

**INSTITUTE FOR  
HOUSING STUDIES**  
at DePaul University

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

## Illinois MSA-Level Quarterly Housing Market Forecast First Quarter 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 March 2026 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 First Quarter 2026 data highlight the variation in market conditions across Illinois' largest local real estate markets. In March 2026, closed sales activity statewide was 3.1 percent higher than during the same month in 2025. Almost all MSAs in the state experienced stable or increasing home prices in March 2026 compared to the year before. Statewide inventory fell 7.7 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 higher than last year in most MSAs. House prices are also expected to increase in every MSA throughout the rest of the spring. In June 2026, all MSAs are expected to have consistent or higher home prices compared to the previous year.

## State of Illinois

- **Recent trends** – Closed sales activity for all property types in Illinois grew by 3.1 percent between March 2025 and 2026. Over this same period, sales prices increased by 6.8 percent. In March 2026, the inventory of for-sale homes fell by 7.7 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 45.2 percent between March and June. Total sales in the 3-month period from April through June are estimated to be about 2.5 percent higher than the same period in 2025. Home prices are estimated to follow seasonal trends and rise about 11 percent between March and June. In this scenario, prices in June 2026 would remain roughly 7.6 percent higher than in June 2025.

## Bloomington-Normal

- **Recent trends** – Closed sales activity for all property types in the Bloomington-Normal MSA increased by 5.6 percent between March 2025 and 2026. The Bloomington-Normal MSA experienced a 13.5 percent increase in median sales prices between March 2025 and 2026. Inventory also grew 7.5 percent from year to year.
- **Three-month outlook** – IHS's three-month housing market forecast projects that sales will increase 52.6 percent between March and June. The three-month period from April through June is expected to have about 9.3 percent more sales than during the same period in 2025. Prices are expected to increase over the same period, with June prices 6.6 percent higher than they were in March. These June prices are projected to be about 2.6 percent higher than they were in June of last year.

## Champaign-Urbana

- **Recent trends** – In March 2026, closed sales activity for all property types in the Champaign-Urbana increased by almost 6 percent compared to sales activity in March 2025. Over this same period, home prices in Champaign-Urbana were down 4.3 percent compared to March 2025. Inventory increased by about 27 percent compared to March 2025.
- **Three-month outlook** - IHS's three-month housing market forecast that sales will increase 81.6 percent between March and June. In this projection, the three-month period from April through June would have 12.3 percent more closed sales than the previous year. Home prices are projected to grow by almost 19 percent between March and June, with prices landing almost 9 percent higher than in June 2025.

## City of Chicago

- **Recent trends** – In March 2026, closed sales activity for all property types in the City of Chicago was 4.3 percent lower than in March 2025. Home prices were up 7.7 percent in March 2026 compared to the same month in 2025. Inventory decreased by almost 29 percent during the same period.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales activity will increase about 39 percent between March and June. Sales during the three-month period from April through June would be 1.5 percent lower than they were during the same period a year ago. Home prices are estimated to increase by 5.0 percent between March and June. This scenario would represent a 7.4 percent increase in prices between June 2025 and June 2026.

## Chicago PMSA

- **Recent trends** – In March 2026, closed sales activity for all property types in the Chicago PMSA increased by 3.8 percent compared to March 2025. Home prices in the Chicago PMSA rose about 4.2 percent between March 2025 and 2026. Inventory fell by about 13 percent compared to the same month a year ago.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that closed sales activity will follow seasonal trends and rise 45.2 percent between March and June. The three-month period from April through June is estimated to have 2.5 percent fewer closed sales than the same period in 2025. Prices are projected to increase almost 10 percent between March and June, with June prices landing 6.0 percent higher than they were in June 2025.

## Decatur

- **Recent trends** – In March 2026, closed sales activity for all property types in the Decatur MSA was down almost 12 percent compared to March 2025. Over this same period, the Decatur MSA saw prices drop 11.6 percent. Inventory increased by about 19 percent compared to March 2025.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 37.5 percent increase in sales activity between March and June. The three-month period from April through June is estimated to have 3.3 percent fewer closed sales than during the same period in 2025. Prices are projected to increase about 32.5 percent between March and June, with June 2026 prices roughly consistent with prices during June 2025.

## Kankakee

- **Recent trends** – In March 2026, closed sales activity for all property types in the Kankakee MSA was down almost 22 percent from March 2025. Home prices in Kankakee were up about 8.3 percent in March 2025 compared to the previous year. Inventory fell by 3.7 percent compared to March 2025.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that sales activity will follow seasonal trends and increase 57.4 percent between March and June. The three-month period from April through June is estimated have 4.5 percent more closed sales than the same period in 2025. Prices are projected to increase 14.0 percent between March and June. The resulting price in June 2026 would be about 14.1 percent higher than it was in June 2025.

## Metro-East

- **Recent trends** – In March 2026, closed sales activity for all property types in the Metro-East MSA decreased by 4.0 percent compared to activity in March 2025. Home prices were about 8 percent higher compared to the previous March. Inventory increased by 1.4 percent compared to March 2025.
- **Three-month outlook** - IHS's three-month housing market forecast estimates that closed sales activity will increase 34.5 percent between March and June. Closed sales activity during the three months from April through June is projected to be consistent levels during the same period in 2025. Prices are expected to rise almost 21 percent between March and June, with June prices expected to be 7.5 percent higher than in June of 2025.

### Moline-Rock Island

- **Recent trends** – In March 2026, closed sales for all property types in the Moline-Rock Island MSA decreased by 12.3 percent compared to sales activity in March 2025. Home prices were almost 12 percent higher than they were in March 2025. Inventory fell by 4.7 percent compared to the previous year.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and increase almost 80 percent between March and June. Closed sales activity during the three months from April through June is projected to be about 9.0 percent higher than during the same period last year. Home prices are predicted to rise about 6.3 percent between March and June. In this scenario, prices in June will be almost 3 percent higher than they were a year earlier.

### Peoria-Pekin

- **Recent trends** – In March 2026, closed sales activity for all property types in the Peoria-Pekin increased by 7.0 percent compared to in March 2025. Home prices were up 9.5 percent over the same period. Inventory decreased by 5.8 percent compared to March 2025.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales activity will increase 46.6 percent between March and June. Closed sales activity during the three months from April through June is projected to be 7.5 percent higher than during the same period last year. Home prices are predicted to increase by 17.6 percent between March and June. In this scenario, June prices will be about 6.5 percent higher than they were a year earlier.

## Rockford

- **Recent trends** – In March 2026, closed sales activity for all property types in the Rockford MSA fell by about 41 percent compared to March 2025. Home prices rose about 23 percent between March 2025 and 2026. Inventory decreased by about 30 percent compared to March 2025.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales activity will increase about 87 percent between March and June. Closed sales activity during the three months from April through June is projected to be 26 percent lower than during the same period in 2025. Home prices are predicted to rise about 11.6 percent between March and June. In this scenario, prices in June will be 30.7 percent compared to the previous year.

## Springfield

- **Recent trends** – In March 2026, closed sales activity for all property types in the Springfield MSA dropped by 0.5 percent compared to activity in March 2025. Home prices rose 11.5 percent between March 2025 and 2026. Inventory decreased by almost 18 percent compared to March 2025.

**Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales activity will increase about 49 percent between March and June. Closed sales activity during the three months from April through June are projected to be 9.2 percent higher than during the same period last year. Home prices are expected to rise 7.2 percent between March and June. In this scenario, June prices would be almost 6 percent higher than in June of the previous year.

## Conditions Affecting Homebuying

The national economy was complicated at the start of 2026 thanks to a variety of high-level factors. In March, the [rate of inflation](#) grew significantly as a new conflict with Iran drove up [oil prices](#). In response to these developments and the resulting inflation, consumer confidence [fell to a record low](#). Federal Reserve kept interest rates [consistent](#) during the first three meetings of 2026 due to economic uncertainty. The [national](#) unemployment rate has stayed roughly consistent throughout early 2026, but remains slightly elevated compared a year earlier. The [Illinois](#) unemployment rate rose slightly between February and March, landing 0.5 percent above last year's rate and 0.8 percent higher than the national unemployment rate. Job growth in Illinois [varied between MSAs](#), with nonfarm jobs showing annual growth in 4 MSAs and decreases in 8 MSAs in February. All MSAs had higher unemployment rates than in February 2025. Foreclosure activity levels were slightly lower than the previous year in both the City of Chicago and the Chicago metropolitan area, though nationwide foreclosure activity during March was [higher than in March 2025](#). Overall, Chicago area foreclosure activity remains below pre-pandemic levels.

These indicators highlight ongoing challenges and opportunities in the current homebuying market. National inventories of for-sale homes have [maintained year-over-year growth](#), though [Illinois](#) has among the weakest recoveries in the nation. Mortgage interest rates [have fluctuated](#), briefly dipping below 6 percent in February, rebounding in March [due to the Iran conflict](#), and then trending downwards again throughout April. [House prices](#) maintained year-over-year growth through February. For-sale inventories in Illinois have showed year-over-year declines throughout early 2026, interrupting the annual growth sustained throughout late 2024 and 2025. This shortage highlights Illinois' difficulty 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**

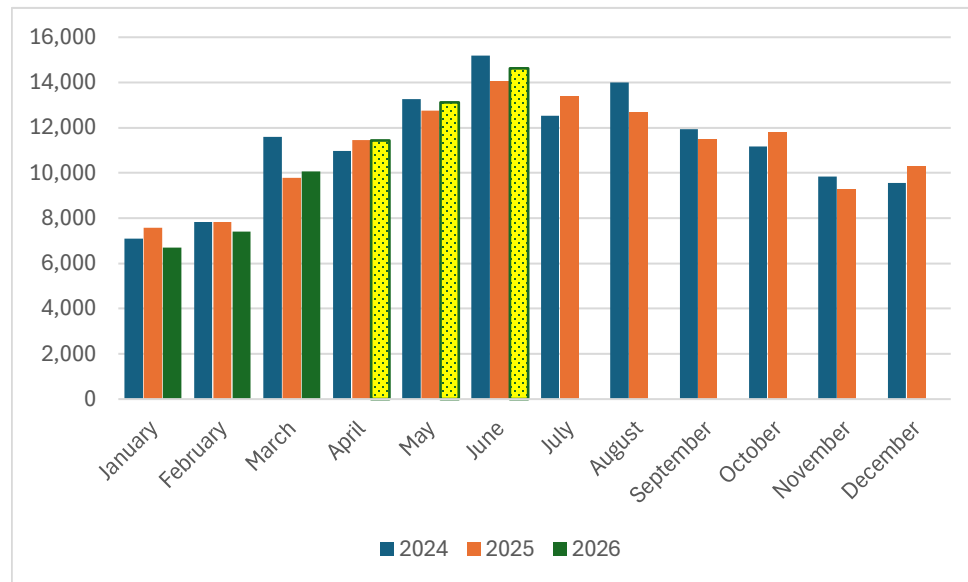
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	7,082	7,575	6,686	↘	17,517	18,909	18,671	↘	\$255,000	\$283,500	\$287,000	↘
February	7,825	7,820	7,418	↘	17,721	18,738	18,218	↘	\$265,000	\$284,000	\$295,000	↘
March	11,600	9,774	10,075	↘	17,084	18,526	17,099	↘	\$277,700	\$295,000	\$315,000	↘
April	10,975	11,453	11,436	↘	17,931	19,675		↘	\$290,000	\$310,000	\$330,327	↘
May	13,253	12,749	13,120	↘	19,731	21,325		↘	\$298,000	\$315,000	\$336,362	↘
June	15,188	14,031	14,625	↘	20,627	22,116		↘	\$310,750	\$325,000	\$349,677	↘
July	12,538	13,388		↘	21,929	23,380		↘	\$305,000	\$319,000		↘
August	14,012	12,690		↘	23,154	23,521		↘	\$291,500	\$315,000		↘
September	11,934	11,484		↘	23,866	24,324		↘	\$285,000	\$300,500		↘
October	11,165	11,773		↘	24,322	24,633		↘	\$285,000	\$301,500		↘
November	9,849	9,295		↘	22,566	22,801		↘	\$285,000	\$299,125		↘
December	9,550	10,294		↘	19,413	19,566		↘	\$281,750	\$299,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

