

**INSTITUTE FOR  
HOUSING STUDIES**  
at DePaul University

**ILLINOIS HOUSING**  
**MARKET**  
forecast

## Illinois Housing Market Forecast March 2026

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 February 2026 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 February 2026 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 throughout the past year but remain near 6 percent. In February, closed sales activity statewide was slightly below levels during February 2025. 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 rise quickly, with more anticipated sales activity than during the same period a year earlier. Home prices statewide are expected to be slightly below the previous year's prices through May 2026.

## State of Illinois

- **Recent trends** – In February 2026, there were 7,356 closed sales of single-family homes, townhomes, and condominiums in Illinois. February prices for single-family homes in Illinois were 3.6 percent higher than prices a year earlier. Single-family closed sales activity levels were about 5 percent lower than levels in February 2025. The inventory of for-sale single-family homes fell 4.8 percent compared to the previous February, remaining near historic lows. The average number of days on the market for a single-family home was three days more than during the previous February. Affordability conditions for single-family homebuying were better than the previous year.
- **Three-month outlook** – IHS’s three-month housing market forecast indicates that closed sales activity levels will follow seasonal trends, rising about 78.5 percent between February and May. Total sales activity during the three-month period from March to May is expected to be 3.4 percent higher than during the same period a year earlier. Single-family house prices are estimated to rise about 6.2 percent between February and May. In this projection, statewide prices in May 2026 will be almost 4 percent lower than they were in May 2025.

## Chicago Metropolitan Area

- **Recent trends** – In February 2026, there were 4,860 closed sales of single-family homes, townhomes, and condominiums in the Chicago Metro Area. Prices for single-family homes in the Chicago Metro Area rose about 5.3 percent between February 2025 and 2026. The number of closed single-family home sales in the Chicago area fell 8.0 percent from the previous February. The inventory of for-sale single-family homes fell about 10.6 percent since the previous February. The average time spent on the market grew by 2 days compared to February 2025. Affordability conditions for single-family homebuying in the Chicago Metro Area were slightly above 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 rise about 86.3 percent between February and May. Total sales throughout March, April, and May are estimated to be about 1 percent lower than during the same period a year earlier. Prices of single-family homes in the Chicago metropolitan area are projected to increase 7.2 percent between February and May. This scenario would reflect a price increase of about 0.8 percent between May 2025 and 2026.

### City of Chicago

#### *Single-Family Homes*

- **Recent trends** – In February 2026, there were 1,226 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 9.6 percent higher than in February 2025. The number of closed single-family sales in Chicago fell by about 4 percent compared to the previous February. The inventory of for-sale homes declined by 20.5 percent compared to February 2025, and the number of days on market was consistent with the previous year. Affordability conditions for single-family homebuyers in Chicago were slightly worse than the previous February.
- **Three-month outlook** - IHS’s three-month housing market forecast indicates that the level of closed sales activity will follow seasonal trends and increase 64.7 percent between February and May. Total sales during the three-month period from March to May are estimated to be about 2.5 percent lower than the same period a year earlier. Single-family house prices in the City of Chicago are expected to increase by roughly 8.4 percent between February and May. Prices in this scenario would be about 8.4 percent higher than in May 2025.

## City of Chicago

### *Condominiums and Townhomes*

- **Recent trends** – Prices for condos and townhomes in the City of Chicago rose 5.5 percent between February 2025 and 2026. The number of closed condo sales in Chicago decreased by about 11 percent compared to the previous February. The inventory of for-sale condos declined by about 25 percent compared to February 2025. The number of days on market fell by 8 days compared to the previous February.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed condominium sales activity will follow seasonal trends and increase by 104.5 percent between February and May. Total condominium sales activity in Chicago from March to May is estimated to be about 0.7 percent higher than during the same period a year earlier. Condo prices are projected to increase 4.5 percent between February and May. These projected May prices would be 3.0 percent higher than in May 2025.

## Conditions Affecting Homebuying

The housing market remained complex at the beginning of 2026 due to a variety of high-level factors. The [rate of inflation](#) was stable in February, though [hiring numbers](#) were weaker than expected. The Federal Reserve [left rates unchanged](#) in early 2026 following [three cuts](#) in late 2025, but are unlikely to make further cuts due to recent foreign policy developments and their anticipated [effects on consumer prices](#). National [unemployment](#) grew slightly between January and February, landing above last year's rate. The Illinois [unemployment rate](#) grew between November and December, landing 0.3 percent below the previous year's rate and 0.2 percent above the national rate. In February, prior to the beginning of the Middle East conflict, the [consumer sentiment index](#) continued ticking upwards but remained tempered due to concerns about the labor market. Foreclosure activity levels were lower than the previous year in both the City of Chicago and the Chicago metropolitan area, though nationwide foreclosure activity during February 2026 was [higher than in February 2025](#). Overall, Chicago area foreclosure activity remains below pre-pandemic levels.<sup>1</sup>

---

<sup>1</sup> For Chicago area data on foreclosure activity, see the Appendix

These indicators highlight ongoing challenges and opportunities in the current homebuying market. Mortgage [interest rates](#) continued to drop during February, [dropping below 6 percent](#) for the first time since 2022. However, falling rates [might not](#) lead to an immediate jump in homebuying activity due to continued affordability barriers. Prices are still elevated nationally, with the [Case Shiller Home Price Index](#) reaching an all-time high in December 2025. National inventories of for-sale homes have [maintained](#) year-over-year growth. In February 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 throughout the near future. Continued economic uncertainty makes it difficult to predict how homebuyers will react to these trends.

