

# Monthly Local Market Update for February 2026

A Research Tool Provided by Illinois REALTORS®



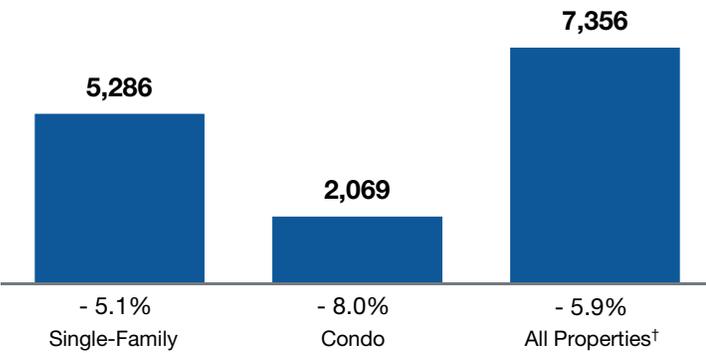
## Entire State of Illinois

Key Metrics for All Properties	February			Year to Date		
	2025	2026	Percent Change	Thru Feb 2025	Thru Feb 2026	Percent Change
<b>Closed Sales</b>	<b>7,820</b>	<b>7,356</b>	<b>- 5.9%</b>	<b>15,395</b>	<b>14,036</b>	<b>- 8.8%</b>
Previous Month's Closed Sales	7,575 <small>in January 2025</small>	6,680 <small>in January 2026</small>	- 11.8%	7,575 <small>in January 2025</small>	6,680 <small>in January 2026</small>	- 11.8%
<b>Median Sales Price*</b>	<b>\$284,000</b>	<b>\$295,000</b>	<b>+ 3.9%</b>	<b>\$284,000</b>	<b>\$290,000</b>	<b>+ 2.1%</b>
<b>Inventory of Homes for Sale</b>	<b>18,731</b>	<b>17,685</b>	<b>- 5.6%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>40</b>	<b>42</b>	<b>+ 5.0%</b>	<b>39</b>	<b>40</b>	<b>+ 2.6%</b>

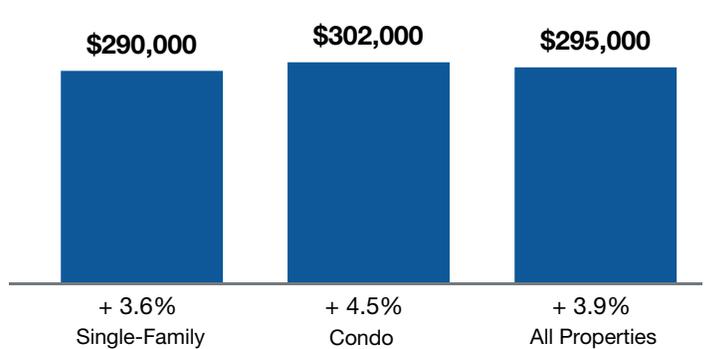
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Activity by Property Type for February 2026