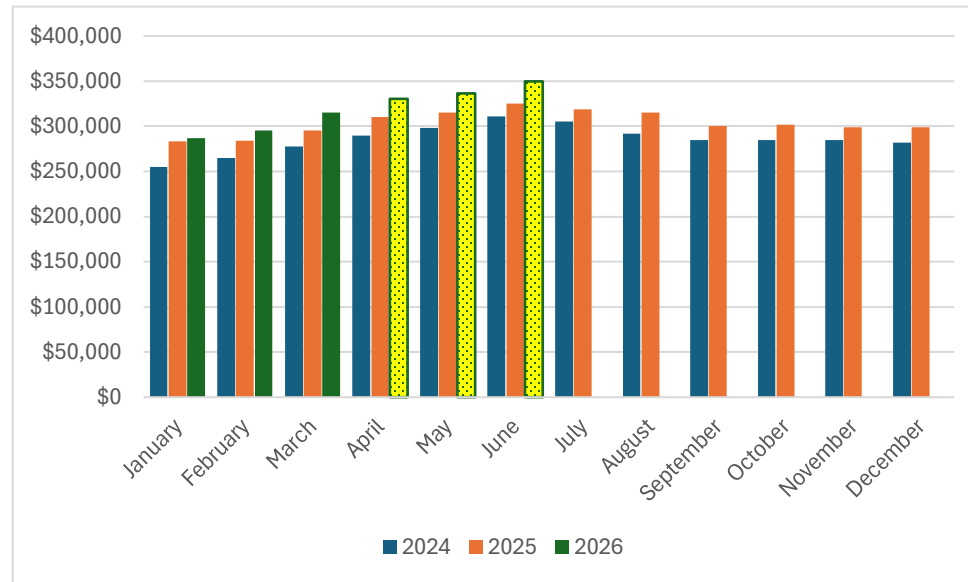
**Short Term Trends**

Monthly Closed Sales

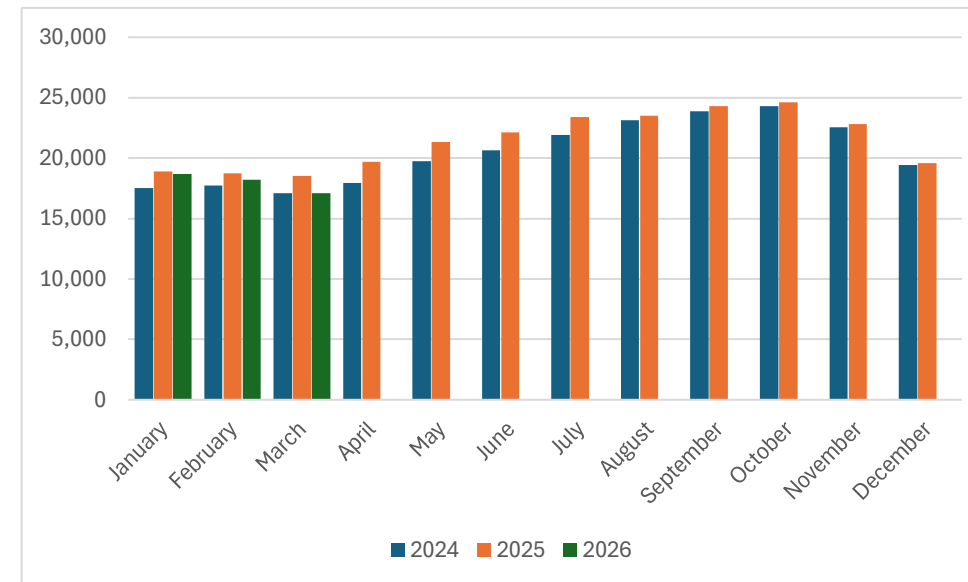


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

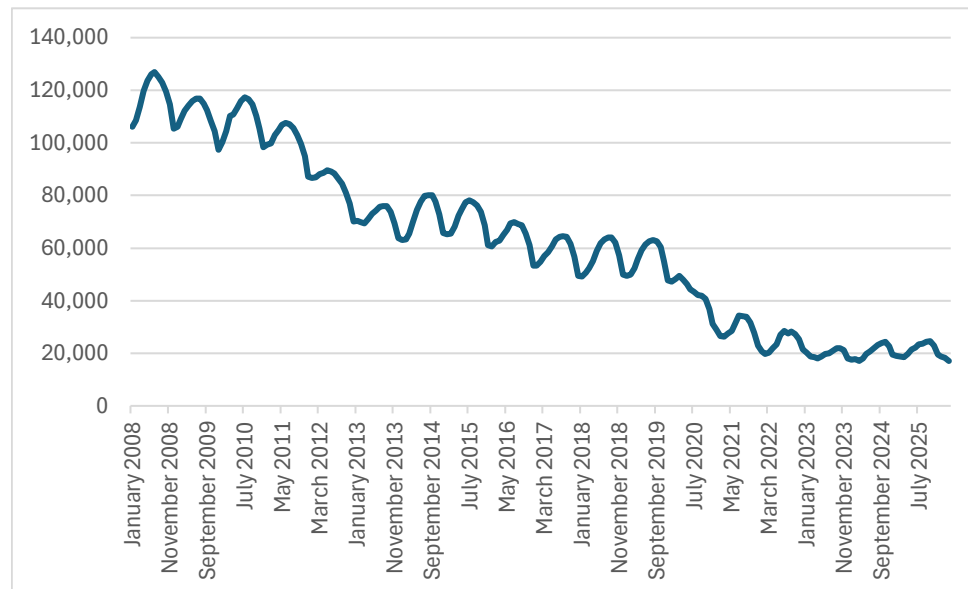


Monthly Inventory

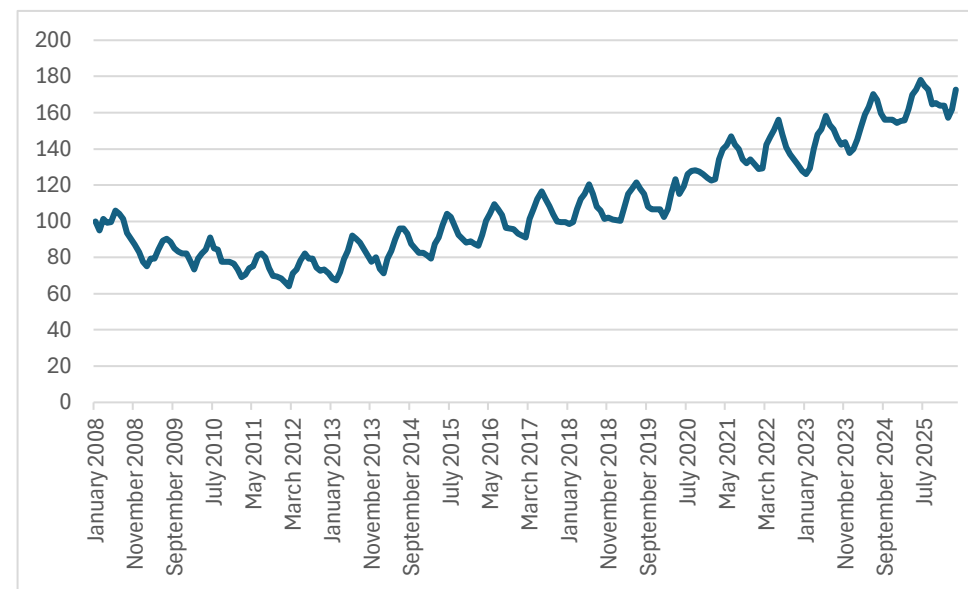


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Bloomington - All Properties**  
**Summary of Recent Trends**

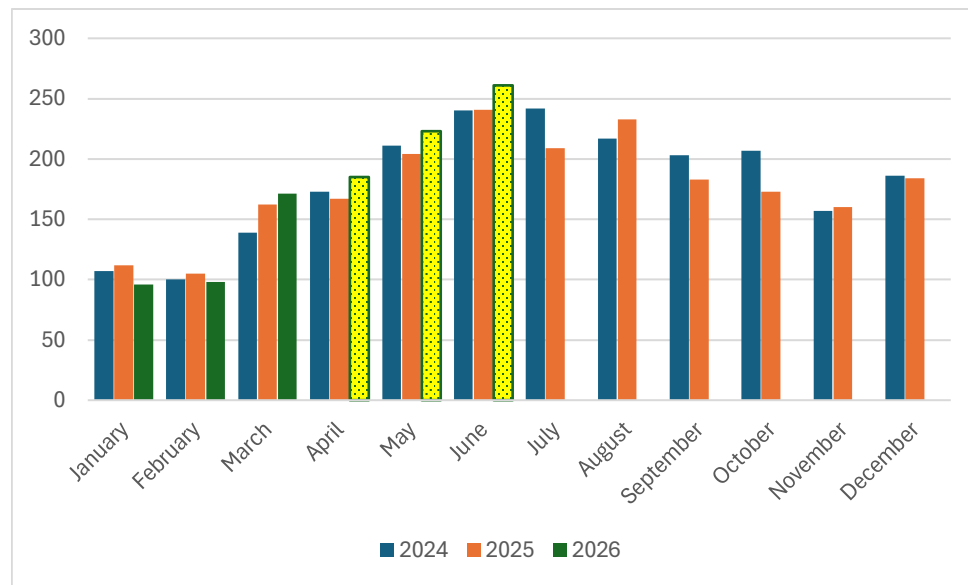
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	107	112	96	↘	174	151	191	↘	\$214,000	\$215,000	\$229,500	↘
February	100	105	98	↘	185	131	171	↘	\$228,000	\$224,900	\$230,250	↘
March	139	162	171	↘	174	146	157	↘	\$284,000	\$229,000	\$260,000	↘
April	173	167	185	↘	169	154		↘	\$227,500	\$250,000	\$254,410	↘
May	211	204	223	↘	222	178		↘	\$262,500	\$250,000	\$269,530	↘
June	240	241	261	↘	239	188		↘	\$251,500	\$270,000	\$277,047	↘
July	242	209		↘	216	213		↘	\$235,000	\$253,000		↘
August	217	233		↘	216	226		↘	\$249,900	\$243,500		↘
September	203	183		↘	238	237		↘	\$240,000	\$242,000		↘
October	207	173		↘	227	244		↘	\$250,000	\$249,000		↘
November	157	160		↘	203	232		↘	\$205,000	\$250,000		↘
December	186	184		↘	165	191		↘	\$235,950	\$226,250		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

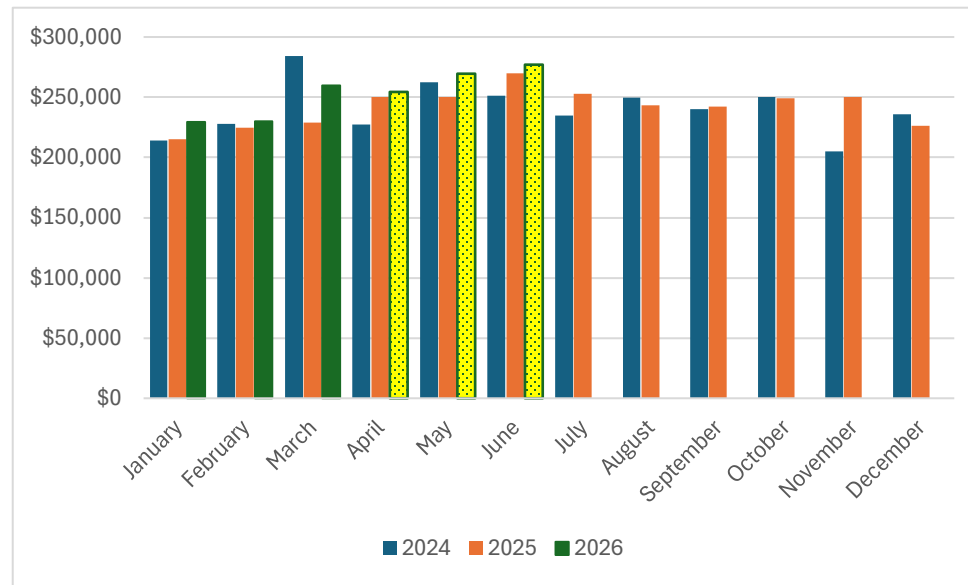
**Short Term Trends**

Monthly Closed Sales

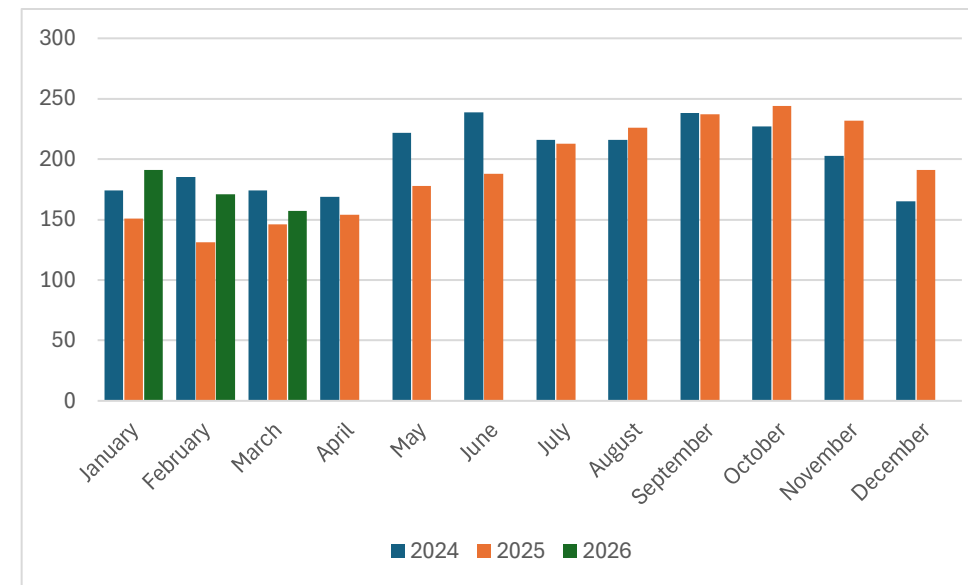


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

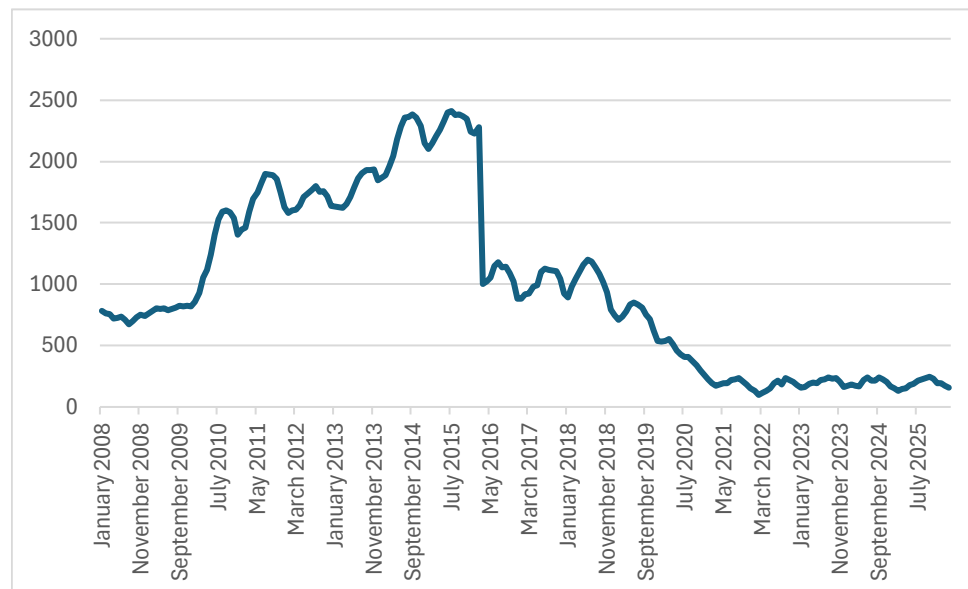


Monthly Inventory

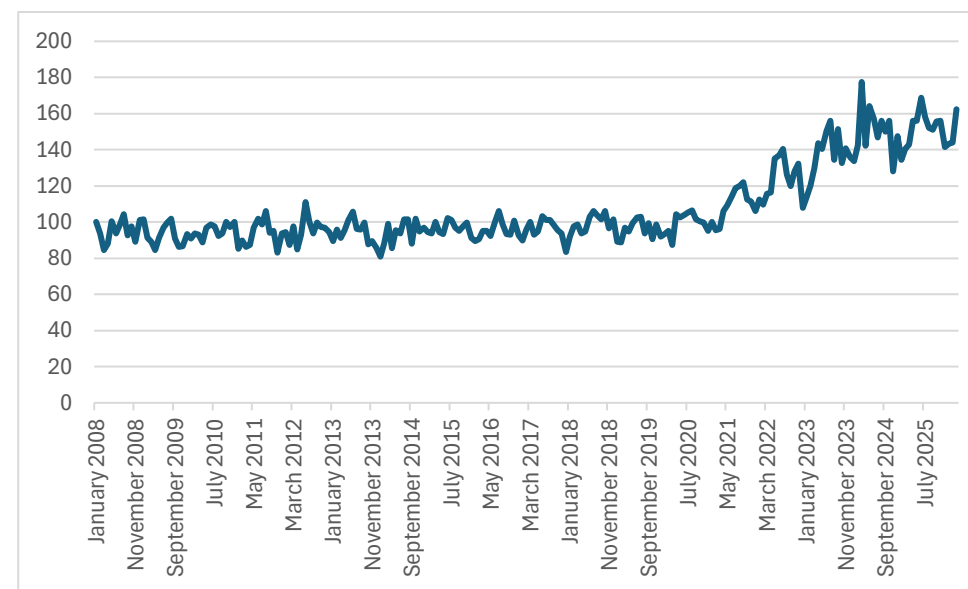


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Champaign-Urbana - All Properties**  
**Summary of Recent Trends**

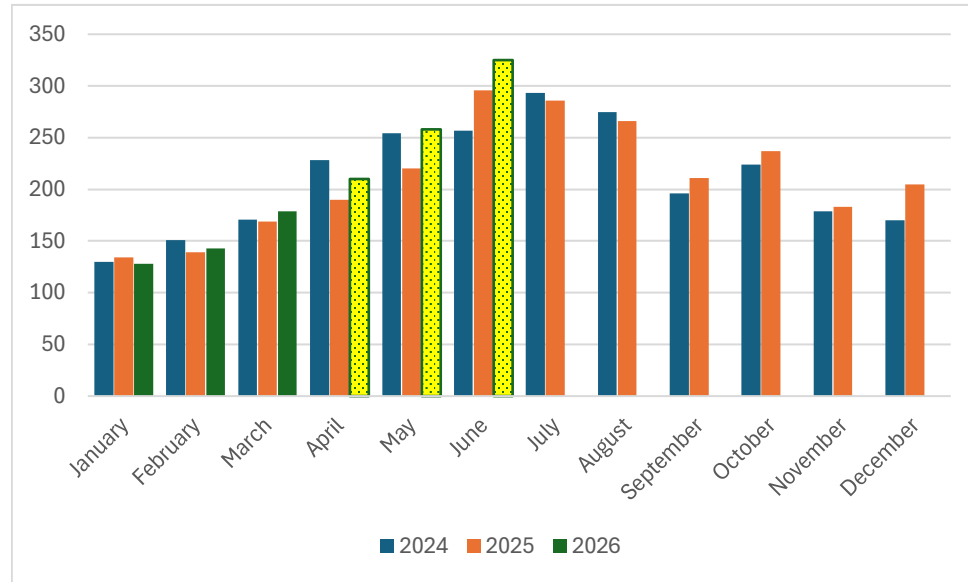
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	130	134	128	↘	270	246	324	↘	\$163,250	\$198,000	\$219,000	↘
February	151	139	143	↘	250	242	314	↘	\$195,000	\$235,000	\$216,500	↘
March	171	169	179	↘	222	248	315	↘	\$190,000	\$229,900	\$220,000	↘
April	228	190	210	↘	252	261		↘	\$223,000	\$218,950	\$237,370	↘
May	254	220	258	↘	295	280		↘	\$225,500	\$257,500	\$251,235	↘
June	257	296	325	↘	305	329		↘	\$235,000	\$240,000	\$261,422	↘
July	293	286		↘	314	360		↘	\$238,500	\$250,000		↘
August	275	266		↘	330	395		↘	\$227,000	\$245,000		↘
September	196	211		↘	330	429		↘	\$222,500	\$230,000		↘
October	224	237		↘	335	431		↘	\$220,000	\$237,000		↘
November	179	183		↘	300	390		↘	\$205,000	\$237,000		↘
December	170	205		↘	281	348		↘	\$208,750	\$207,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