### **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**

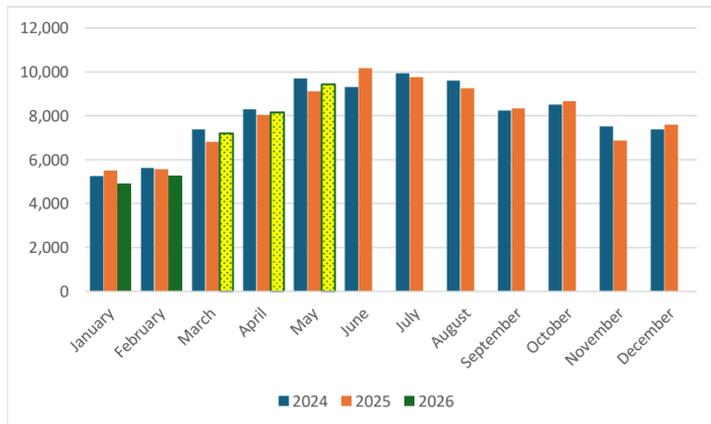
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	5,258	5,503	4,908	↘	37	39	40	↗	13,271	14,112	13,853	↗	\$252,250	\$280,950	\$280,000	↗	155	136	147	↘
February	5,617	5,572	5,286	↘	40	41	44	↗	13,151	13,880	13,209	↗	\$255,700	\$280,000	\$290,000	↗	150	139	144	↘
March	7,375	6,815	7,198	↘	37	40		↗	12,703	13,640		↗	\$275,000	\$290,000	\$297,734	↗	141	136		↘
April	8,303	8,036	8,154	↘	31	33		↗	13,257	14,280		↗	\$285,000	\$310,000	\$305,735	↗	132	125		↘
May	9,697	9,109	9,434	↘	28	28		↗	14,571	15,548		↗	\$299,999	\$320,000	\$307,984	↗	127	120		↘
June	9,311	10,167		↘	24	24		↗	15,242	16,282		↗	\$320,000	\$330,000		↗	121	118		↘
July	9,934	9,769		↘	23	25		↗	16,245	17,240		↗	\$314,900	\$329,000		↗	123	119		↘
August	9,602	9,253		↘	25	25		↗	17,186	17,462		↗	\$299,000	\$325,000		↗	135	122		↘
September	8,241	8,341		↘	26	28		↗	17,517	17,925		↗	\$290,000	\$305,750		↗	142	132		↘
October	8,518	8,675		↘	29	29		↗	17,903	18,210		↗	\$287,900	\$307,000		↗	138	133		↘
November	7,524	6,876		↘	30	31		↗	16,811	17,072		↗	\$285,000	\$299,900		↗	136	136		↘
December	7,385	7,590		↘	34	34		↗	14,646	14,771		↗	\$285,000	\$298,650		↗	136	137		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

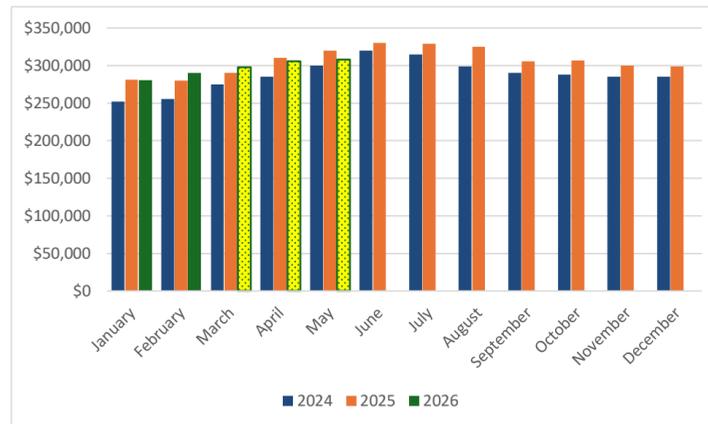
**Illinois Short Term Trends - Single Family**