#### Closed Sales

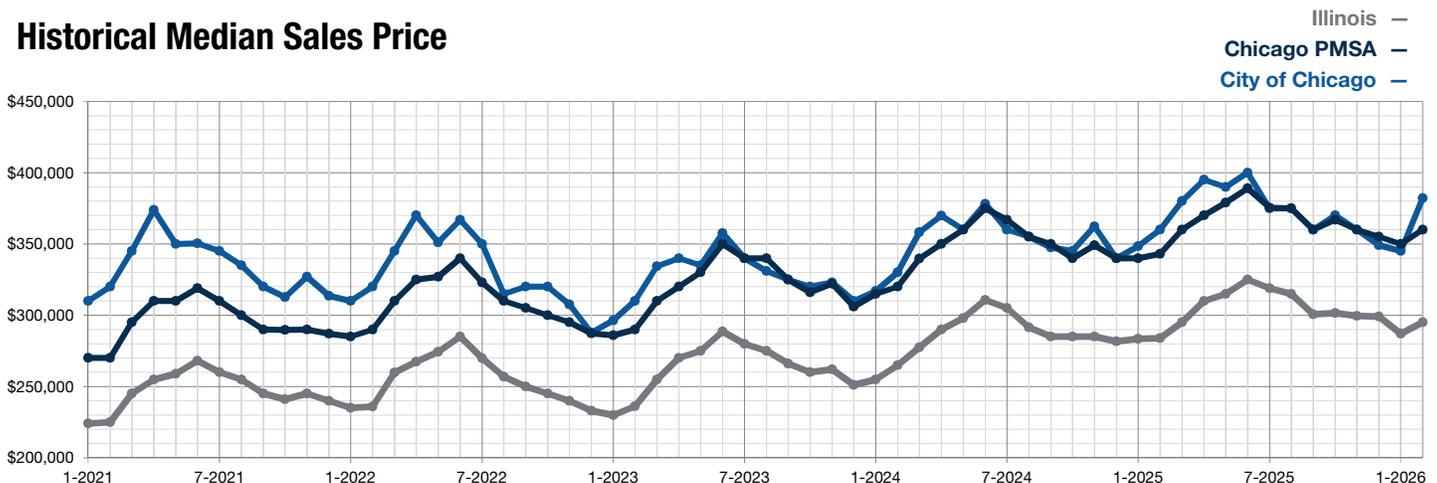


#### Median Sales Price



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

### Historical Median Sales Price



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## Chicago Metro Area

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

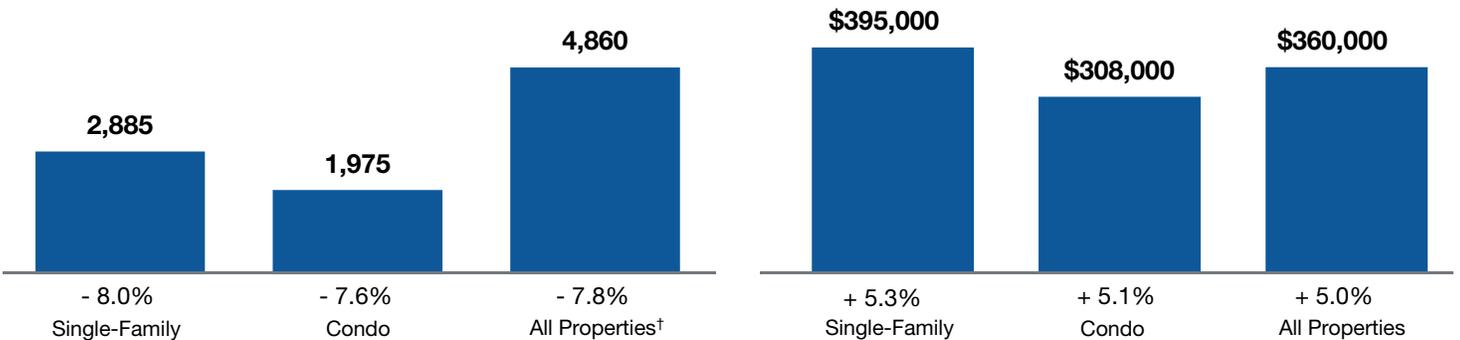
Key Metrics for All Properties	February			Year to Date		
	2025	2026	Percent Change	Thru Feb 2025	Thru Feb 2026	Percent Change
<b>Closed Sales</b>	<b>5,273</b>	<b>4,860</b>	<b>- 7.8%</b>	<b>10,352</b>	<b>9,183</b>	<b>- 11.3%</b>
Previous Month's Closed Sales	5,079 <small>in January 2025</small>	4,323 <small>in January 2026</small>	- 14.9%	5,079 <small>in January 2025</small>	4,323 <small>in January 2026</small>	- 14.9%
<b>Median Sales Price*</b>	<b>\$343,000</b>	<b>\$360,000</b>	<b>+ 5.0%</b>	<b>\$340,000</b>	<b>\$355,000</b>	<b>+ 4.4%</b>
<b>Inventory of Homes for Sale</b>	<b>12,258</b>	<b>11,039</b>	<b>- 9.9%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>36</b>	<b>36</b>	<b>0.0%</b>	<b>35</b>	<b>35</b>	<b>0.0%</b>

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### Activity by Property Type for February 2026

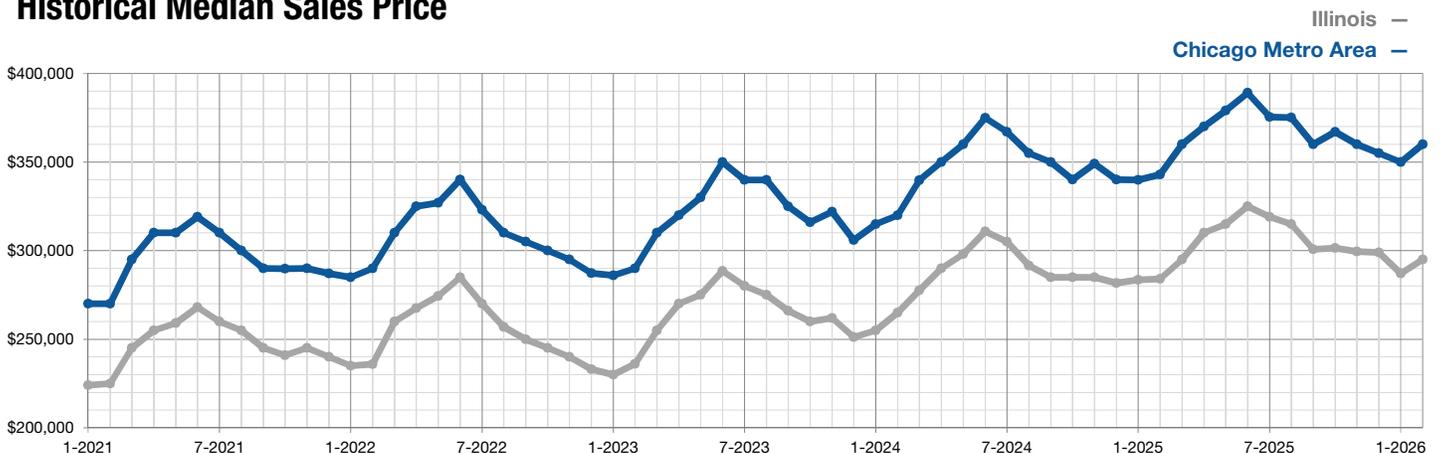
Closed Sales

Median Sales Price



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### Historical Median Sales Price



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## City of Chicago

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

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#### Closed Sales

#### Median Sales Price



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### Historical Median Sales Price

