

Monthly Local Market Update for February 2026

A Research Tool Provided by Illinois REALTORS®



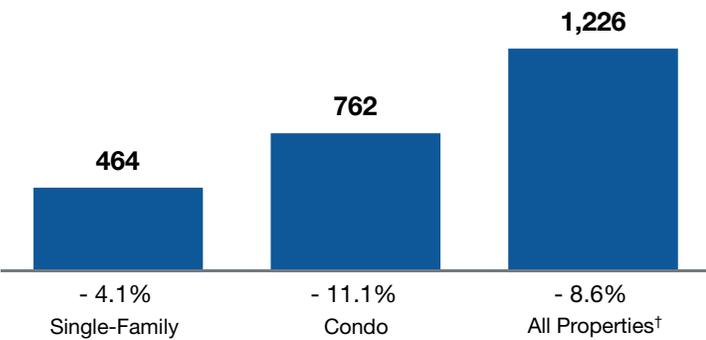
City of Chicago

| Key Metrics for All Properties | February | | | Year to Date | | |
|------------------------------------|---|---|----------------|---|---|----------------|
| | 2025 | 2026 | Percent Change | Thru Feb 2025 | Thru Feb 2026 | Percent Change |
| Closed Sales | 1,341 | 1,226 | - 8.6% | 2,634 | 2,252 | - 14.5% |
| Previous Month's Closed Sales | 1,293 <small>in January 2025</small> | 1,026 <small>in January 2026</small> | - 20.6% | 1,293 <small>in January 2025</small> | 1,026 <small>in January 2026</small> | - 20.6% |
| Median Sales Price* | \$360,000 | \$382,000 | + 6.1% | \$351,000 | \$360,000 | + 2.6% |
| Inventory of Homes for Sale | 4,079 | 3,127 | - 23.3% | -- | -- | -- |
| Days on Market Until Sale | 43 | 38 | - 11.6% | 42 | 38 | - 9.5% |

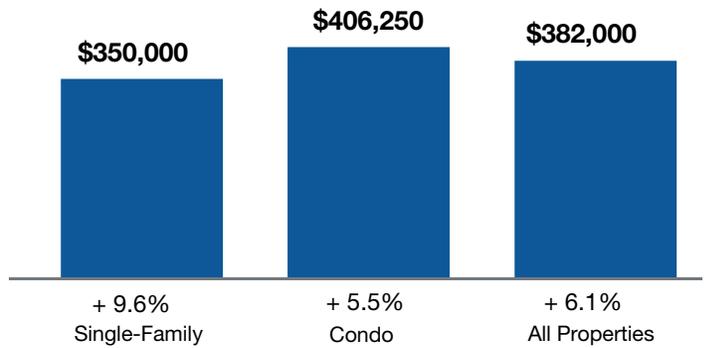
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Activity by Property Type for February 2026

Closed Sales



Median Sales Price



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

Historical Median Sales Price