Monthly Closed Sales

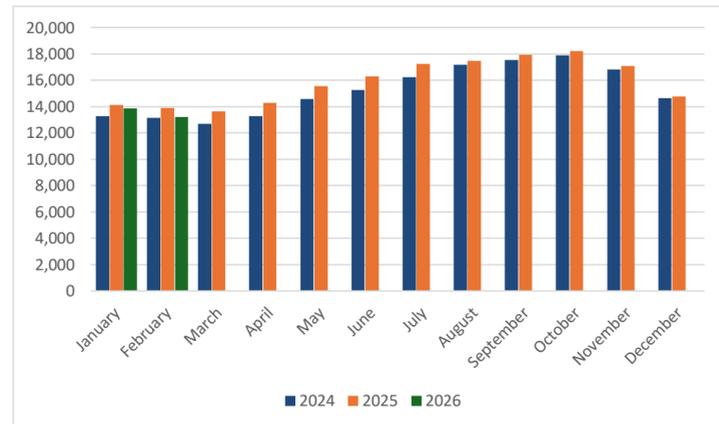


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

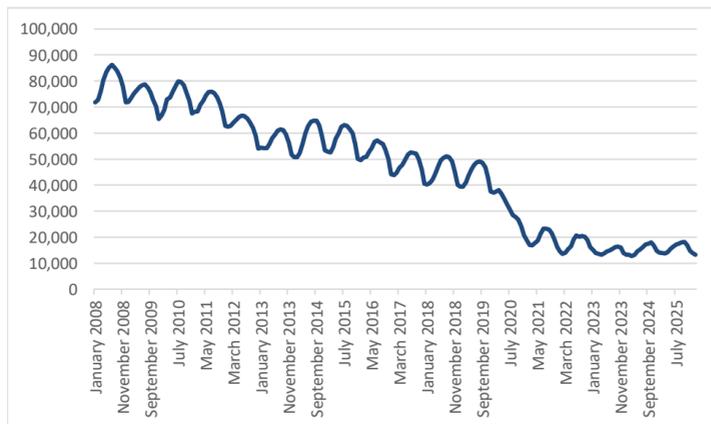


Monthly Inventory

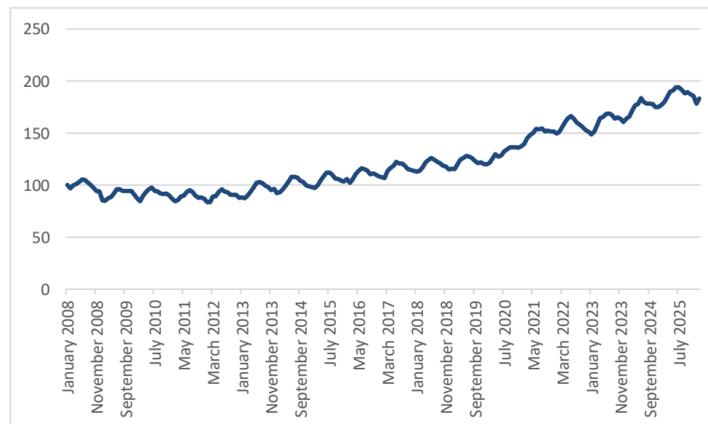


**Illinois Long Term Trends - Single Family**

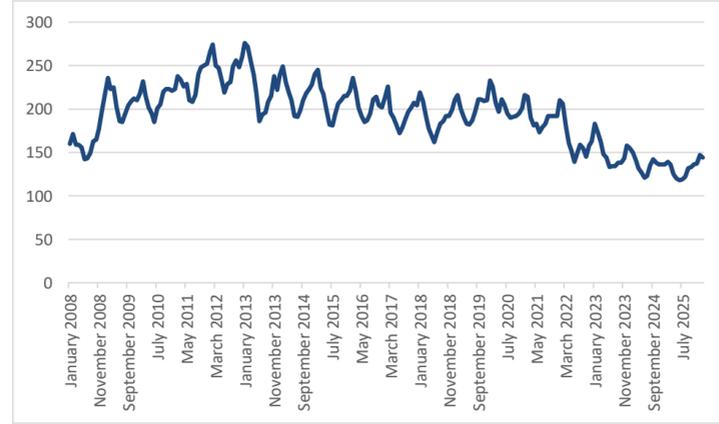
Illinois Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



