monthly Inventory



Long Term Trends

Monthly Inventory Trend



Monthly House Price Index