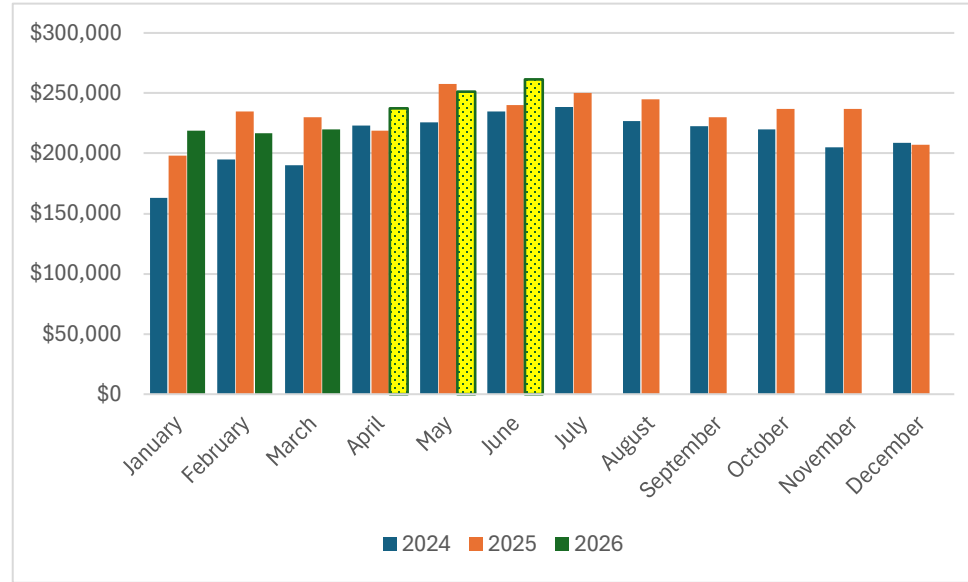
**Short Term Trends**

Monthly Closed Sales

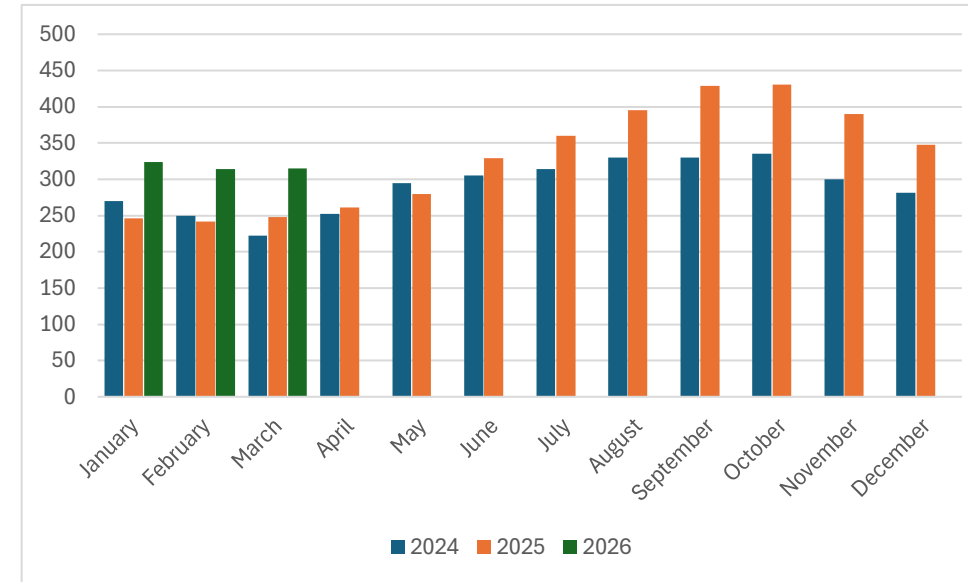


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

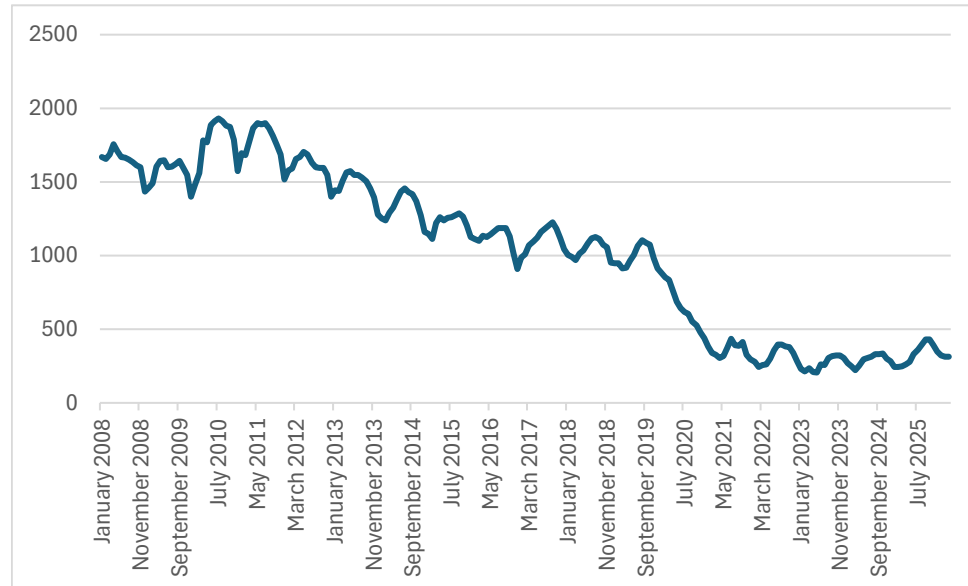


Monthly Inventory

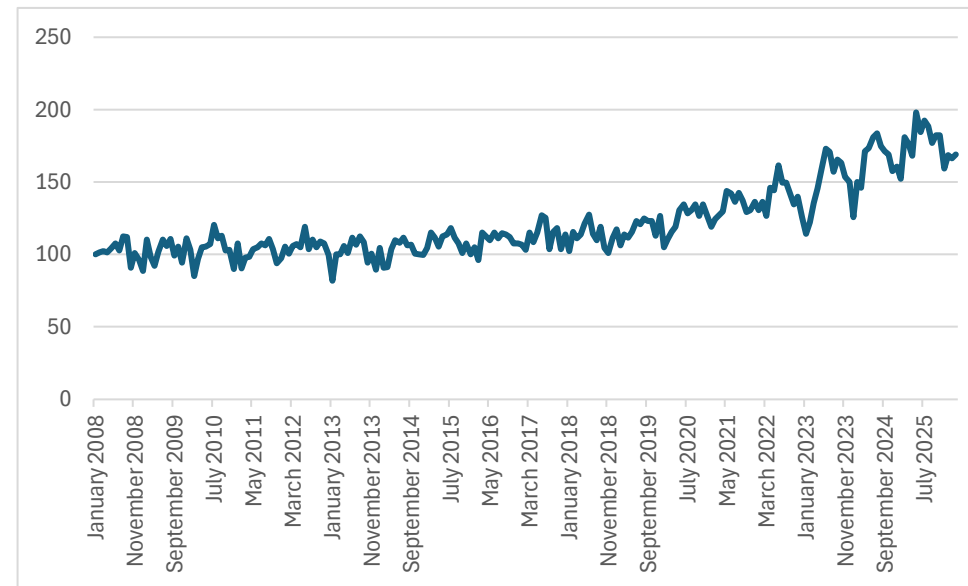


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**City of Chicago - All Properties**  
**Summary of Recent Trends**

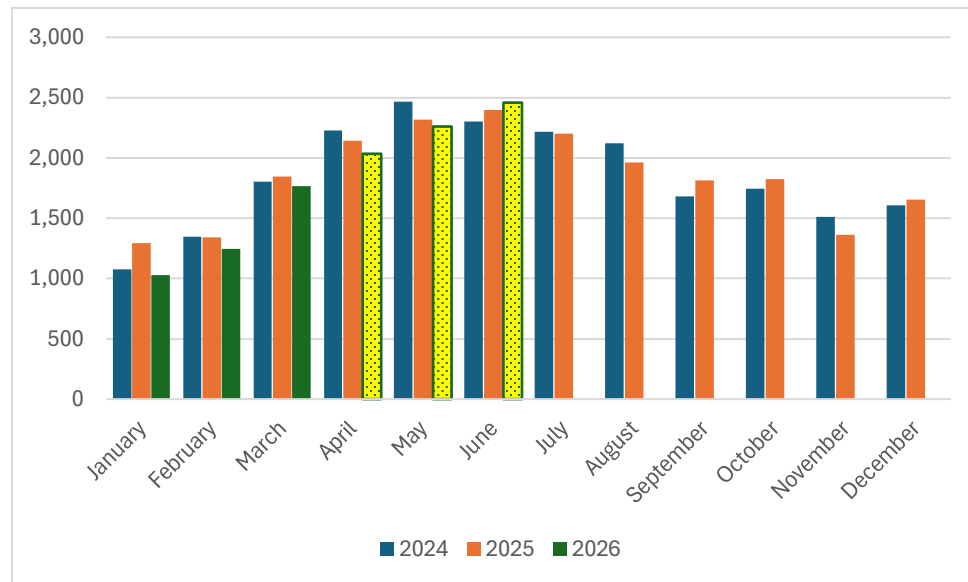
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	1,074	1,293	1,028	↘	4,235	4,071	3,279	↘	\$317,000	\$348,500	\$345,000	↘
February	1,348	1,341	1,246	↘	4,489	4,081	3,269	↘	\$330,000	\$360,000	\$381,000	↘
March	1,804	1,845	1,766	↘	4,457	4,188	2,981	↘	\$358,250	\$380,000	\$409,200	↘
April	2,226	2,143	2,034	↘	4,669	4,553		↘	\$369,750	\$395,000	\$421,263	↘
May	2,468	2,316	2,260	↘	4,949	4,756		↘	\$360,000	\$390,000	\$412,661	↘
June	2,304	2,396	2,458	↘	4,931	4,680		↘	\$378,000	\$400,000	\$429,646	↘
July	2,216	2,201		↘	5,058	4,733		↘	\$360,000	\$375,000		↘
August	2,122	1,960		↘	5,170	4,588		↘	\$355,000	\$375,000		↘
September	1,683	1,812		↘	5,525	4,747		↘	\$347,500	\$360,000		↘
October	1,743	1,824		↘	5,448	4,598		↘	\$345,000	\$370,000		↘
November	1,510	1,360		↘	4,930	4,097		↘	\$362,250	\$360,000		↘
December	1,609	1,653		↘	3,989	3,304		↘	\$340,000	\$349,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

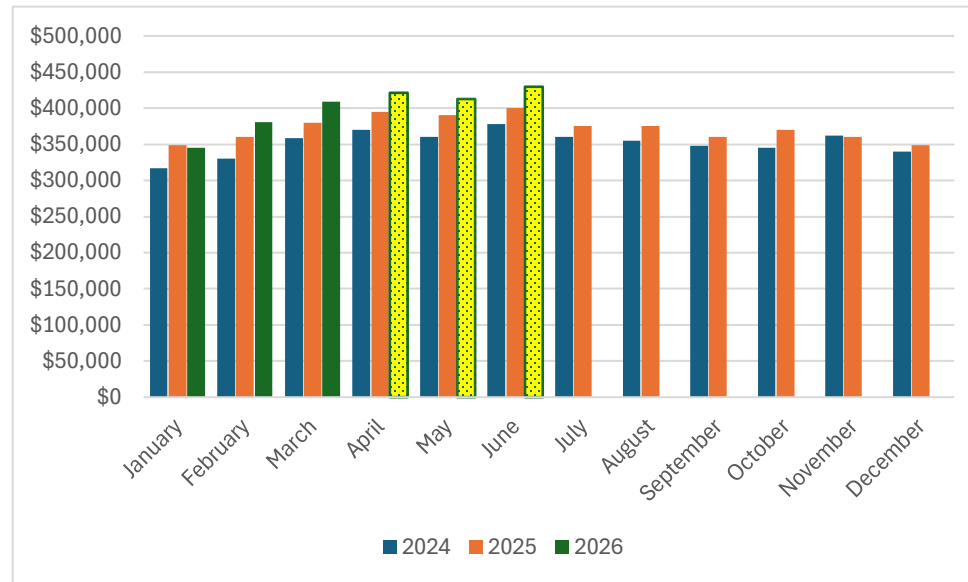
**Short Term Trends**

**Monthly Closed Sales**

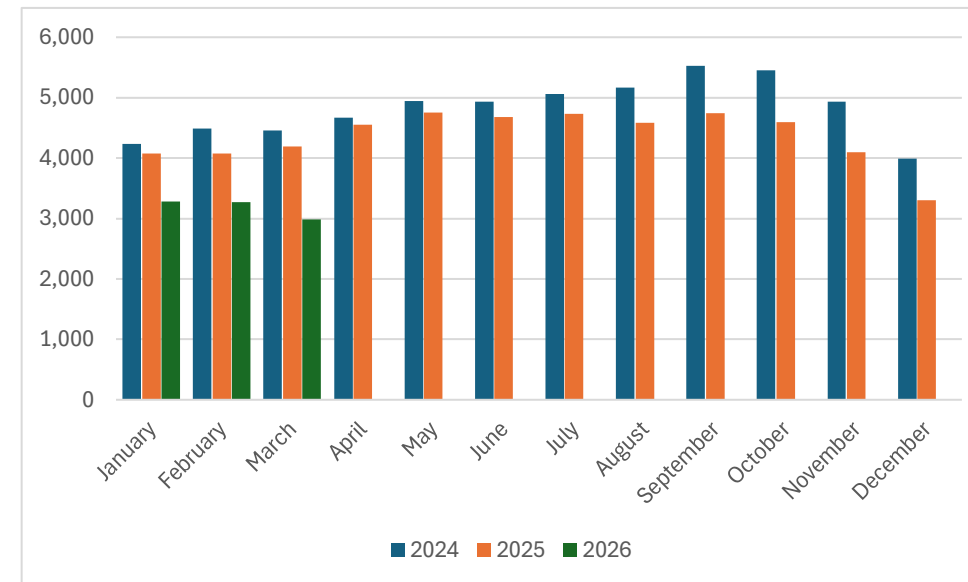


Yellow columns are projections from the IHS Three Month Outlook.