**Chicago Metro - Single Family Homes**  
**Summary of Recent Trends**

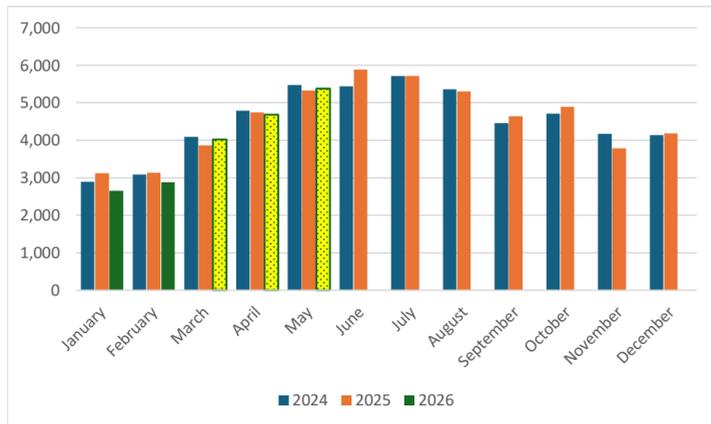
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	2,897	3,123	2,650	↘	34	35	33	↘	6,898	7,666	7,100	↘	\$340,000	\$369,900	\$380,000	↘	123	111	116	↘
February	3,085	3,135	2,885	↘	37	35	37	↘	6,954	7,684	6,871	↘	\$350,000	\$375,000	\$395,000	↘	117	111	113	↘
March	4,091	3,861	4,020	↘	32	34		↘	6,622	7,427		↘	\$374,900	\$395,000	\$407,685	↘	111	106		↘
April	4,786	4,740	4,681	↘	26	28		↘	7,008	8,004		↘	\$386,999	\$409,990	\$418,015	↘	104	101		↘
May	5,470	5,320	5,375	↘	22	23		↘	7,892	9,015		↘	\$395,000	\$420,000	\$423,280	↘	103	98		↘
June	5,441	5,879		↘	20	19		↘	8,269	9,442		↘	\$419,945	\$430,000		↘	98	97		↘
July	5,712	5,712		↘	20	21		↘	8,790	9,994		↘	\$407,250	\$420,000		↘	102	99		↘
August	5,357	5,305		↘	20	21		↘	9,386	9,950		↘	\$400,000	\$420,000		↘	108	101		↘
September	4,452	4,639		↘	22	25		↘	9,704	10,055		↘	\$385,000	\$399,900		↘	115	108		↘
October	4,706	4,895		↘	24	25		↘	9,895	10,017		↘	\$378,000	\$405,000		↘	112	108		↘
November	4,175	3,786		↘	25	26		↘	9,085	8,950		↘	\$380,000	\$400,000		↘	109	109		↘
December	4,132	4,183		↘	29	28		↘	7,705	7,467		↘	\$379,000	\$389,900		↘	109	112		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

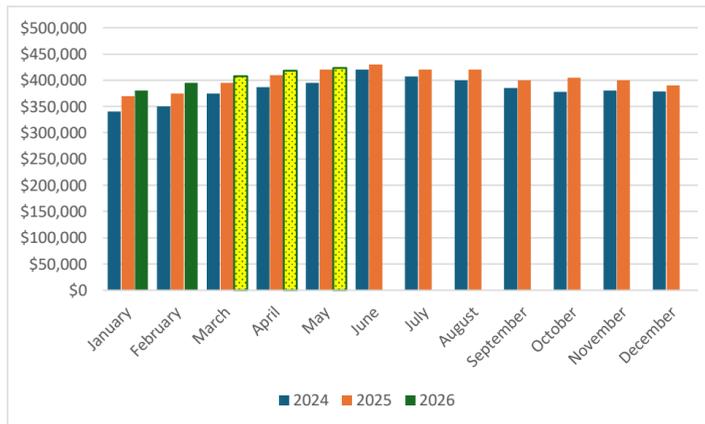
**Chicago Metro Short Term Trends - Single Family**

