

Monthly Local Market Update for April 2026

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

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

| Key Metrics for All Properties | April | | | Year to Date | | |
|------------------------------------|------------------------|------------------------|----------------|-------------------------|-------------------------|----------------|
| | 2025 | 2026 | Percent Change | Thru Apr 2025 | Thru Apr 2026 | Percent Change |
| Closed Sales | 7,987 | 7,969 | - 0.2% | 25,011 | 24,218 | - 3.2% |
| Previous Month's Closed Sales | 6,672 in March 2025 | 7,011 in March 2026 | + 5.1% | 17,024 in March 2025 | 16,249 in March 2026 | - 4.6% |
| Median Sales Price* | \$370,000 | \$390,000 | + 5.4% | \$353,100 | \$370,000 | + 4.8% |
| Inventory of Homes for Sale | 13,131 | 11,737 | - 10.6% | -- | -- | -- |
| Days on Market Until Sale | 26 | 25 | - 3.8% | 32 | 31 | - 3.1% |

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

Activity by Property Type for April 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