**Monthly Median Sales Price**

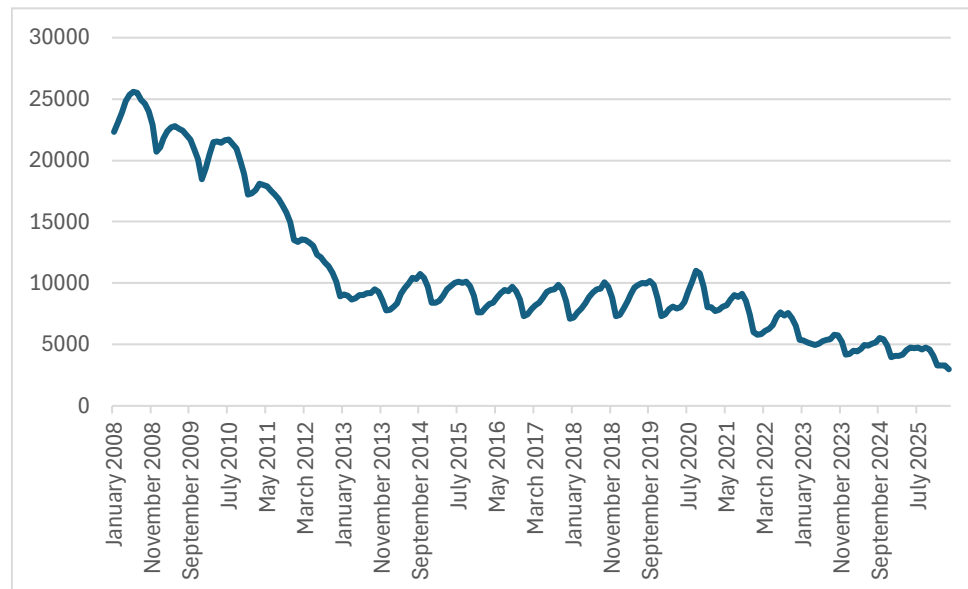


**Monthly Inventory**

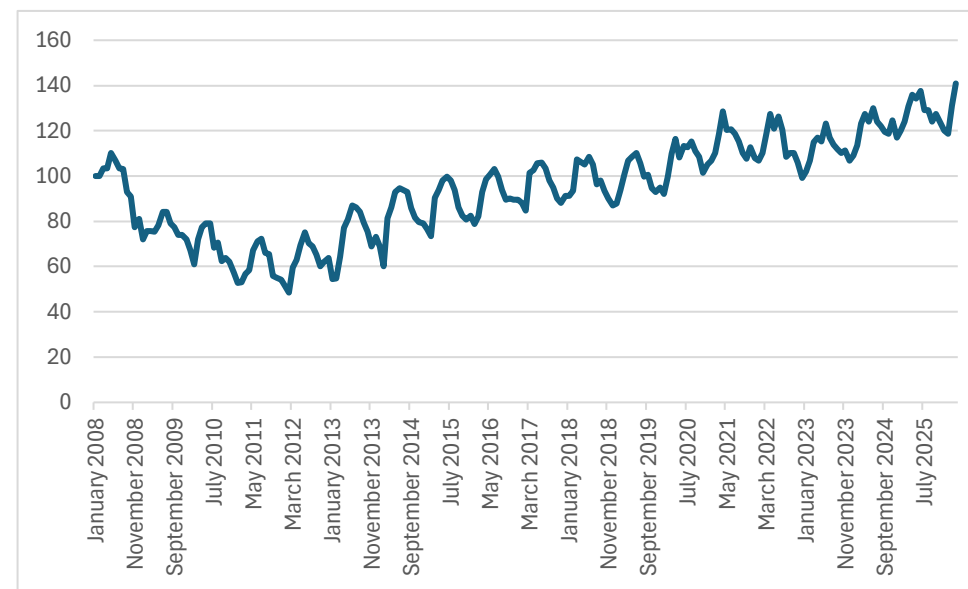


**Long Term Trends**

**Monthly Inventory Trend**



**Monthly House Price Index**



**Chicago PMSA - All**  
**Summary of Recent Trends**

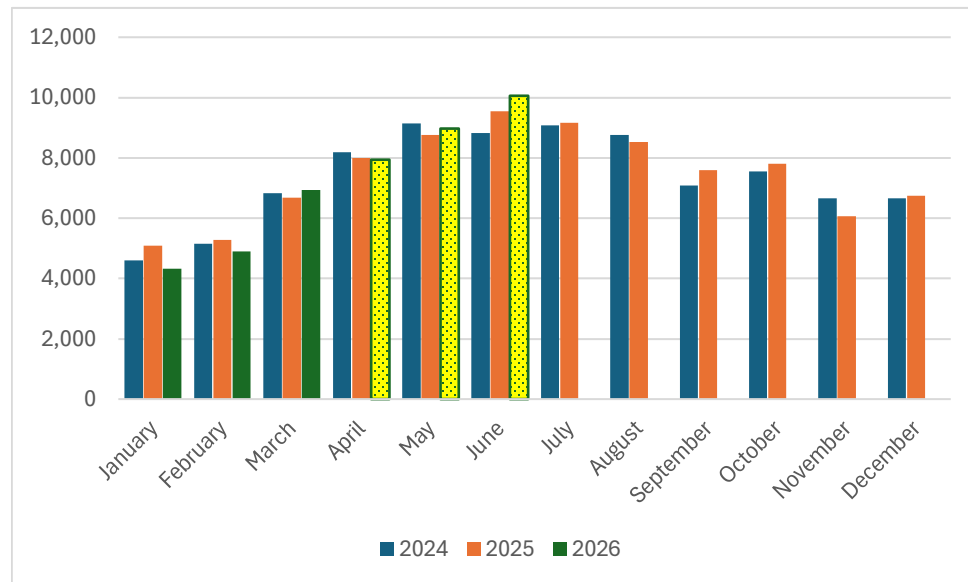
	Closed Sales			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2024	2025	2026		2024	2025	2026		2024	2025	2026	
January	4,603	5,079	4,325		10,882	12,185	11,557		\$315,000	\$339,900	\$350,000	
February	5,159	5,273	4,906		11,280	12,263	11,451		\$320,000	\$343,000	\$360,000	
March	6,839	6,672	6,928		10,762	12,034	10,455		\$339,700	\$360,000	\$375,000	
April	8,196	7,987	7,939		11,434	13,117			\$350,000	\$370,000	\$388,702	
May	9,133	8,769	8,971		12,807	14,493			\$360,000	\$379,000	\$397,046	
June	8,821	9,551	10,059		13,369	14,949			\$374,900	\$389,000	\$412,168	
July	9,078	9,154			14,164	15,784			\$367,000	\$375,500		
August	8,767	8,534			15,045	15,661			\$355,000	\$375,000		
September	7,085	7,595			15,720	16,066			\$350,000	\$360,000		
October	7,541	7,801			15,976	16,052			\$340,000	\$367,000		
November	6,664	6,068			14,529	14,287			\$349,000	\$360,000		
December	6,649	6,734			12,189	11,885			\$340,000	\$355,000		

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

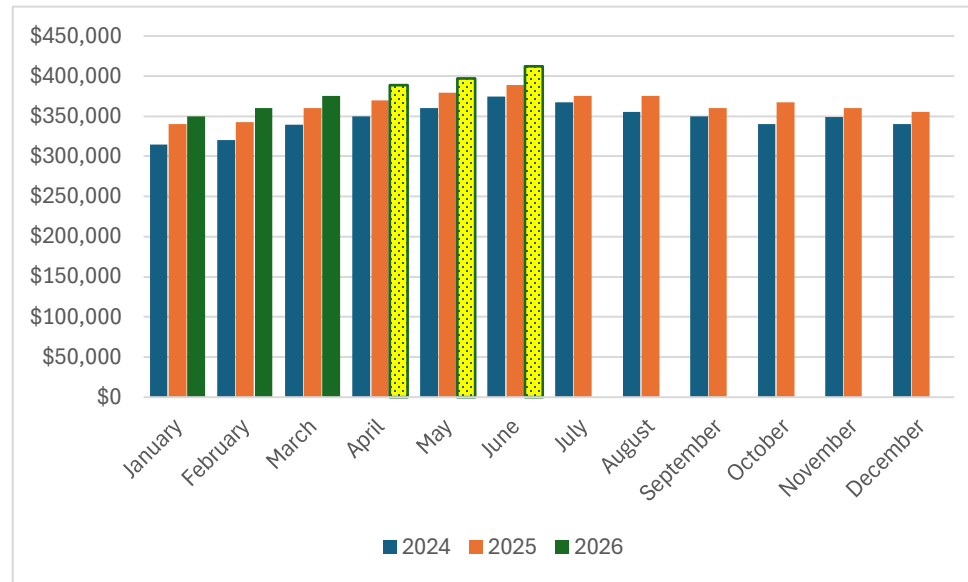
**Short Term Trends**

Monthly Closed Sales

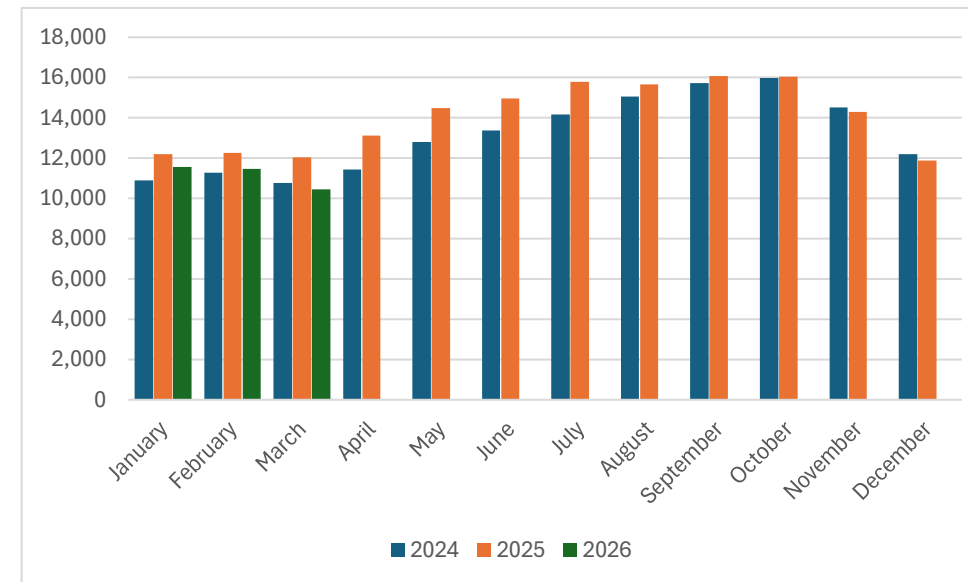


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

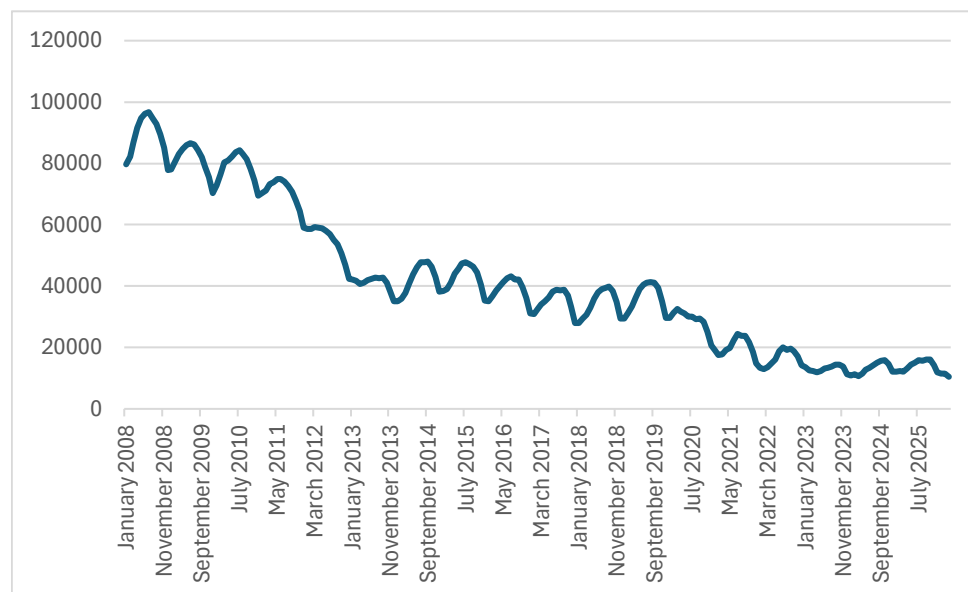


Monthly Inventory

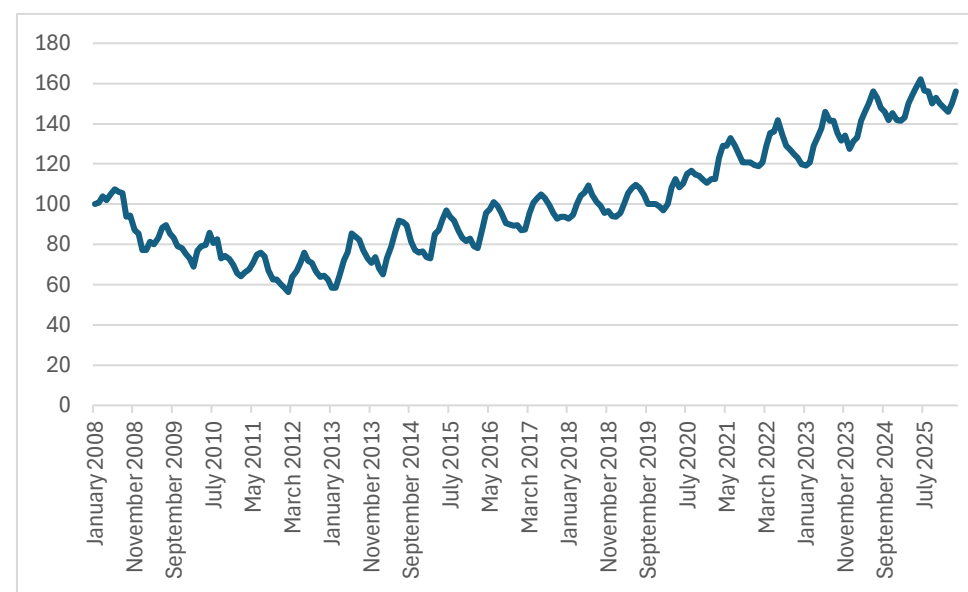


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Decatur - All Properties**  
**Summary of Recent Trends**

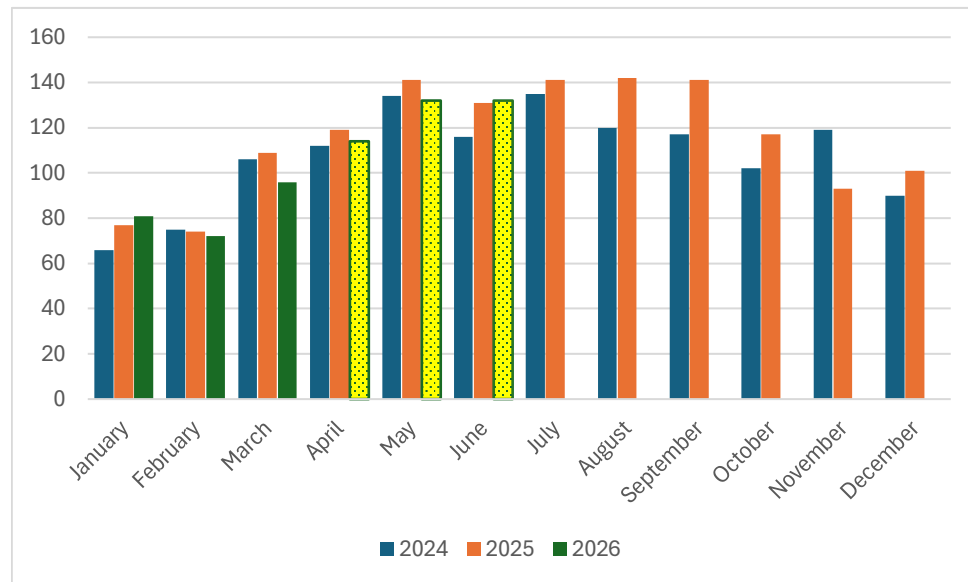
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	66	77	81	↘	145	135	181	↘	\$128,000	\$145,000	\$114,503	↘
February	75	74	72	↘	118	118	170	↘	\$115,000	\$139,900	\$122,000	↘
March	106	109	96	↘	120	125	149	↘	\$133,400	\$134,000	\$118,500	↘
April	112	119	114	↘	126	154		↘	\$131,200	\$129,900	\$142,633	↘
May	134	141	132	↘	148	161		↘	\$117,500	\$143,000	\$142,487	↘
June	116	131	132	↘	167	179		↘	\$145,000	\$157,000	\$157,057	↘
July	135	141		↘	182	194		↘	\$136,950	\$143,000		↘
August	120	142		↘	183	179		↘	\$140,000	\$155,500		↘
September	117	141		↘	194	196		↘	\$154,900	\$144,750		↘
October	102	117		↘	193	215		↘	\$131,000	\$145,000		↘
November	119	93		↘	191	203		↘	\$136,897	\$144,000		↘
December	90	101		↘	161	210		↘	\$140,000	\$145,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