Monthly Closed Sales

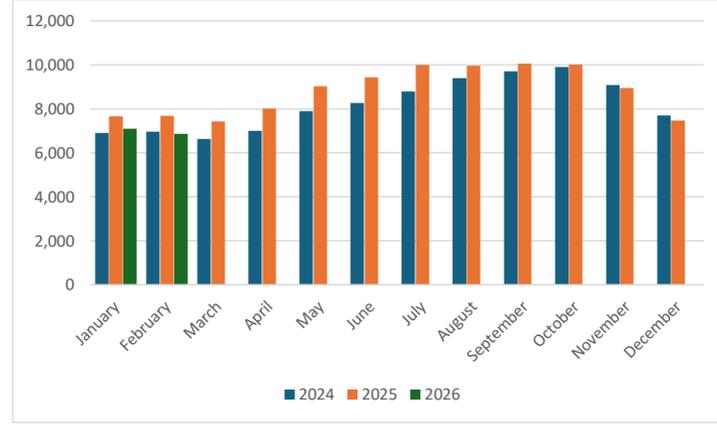


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

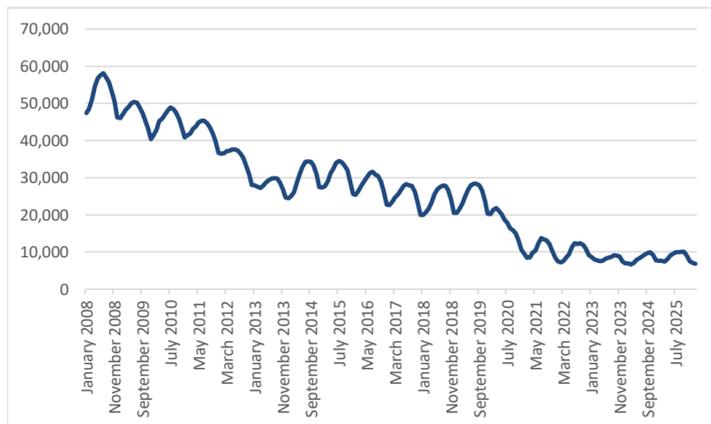


Monthly Inventory

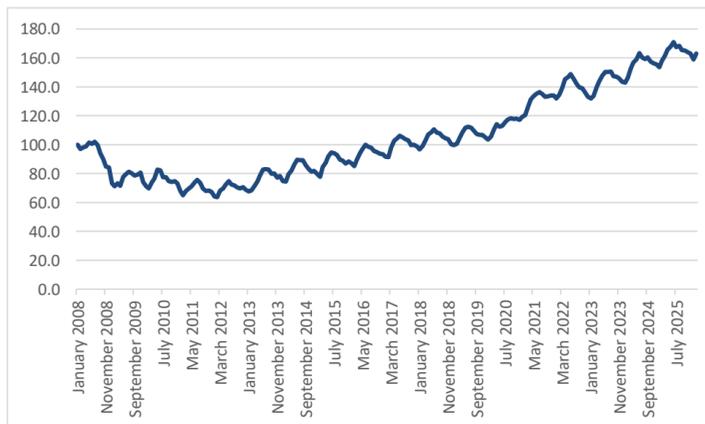


**Chicago Metro Long Term Trends - Single Family**

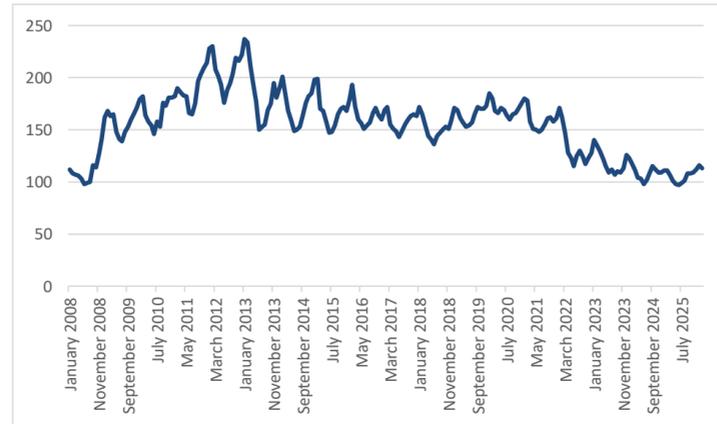
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



**City of Chicago - Single Family Homes**  
**Summary of Recent Trends**

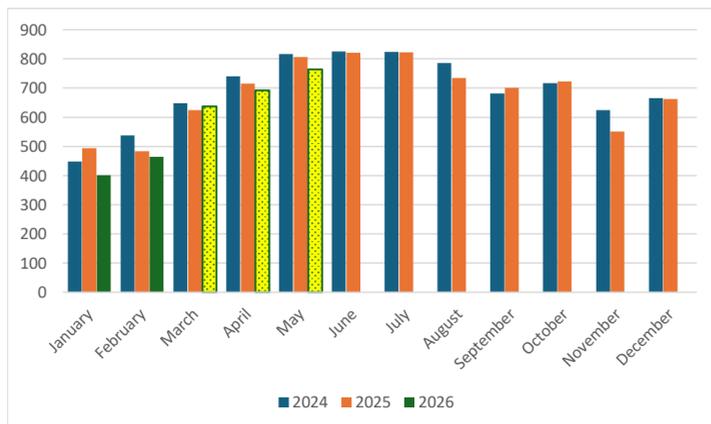
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	448	494	402	↘	38	39	36	↘	1,750	1,720	1,444	↘	\$289,500	\$310,000	\$306,450	↘	132	121	131	↘
February	538	484	464	↘	43	38	38	↘	1,766	1,696	1,348	↘	\$300,000	\$319,450	\$350,000	↘	125	119	116	↘
March	648	625	637	↘	41	44		↘	1,736	1,684		↘	\$335,000	\$335,800	\$363,137	↘	113	114		↘
April	741	716	692	↘	37	33		↘	1,776	1,742		↘	\$340,000	\$350,000	\$376,871	↘	108	108		↘
May	817	806	764	↘	29	31		↘	1,914	1,854		↘	\$320,000	\$350,000	\$379,253	↘	116	107		↘
June	825	821		↘	27	27		↘	1,892	1,842		↘	\$363,000	\$370,000		↘	104	103		↘
July	824	822		↘	29	26		↘	1,956	1,893		↘	\$350,000	\$350,000		↘	108	109		↘
August	786	735		↘	29	26		↘	2,034	1,867		↘	\$340,000	\$362,500		↘	116	107		↘
September	682	701		↘	29	32		↘	2,163	1,886		↘	\$327,000	\$345,000		↘	123	115		↘
October	717	723		↘	31	31		↘	2,172	1,868		↘	\$325,000	\$350,000		↘	119	114		↘
November	624	551		↘	34	32		↘	2,024	1,739		↘	\$339,951	\$335,000		↘	111	119		↘
December	665	662		↘	37	29		↘	1,700	1,494		↘	\$325,000	\$310,000		↘	116	129		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

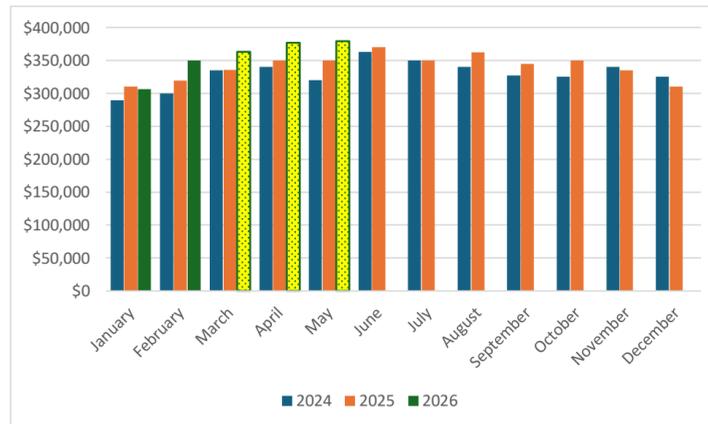
**City of Chicago Short Term Trends - Single Family**

Monthly Closed Sales

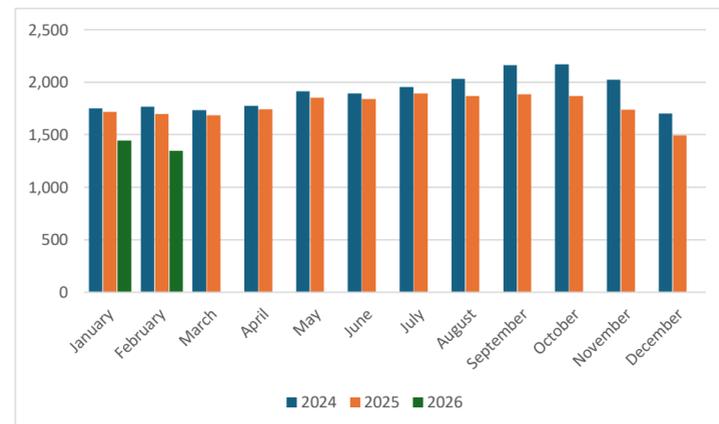


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

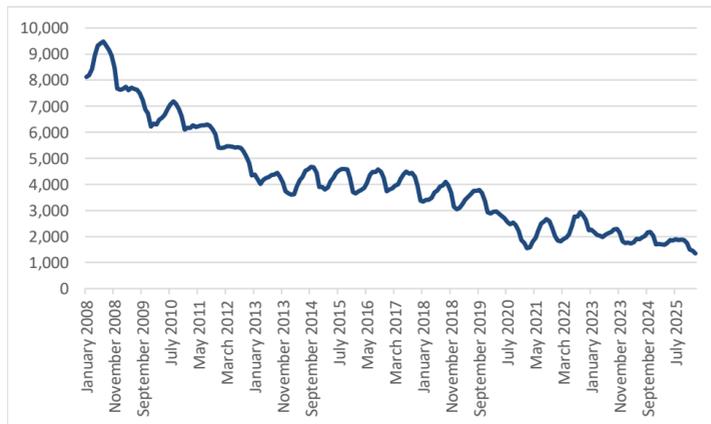


Monthly Inventory

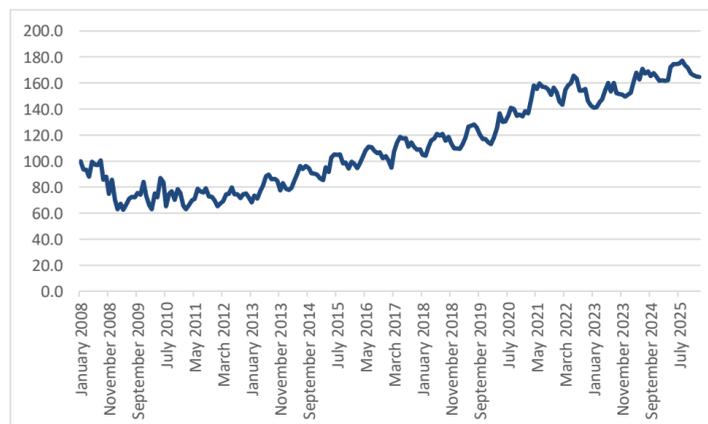


**City of Chicago Long Term Trends - Single Family**

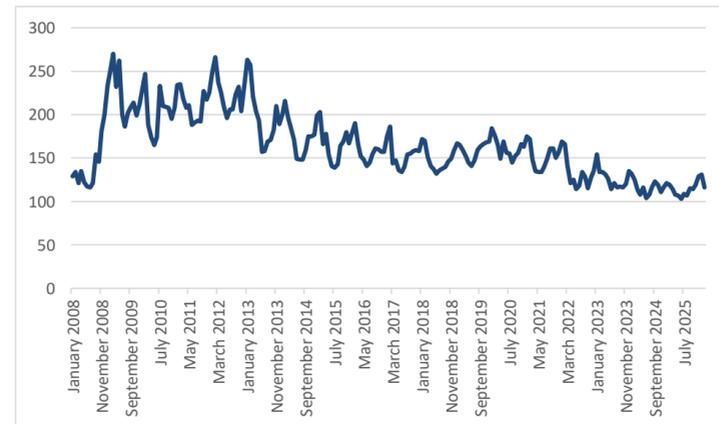
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