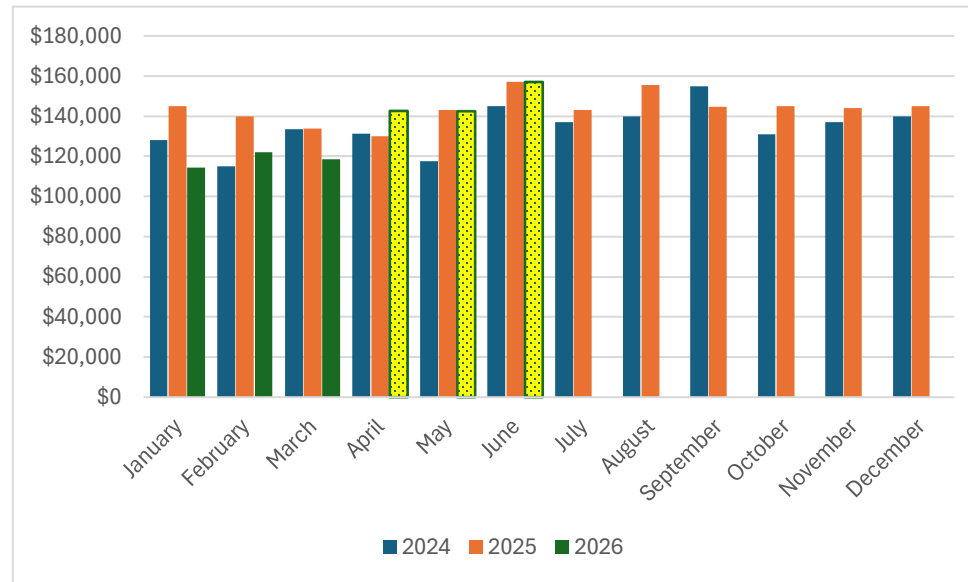
**Short Term Trends**

Monthly Closed Sales

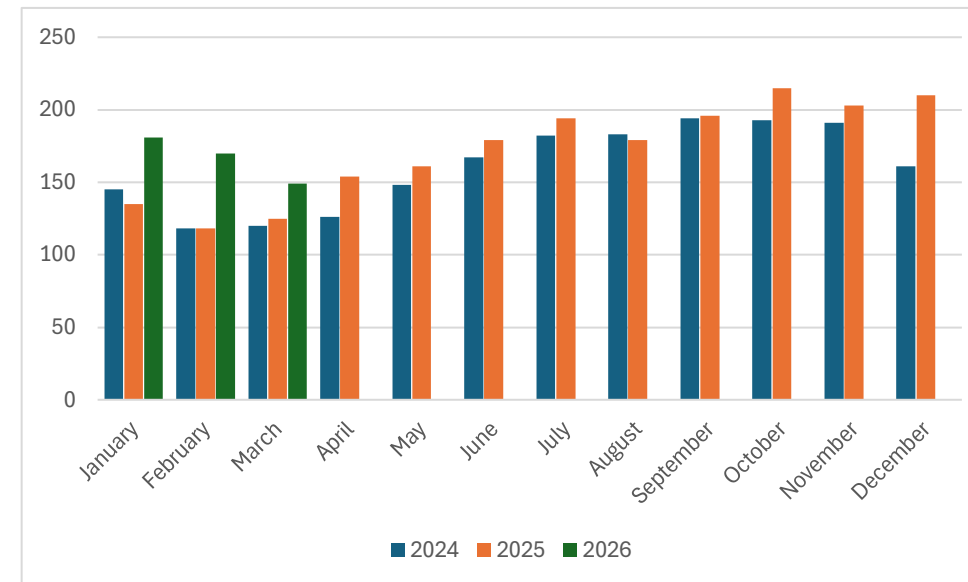


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

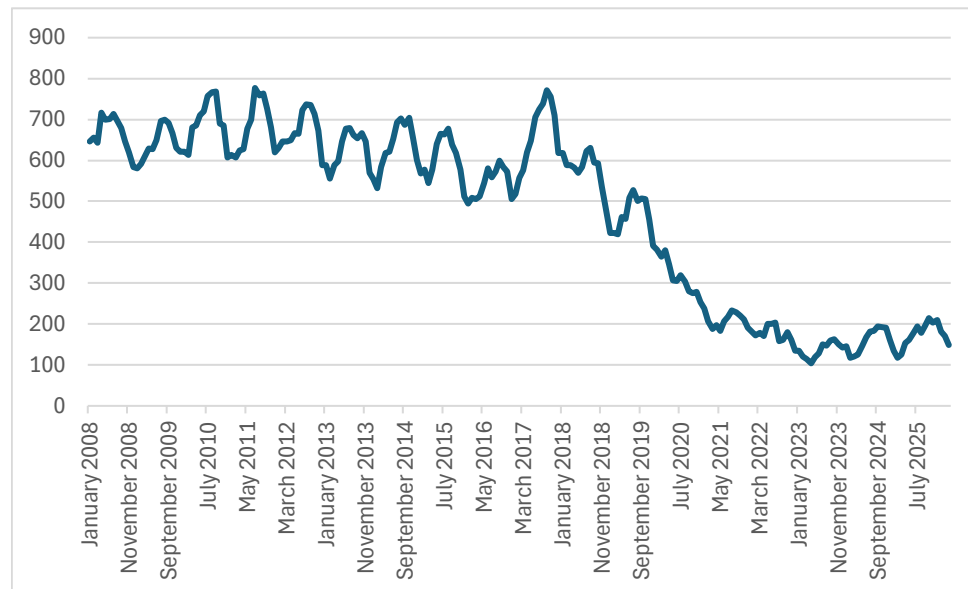


Monthly Inventory

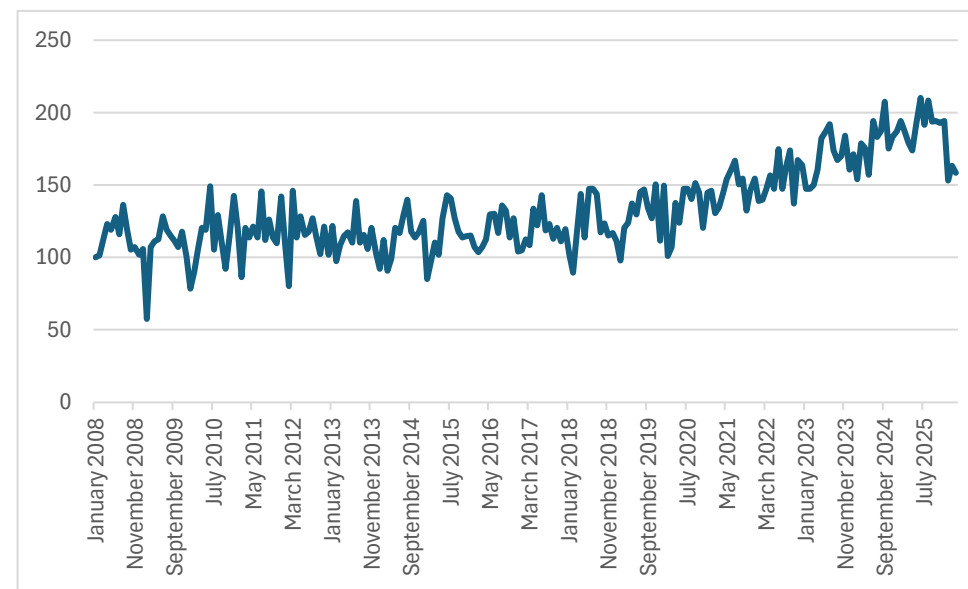


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Kankakee - All Properties**  
**Summary of Recent Trends**

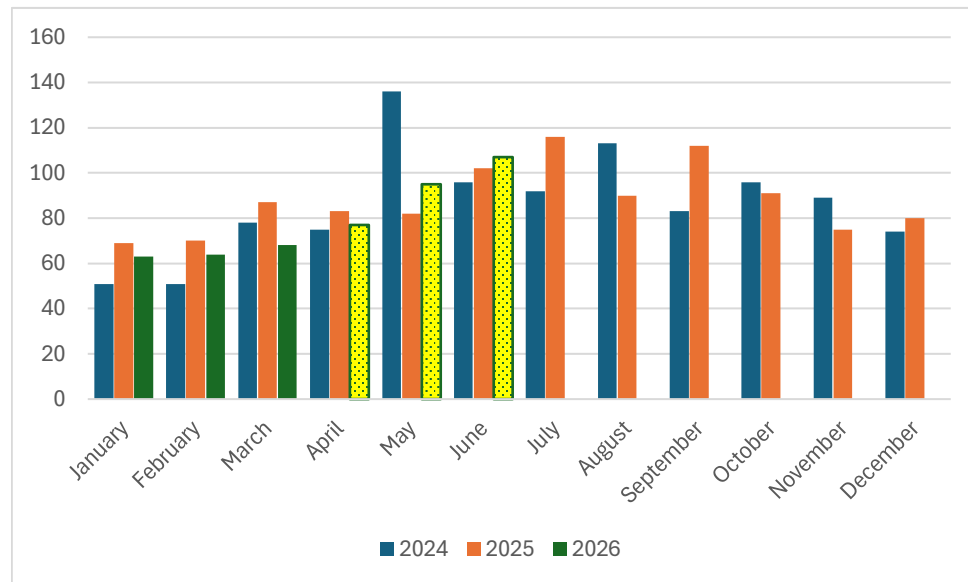
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	51	69	63	↘	163	174	183	↘	\$180,000	\$195,000	\$195,000	↘
February	51	70	64	↘	162	185	180	↘	\$197,000	\$190,000	\$217,450	↘
March	78	87	68	↘	143	188	181	↘	\$206,000	\$209,900	\$227,250	↘
April	75	83	77	↘	138	198		↘	\$222,500	\$204,500	\$233,679	↘
May	136	82	95	↘	145	211		↘	\$200,000	\$235,000	\$245,814	↘
June	96	102	107	↘	149	213		↘	\$228,213	\$227,000	\$258,980	↘
July	92	116		↘	159	236		↘	\$218,000	\$257,000		↘
August	113	90		↘	191	238		↘	\$192,750	\$261,250		↘
September	83	112		↘	191	220		↘	\$250,000	\$235,000		↘
October	96	91		↘	223	215		↘	\$212,000	\$205,000		↘
November	89	75		↘	210	206		↘	\$229,900	\$250,000		↘
December	74	80		↘	184	188		↘	\$203,000	\$235,950		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

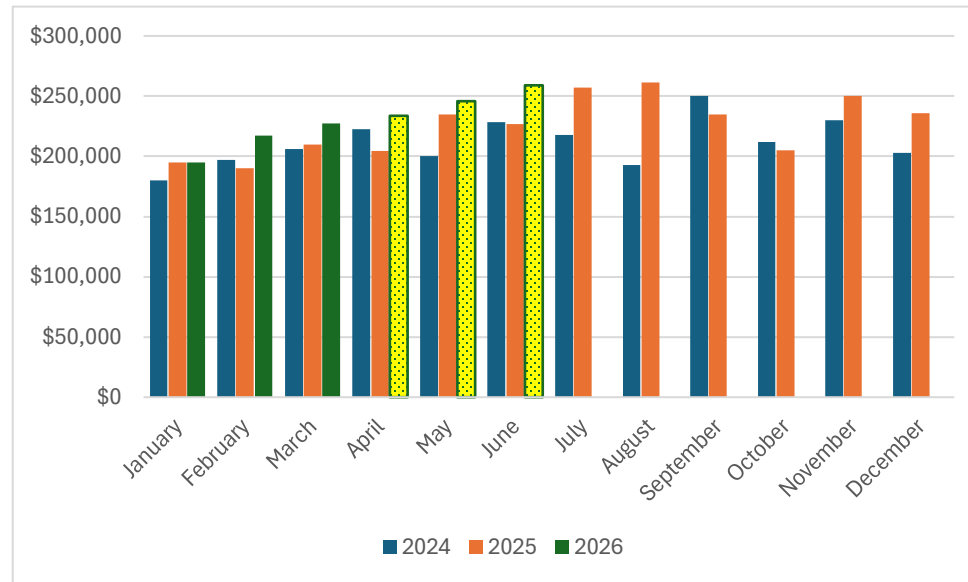
**Short Term Trends**

**Monthly Closed Sales**

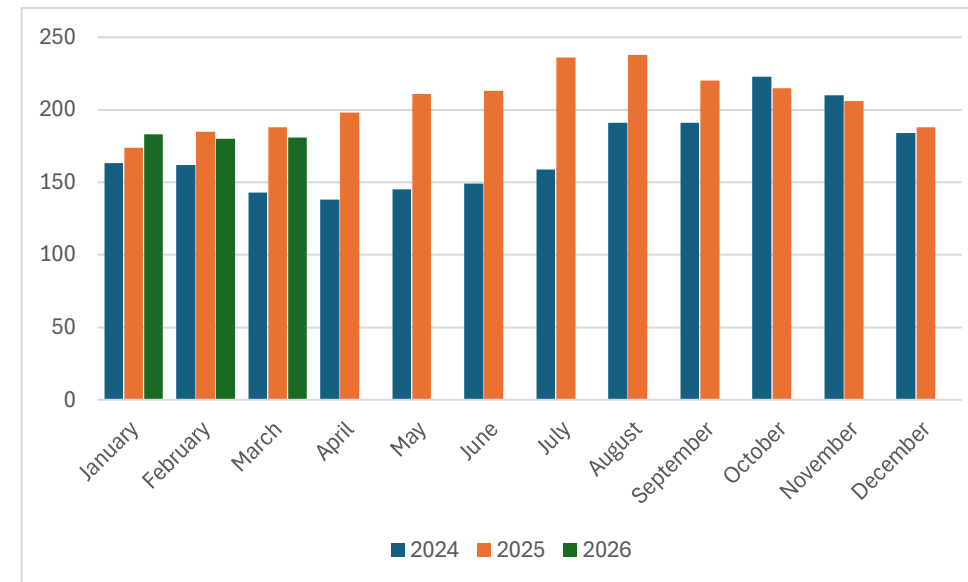


Yellow columns are projections from the IHS Three Month Outlook.

**Monthly Median Sales Price**

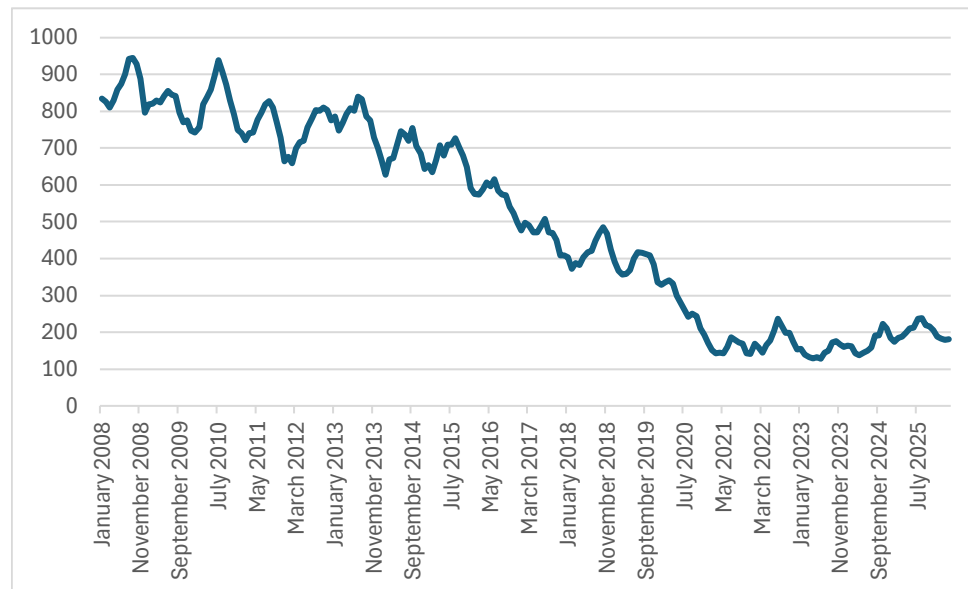


**Monthly Inventory**

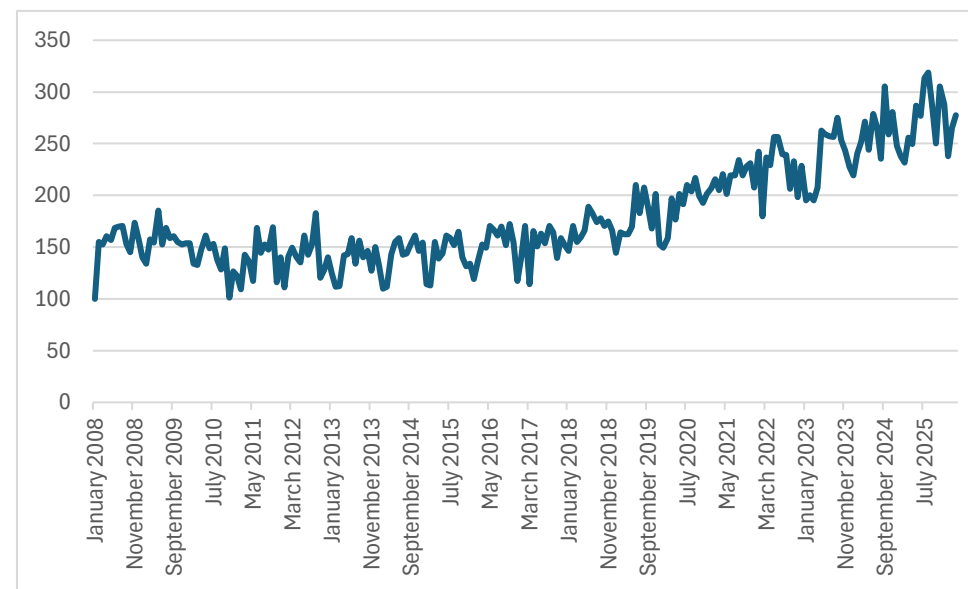


**Long Term Trends**

**Monthly Inventory Trend**



**Monthly House Price Index**



**Metro-East - All Properties**  
**Summary of Recent Trends**

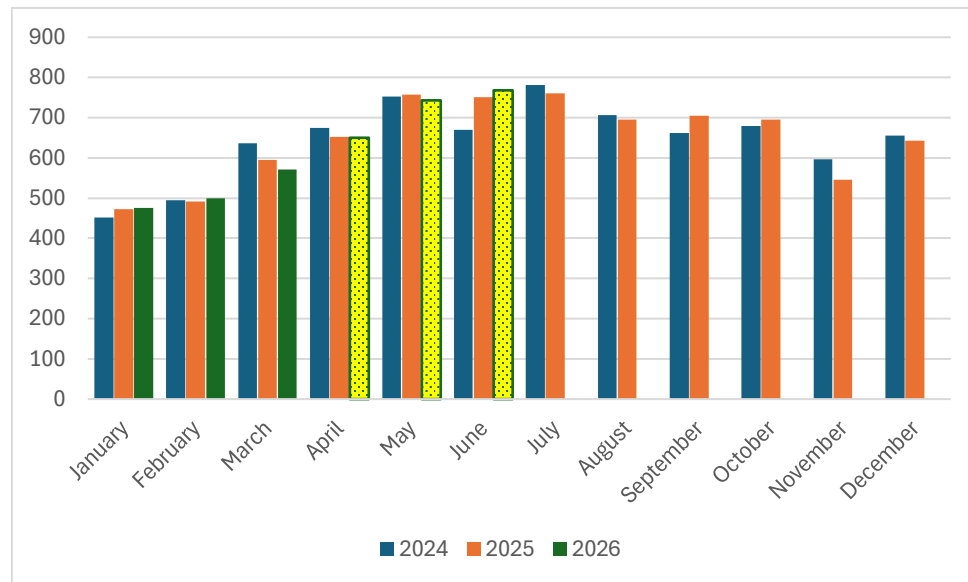
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	451	472	475	↗	1,526	1,524	1,560	↗	\$165,000	\$190,000	\$185,500	↗
February	494	492	500	↘	1,503	1,532	1,532	↘	\$180,000	\$190,000	\$200,750	↘
March	637	595	571	↘	1,530	1,613	1,635	↘	\$185,000	\$185,000	\$200,000	↘
April	674	652	650	↘	1,586	1,498		↘	\$185,000	\$199,450	\$211,272	↘
May	753	758	743	↘	1,638	1,531		↘	\$195,000	\$210,000	\$222,471	↘
June	669	751	768	↘	1,722	1,592		↘	\$223,500	\$225,000	\$241,864	↘
July	781	761		↘	1,780	1,656		↘	\$205,000	\$230,000		↘
August	706	696		↘	1,776	1,705		↘	\$195,250	\$205,000		↘
September	662	704		↘	1,831	1,833		↘	\$205,600	\$210,000		↘
October	680	696		↘	1,900	1,806		↘	\$210,000	\$220,000		↘
November	596	545		↘	1,888	1,765		↘	\$207,450	\$215,000		↘
December	656	642		↘	1,582	1,569		↘	\$185,000	\$195,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

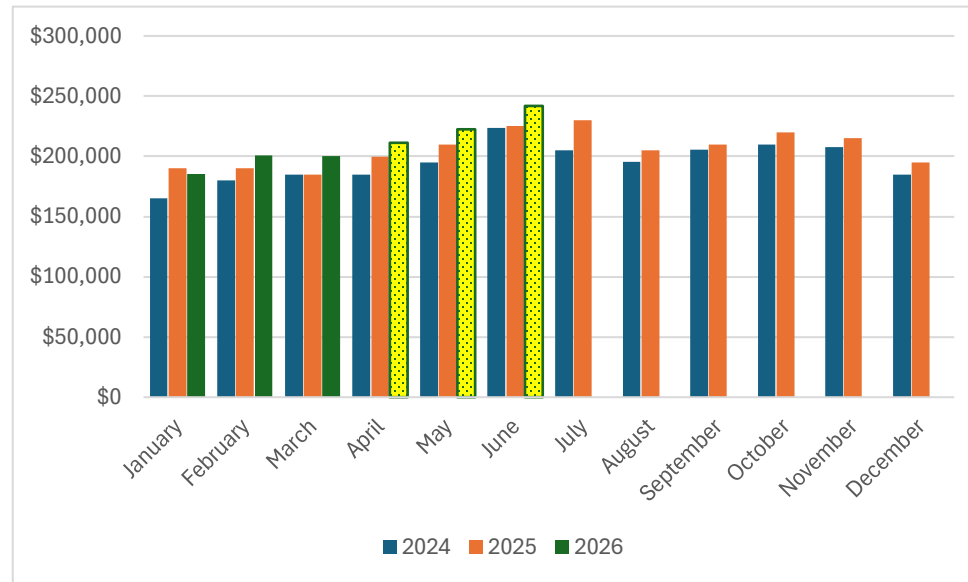
**Short Term Trends**

Monthly Closed Sales

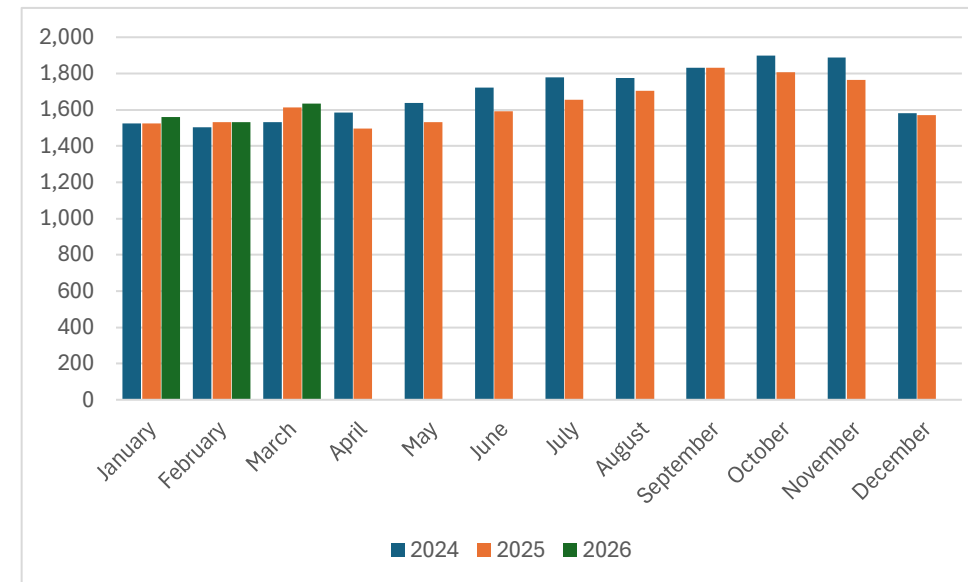


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

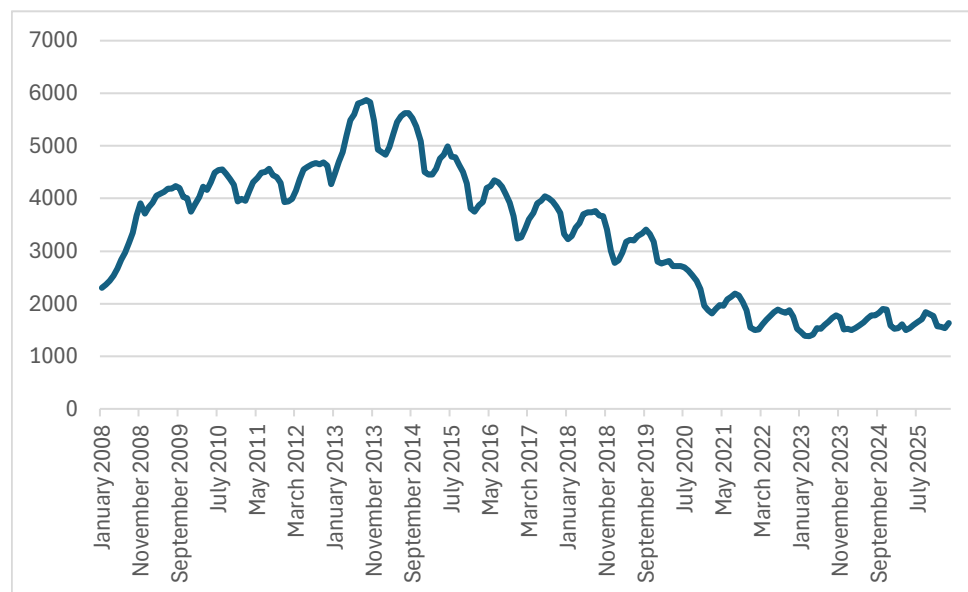


Monthly Inventory

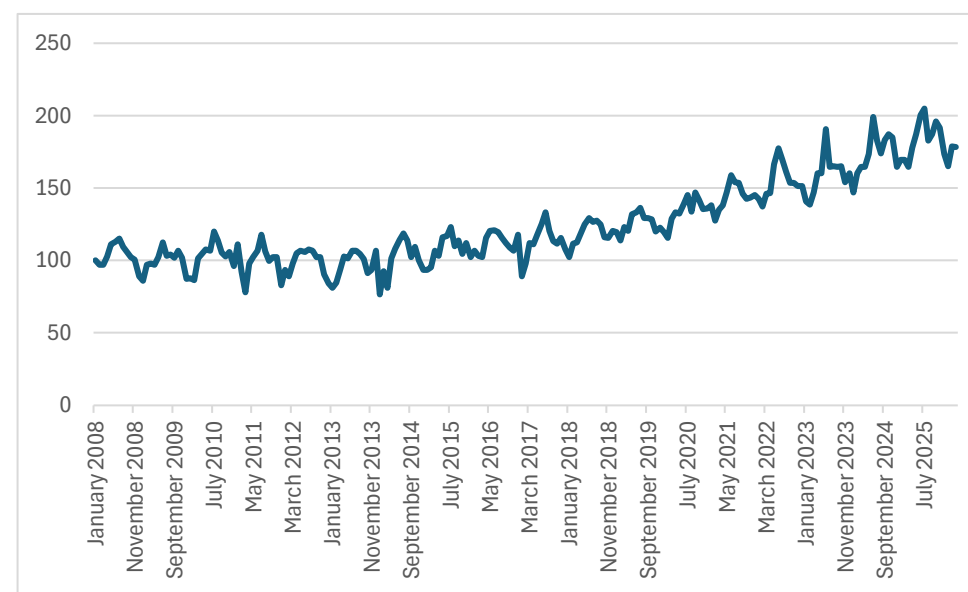


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Moline-Rock Island - All Properties**  
**Summary of Recent Trends**

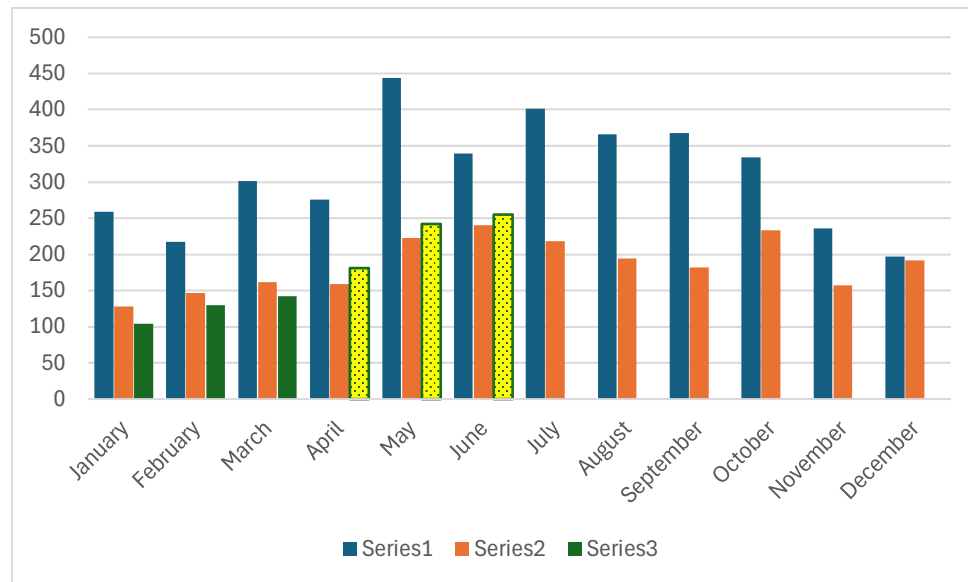
	Closed Sales			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2024	2025	2026		2024	2025	2026		2024	2025	2026	
January	259	128	104	↘	483	377	346	↘	\$146,000	\$159,500	\$158,700	↘
February	217	147	130	↘	456	340	321	↘	\$150,000	\$146,000	\$140,450	↘
March	301	162	142	↘	414	318	303	↘	\$147,000	\$147,000	\$164,450	↘
April	276	159	181	↘	443	286		↘	\$137,000	\$150,000	\$162,000	↘
May	444	223	242	↘	476	297		↘	\$140,000	\$170,000	\$170,360	↘
June	339	240	255	↘	482	324		↘	\$155,000	\$170,000	\$174,880	↘
July	401	218		↘	568	375		↘	\$165,000	\$165,000		↘
August	366	194		↘	672	380		↘	\$158,000	\$172,500		↘
September	368	182		↘	589	404		↘	\$155,000	\$156,250		↘
October	334	233		↘	575	414		↘	\$139,000	\$169,999		↘
November	236	157		↘	481	401		↘	\$154,950	\$170,000		↘
December	197	192		↘	415	358		↘	\$140,000	\$165,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