**City of Chicago - Condominiums/Townhomes**  
**Summary of Recent Trends**

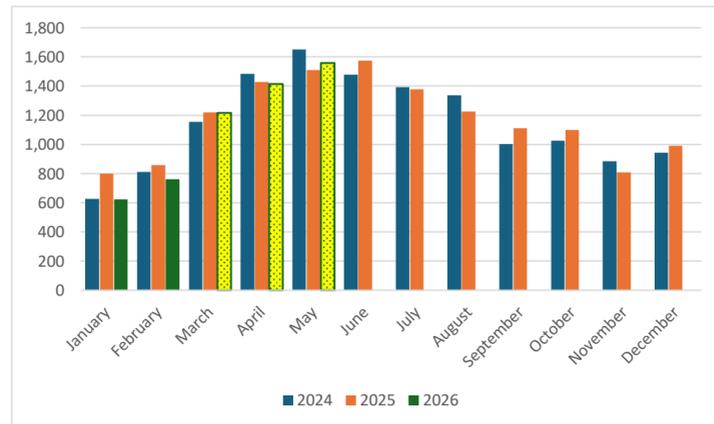
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	626	799	624	↘	47	42	39	↘	2,485	2,349	1,750	↘	\$337,450	\$385,000	\$382,500	↘	113	97	105	↘
February	810	857	762	↘	47	46	38	↘	2,723	2,383	1,779	↘	\$358,000	\$385,000	\$406,250	↘	105	99	100	↘
March	1,156	1,220	1,216	↘	36	34		↘	2,721	2,500		↘	\$370,000	\$408,750	\$412,137	↘	103	94		↘
April	1,485	1,427	1,414	↘	28	28		↘	2,893	2,804		↘	\$384,000	\$420,000	\$424,505	↘	96	90		↘
May	1,651	1,510	1,558	↘	26	23		↘	3,035	2,893		↘	\$395,000	\$412,250	\$424,481	↘	94	91		↘
June	1,479	1,575		↘	24	23		↘	3,039	2,828		↘	\$390,000	\$415,000		↘	97	92		↘
July	1,392	1,379		↘	27	26		↘	3,102	2,829		↘	\$375,000	\$395,000		↘	101	96		↘
August	1,336	1,225		↘	25	26		↘	3,134	2,700		↘	\$368,250	\$388,000		↘	107	100		↘
September	1,001	1,111		↘	29	30		↘	3,360	2,837		↘	\$360,000	\$375,000		↘	112	105		↘
October	1,026	1,100		↘	29	28		↘	3,275	2,698		↘	\$367,250	\$385,500		↘	105	104		↘
November	886	808		↘	31	29		↘	2,905	2,316		↘	\$399,500	\$392,500		↘	95	101		↘
December	944	991		↘	36	34		↘	2,287	1,758		↘	\$371,000	\$380,000		↘	102	105		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

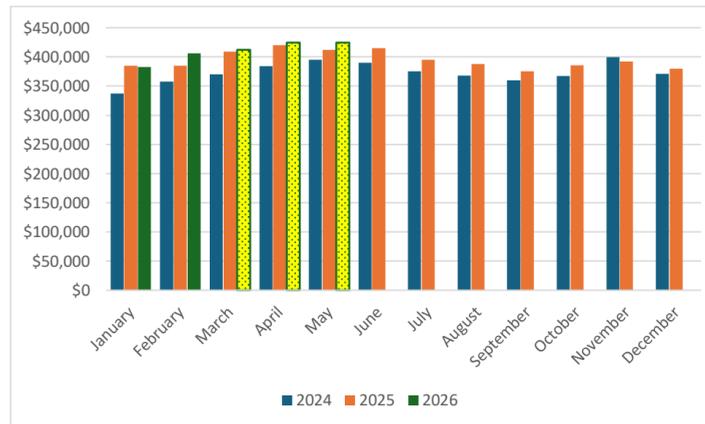
**City of Chicago Short Term Trends - Condominiums/Townhomes**