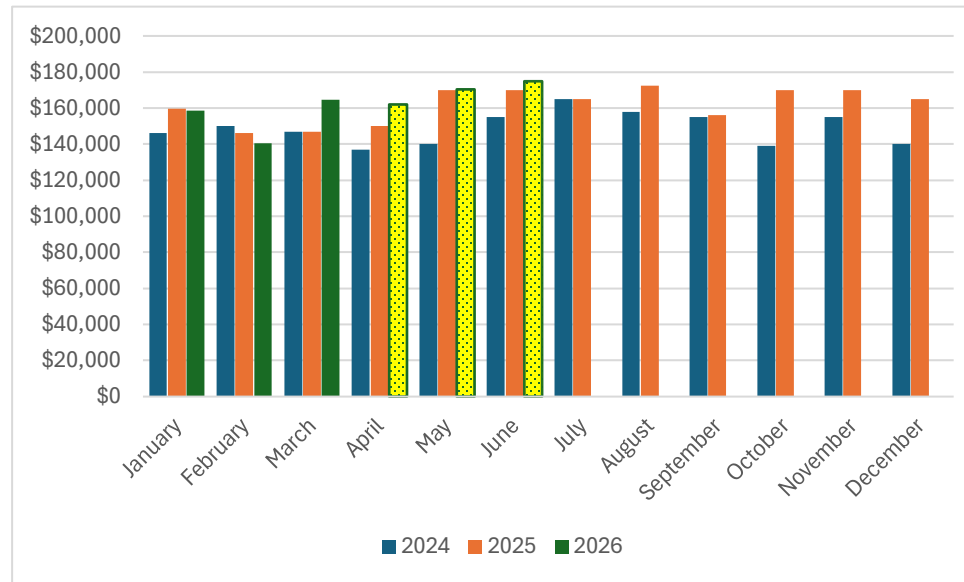
**Short Term Trends**

Monthly Closed Sales

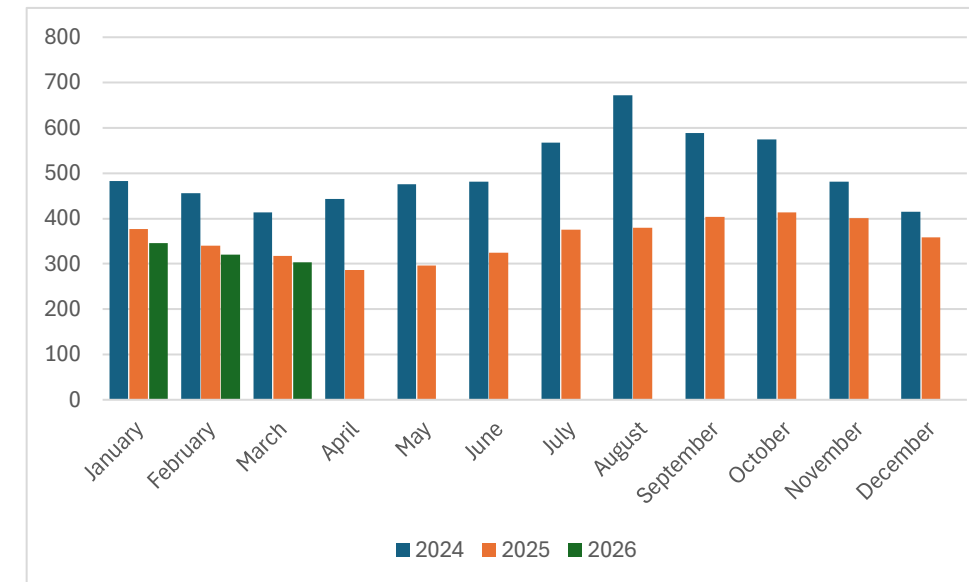


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

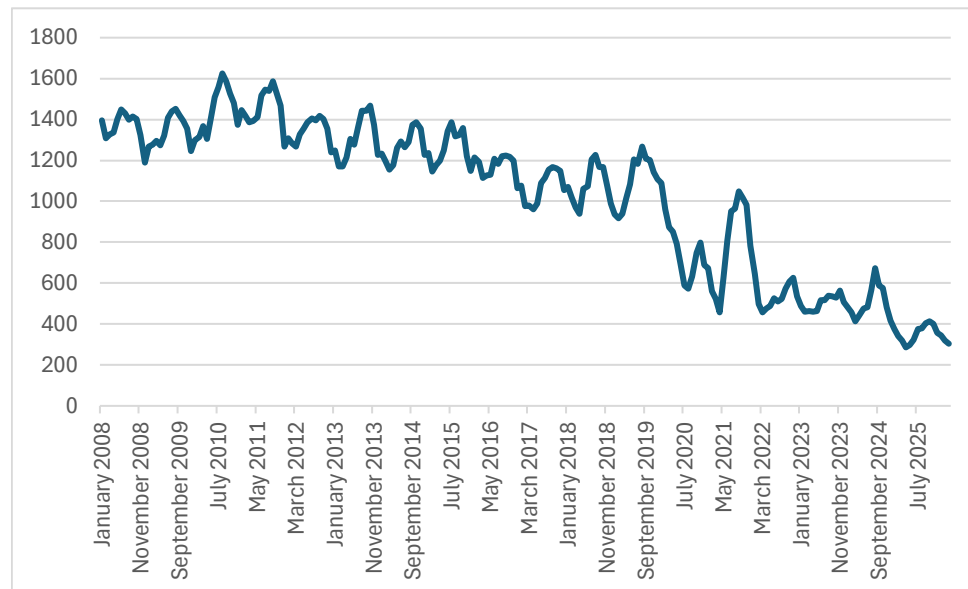


Monthly Inventory

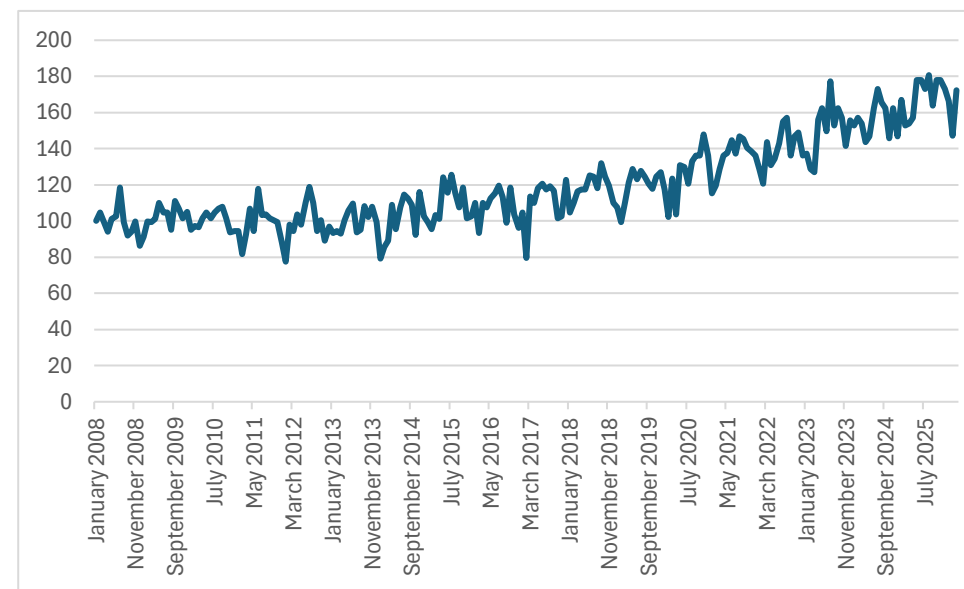


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Peoria - All Properties**  
**Summary of Recent Trends**

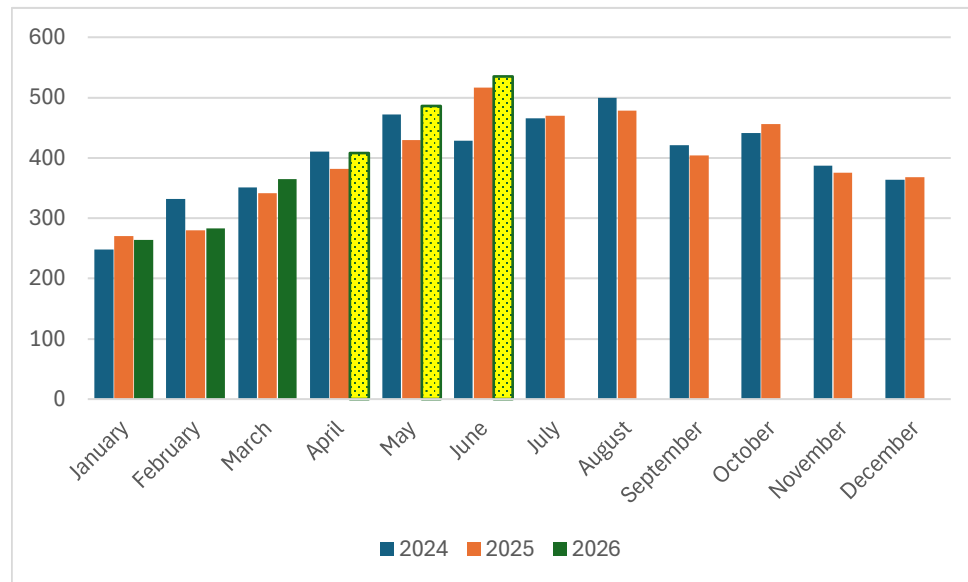
	Closed Sales			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2024	2025	2026		2024	2025	2026		2024	2025	2026	
January	248	270	264	↘	459	531	530	↘	\$135,000	\$153,300	\$169,950	↘
February	332	280	283	↘	450	495	481	↘	\$96,000	\$154,750	\$160,000	↘
March	351	341	365	↘	450	434	409	↘	\$142,750	\$153,000	\$167,500	↘
April	410	382	408	↘	433	448		↘	\$155,000	\$162,000	\$172,472	↘
May	472	430	486	↘	474	436		↘	\$170,000	\$181,000	\$186,409	↘
June	428	517	535	↘	509	435		↘	\$185,000	\$185,000	\$197,026	↘
July	466	470		↘	589	463		↘	\$185,000	\$197,750		↘
August	500	478		↘	647	455		↘	\$180,000	\$179,500		↘
September	421	404		↘	627	473		↘	\$157,600	\$188,750		↘
October	441	456		↘	624	553		↘	\$175,000	\$167,500		↘
November	387	375		↘	581	641		↘	\$172,250	\$170,000		↘
December	364	368		↘	579	597		↘	\$173,000	\$164,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

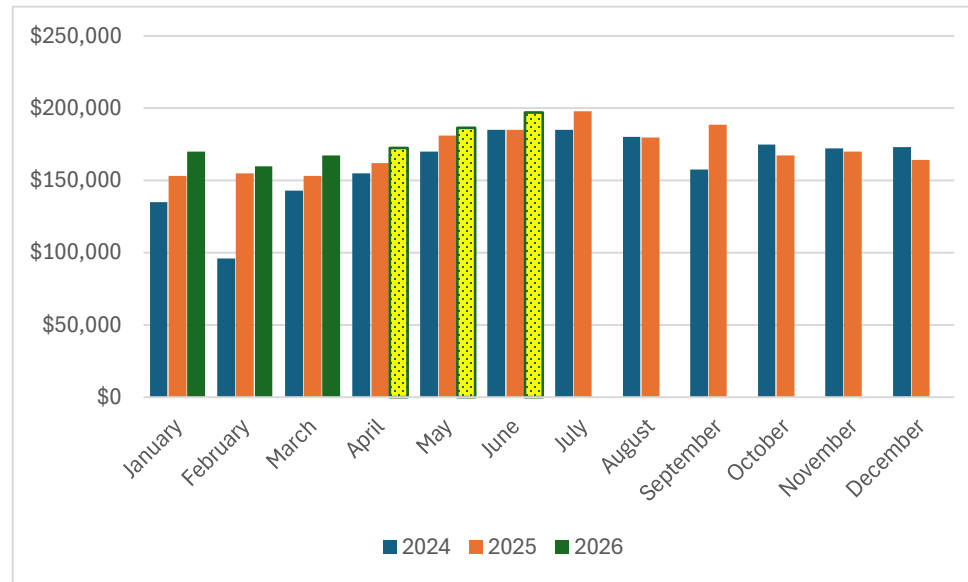
**Short Term Trends**

Monthly Closed Sales

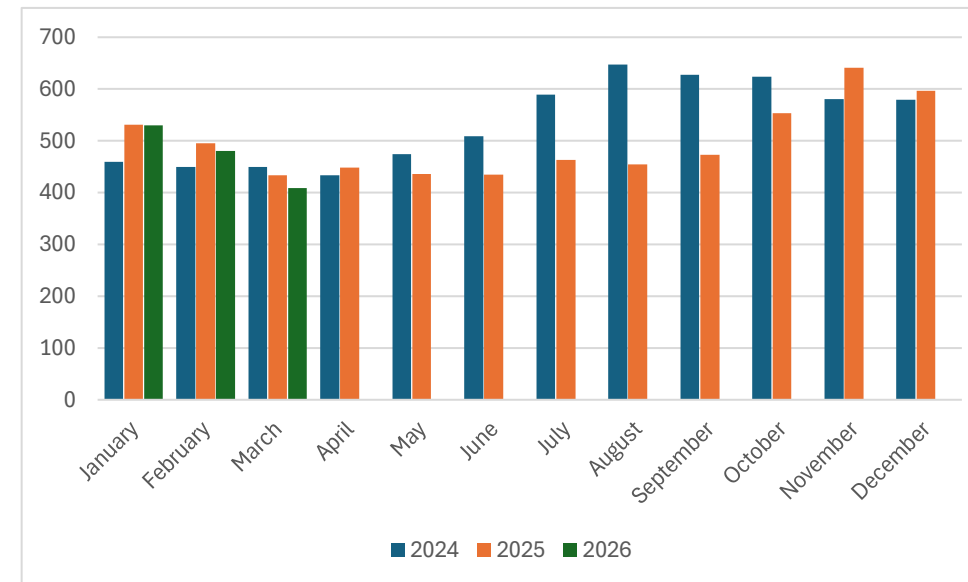


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

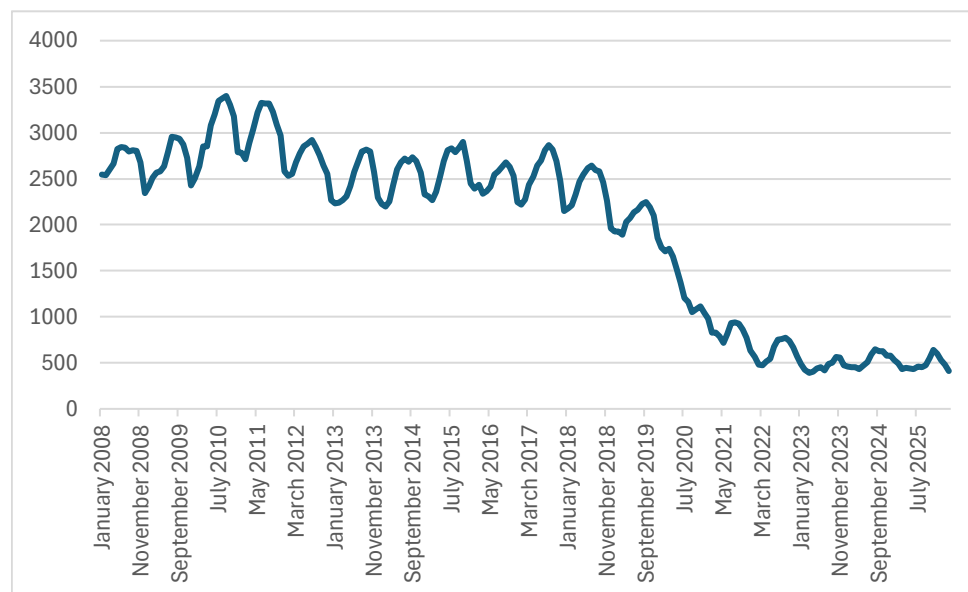


Monthly Inventory

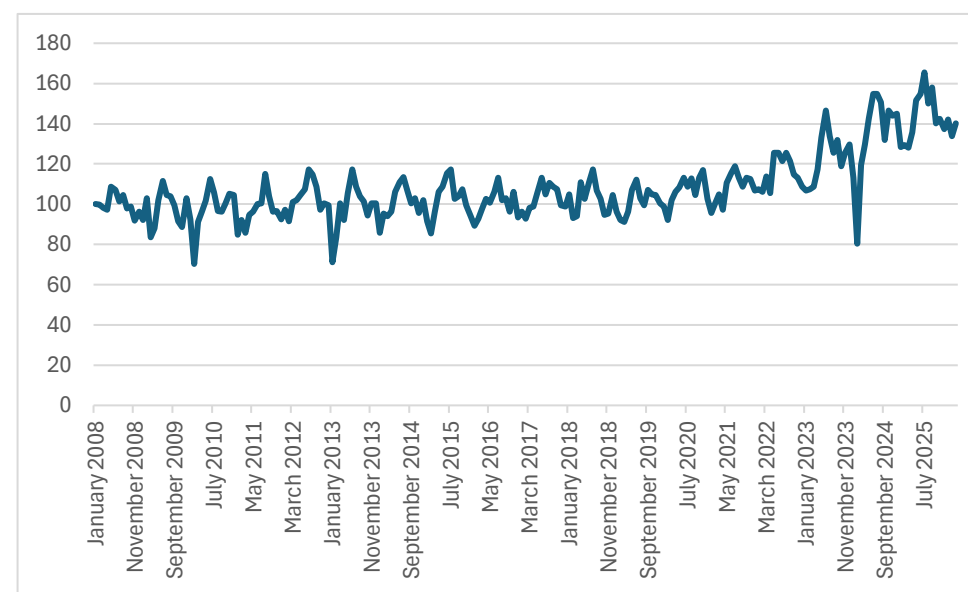


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Rockford - All Properties**  
**Summary of Recent Trends**

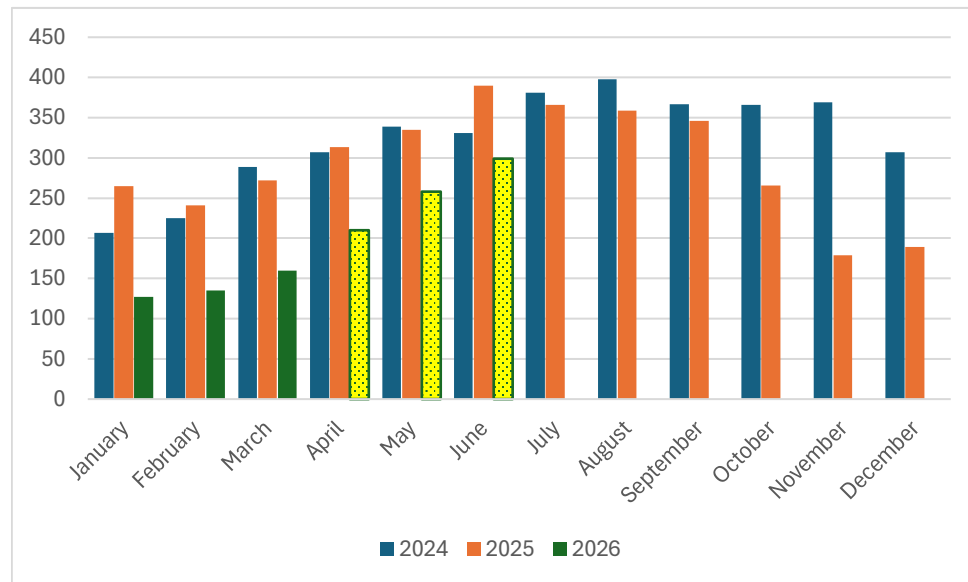
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	207	265	127	↘	354	336	244	↘	\$185,000	\$195,500	\$230,000	↘
February	225	241	135	↘	327	273	236	↘	\$170,000	\$196,000	\$225,000	↘
March	289	272	160	↘	292	294	207	↘	\$185,000	\$195,000	\$240,000	↘
April	307	313	210	↘	288	328		↘	\$197,000	\$206,000	\$249,025	↘
May	339	335	258	↘	337	341		↘	\$186,000	\$207,000	\$256,993	↘
June	331	390	299	↘	374	349		↘	\$203,500	\$205,000	\$267,856	↘
July	381	366		↘	410	342		↘	\$203,000	\$225,000		↘
August	398	359		↘	464	342		↘	\$199,000	\$225,000		↘
September	367	346		↘	507	313		↘	\$198,000	\$224,450		↘
October	366	266		↘	543	347		↘	\$195,000	\$232,500		↘
November	369	179		↘	490	315		↘	\$192,000	\$215,000		↘
December	307	189		↘	402	290		↘	\$191,900	\$229,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

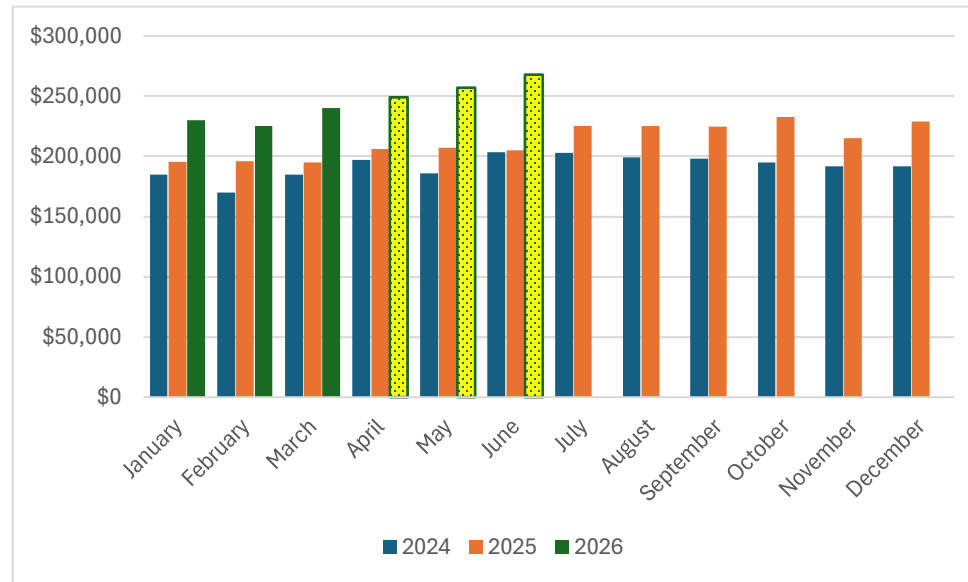
**Short Term Trends**

Monthly Closed Sales

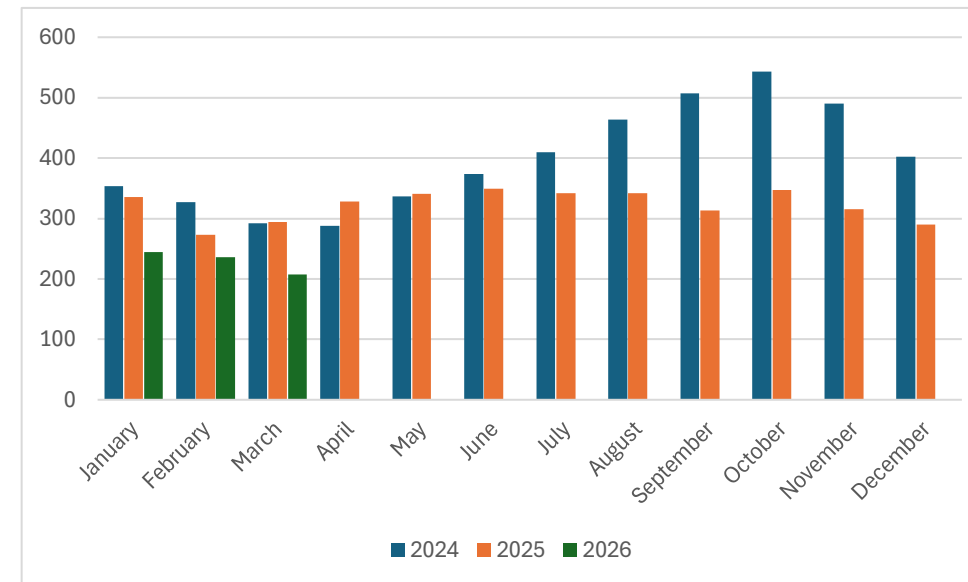


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

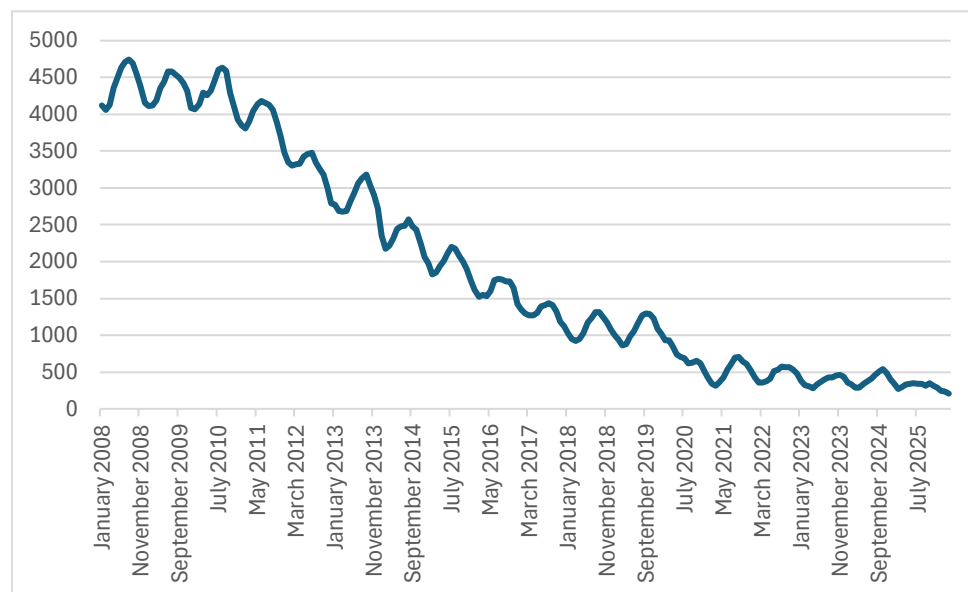


Monthly Inventory

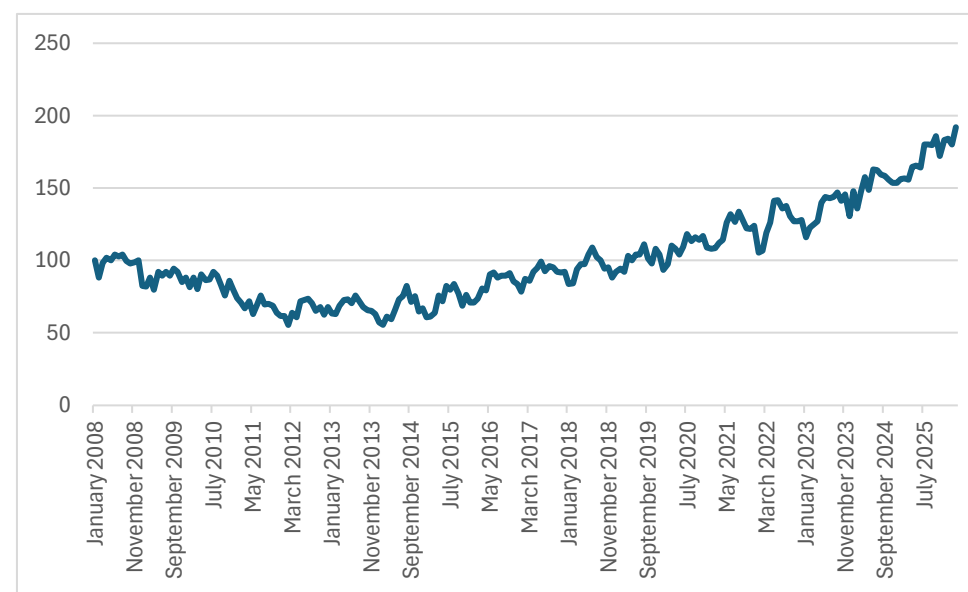


**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index



**Springfield - All Properties**  
**Summary of Recent Trends**

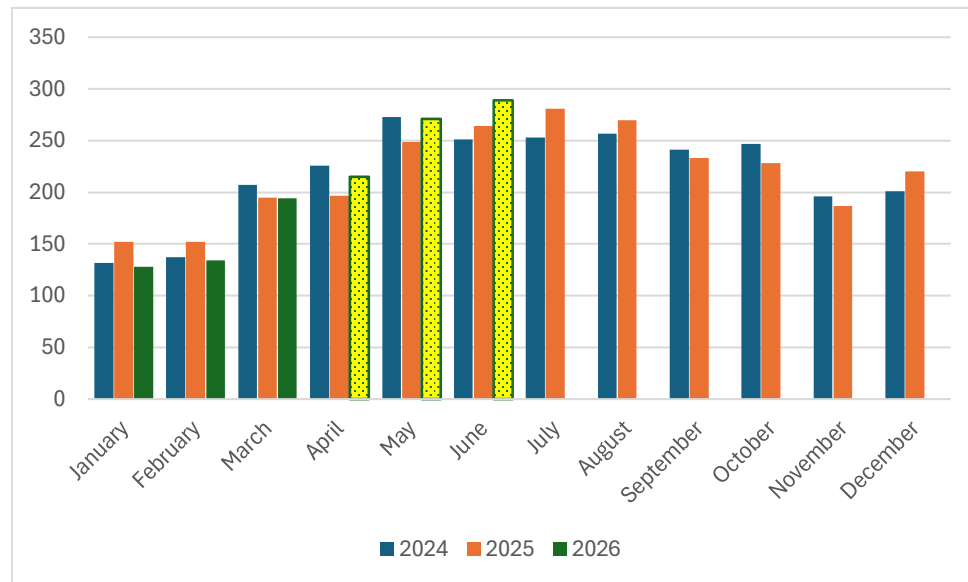
	Closed Sales				Inventory			Median Sales Price				
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	132	152	128	↘	219	235	205	↘	\$185,000	\$188,500	\$193,500	↘
February	137	152	134	↘	215	190	176	↘	\$155,000	\$150,000	\$197,450	↘
March	207	195	194	↘	235	202	166	↘	\$155,750	\$186,500	\$208,000	↘
April	226	197	215	↘	250	204		↘	\$181,600	\$210,000	\$209,218	↘
May	273	249	271	↘	220	202		↘	\$186,000	\$212,000	\$215,134	↘
June	251	264	289	↘	231	213		↘	\$195,000	\$210,500	\$222,958	↘
July	253	281		↘	250	220		↘	\$185,000	\$215,000		↘
August	257	270		↘	270	210		↘	\$196,000	\$210,000		↘
September	241	233		↘	268	222		↘	\$199,900	\$195,000		↘
October	247	228		↘	271	249		↘	\$192,500	\$200,000		↘
November	196	187		↘	282	230		↘	\$179,450	\$190,000		↘
December	201	220		↘	272	215		↘	\$174,900	\$191,000		↘

**IHS Three Month Outlook**

Sources: ShowingTime Data and IHS Housing Market Forecast

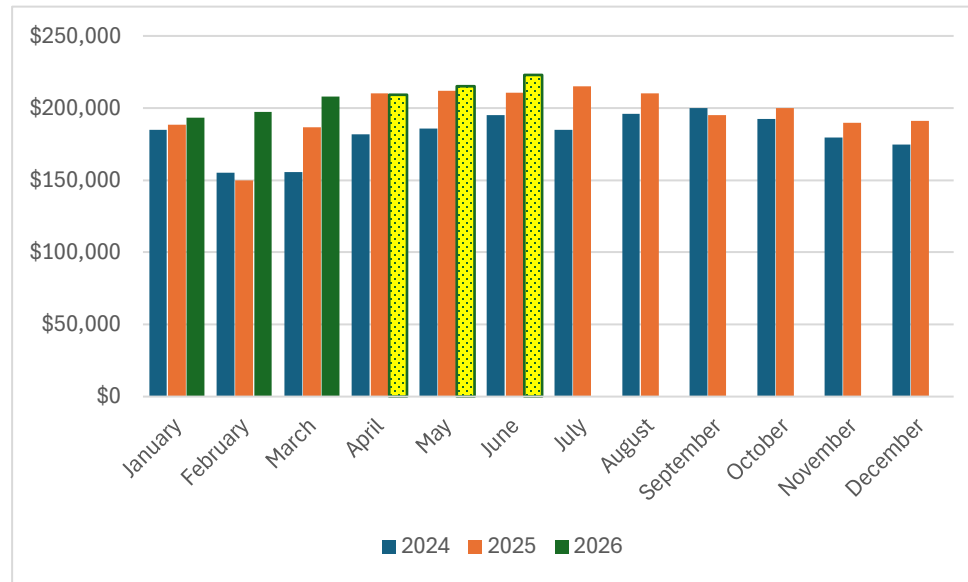
**Short Term Trends**

Monthly Closed Sales

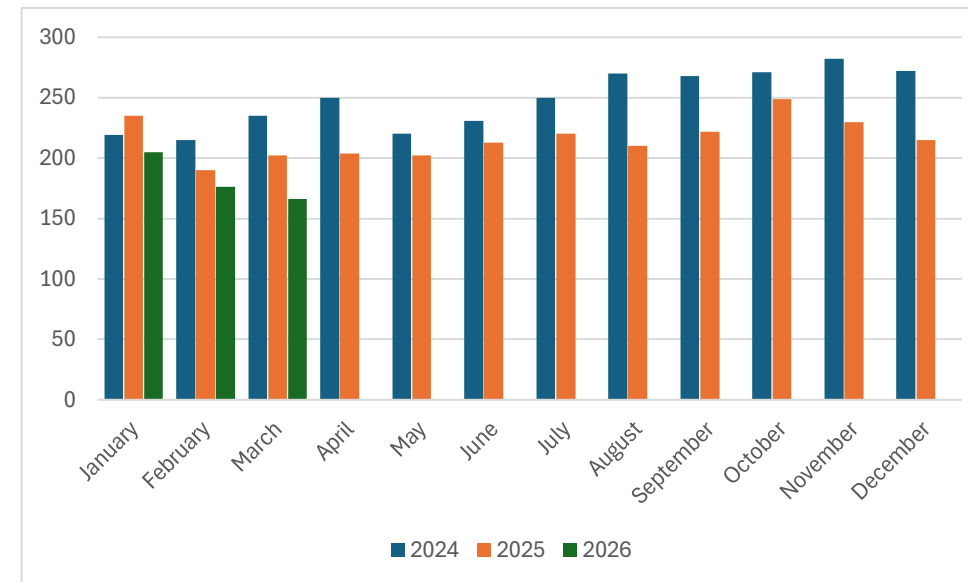


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

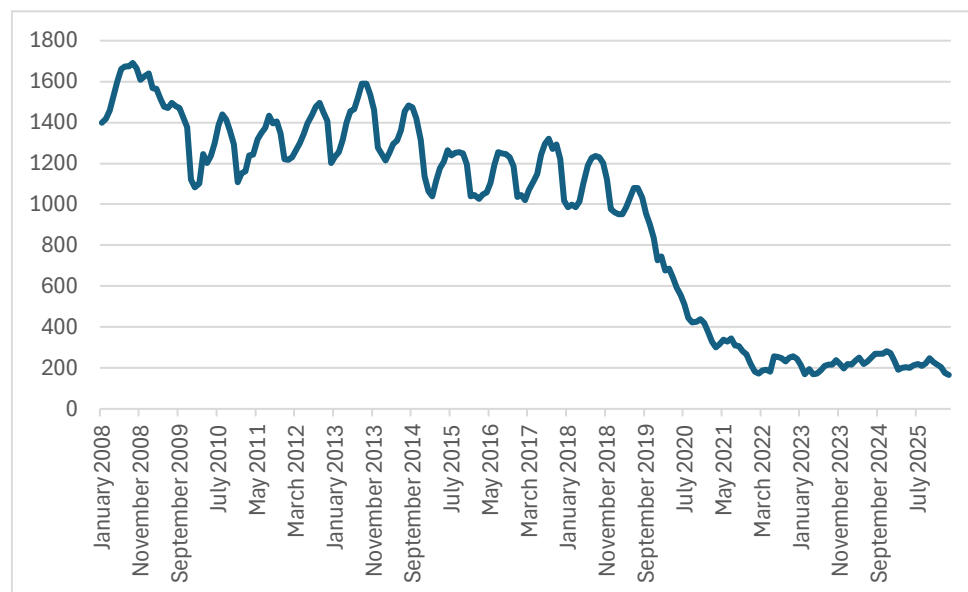


Monthly Inventory



**Long Term Trends**

Monthly Inventory Trend



Monthly House Price Index