Monthly Closed Sales

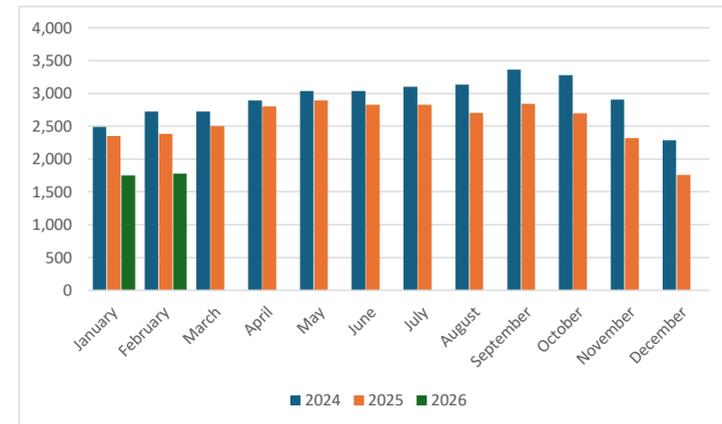


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

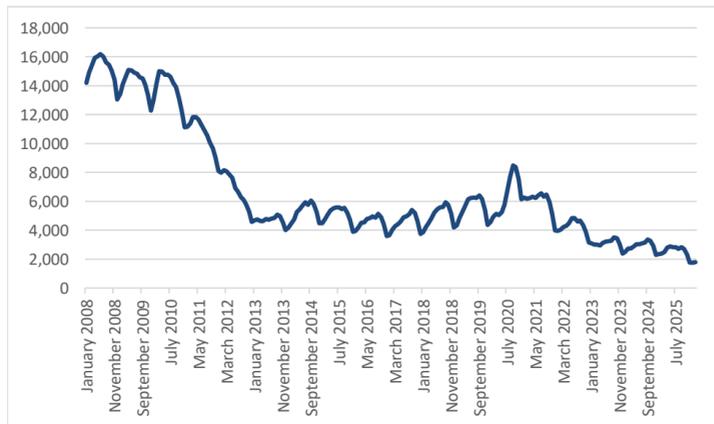


Monthly Inventory

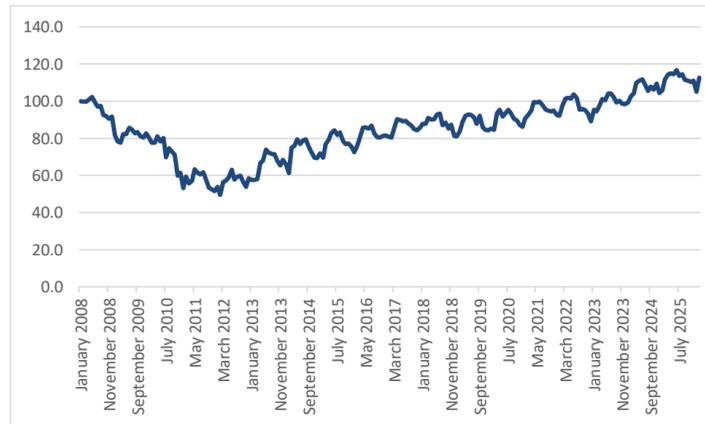


**City of Chicago Long Term Trends - Condominiums/Townhomes**

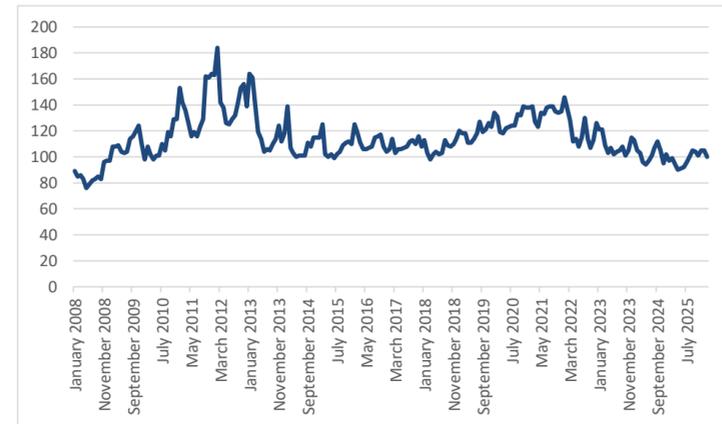
Monthly Condo/Townhome Inventory Trend



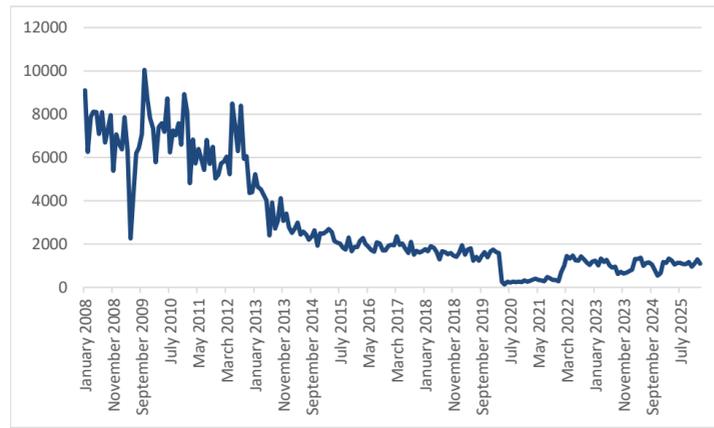
Condo/Townhome Monthly House Price Index



Monthly Affordability Conditions



Monthly Foreclosure Filings - Chicago Metro



Monthly Foreclosure Filings - City of Chicago

