INSTITUTE FOR HOUSING STUDIES at DePaul University

ILLINOIS HOUSING MARKET forecast

INSTITUTE FOR HOUSING STUDIES at DePaul University

Illinois MSA-Level Quarterly Housing Market Forecast
Second 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 June 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 Second Quarter 2026 data highlight the variation in market conditions across Illinois' largest local real estate markets. In June 2025, closed sales activity statewide grew 2.4 percent compared to the previous year. Almost all MSAs in the state experienced increasing home prices in June 2026 compared to the year before, with only Bloomington-Normal showing losses. While inventory slightly increased in some MSAs, it declined by 7.4 percent statewide. In the coming months, closed sales activity is expected to decrease following seasonal trends. Statewide activity during this three-month period is expected to be modestly higher than last year. House prices are also expected to decline seasonally in every MSA, though all MSAs are projected to see price increases compared to the previous year.

State of Illinois

- **Recent trends –** Closed sales for all property types in Illinois increased by 2.4 percent between June 2025 and 2026. Over this same period, sales prices increased by 6.2 percent. In June 2026, the inventory of for-sale homes fell by 7.4 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 decline by about 20.0 percent between June and September. Total sales in the 3-month period from July to September are estimated to be about 1.5 percent higher than the same period in 2025. Home prices are estimated to follow seasonal trends and drop by 8.0 percent between June and September. In this scenario, prices would land 5.7 percent higher in September 2025 than in 2026.

Bloomington-Normal

- **Recent trends –** Closed sales for all property types in the Bloomington-Normal MSA declined 0.4 percent between June 2025 and 2026. Median sales prices fell about 3.3 percent between June 2025 and 206. Inventory, however, increased 10.6 percent from year to year.

- **Three-month outlook –** IHS's three-month housing market forecast projects that sales will follow seasonal trends and decline almost 20 percent between June and September. The three-month period from July to September is expected to have 3.4 percent more sales than during the same period in 2025. Prices are expected to drop 3.1 percent between June and September. These September prices are projected to be about 4.5 percent higher than they were in September of last year.

Champaign-Urbana

- **Recent trends –** In June 2026, closed sales for all property types in Champaign-Urbana fell by 4.4 percent compared to sales activity in June 2025. Over this same period, home prices in Champaign-Urbana were up almost 13 percent compared to June 2024. Inventory grew by almost 30 percent compared to June 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and decrease about 28.3 percent between June and September. In this projection, closed sales activity during the three-month period from July to September would be 3.0 percent lower than during the same period in 2025. Home prices are projected to fall by almost 8 percent between June and September, with prices landing 8.7 percent higher than in September 2025.

City of Chicago

- **Recent trends –** In June 2026, closed sales activity for all property types in the City of Chicago was about 1 percent higher than in June 2025. Home prices were up almost 7 percent in June 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 will follow seasonal trends and drop about 25.4 percent between June and September. Sales during the three-month period from July to September would be 1.6 percent higher than they were during the same period a year ago. Home prices are estimated to drop by 8.8 percent between June and September. In this scenario, September prices would be 8.2 percent higher than September 2025.

Chicago PMSA

- **Recent trends –** In June 2026, closed sales for all property types in the Chicago PMSA increased by almost 4 percent compared to June 2025. Home prices in the Chicago PMSA rose about 4.6 percent between June 2025 and 2026. Inventory fell by about 14.4 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 drop about 22.5 percent between June and September. The three-month period from July to September is estimated to have 2.4 percent more closed sales than during the same period in 2025. Prices are projected to drop 7.0 percent between June and September, with September prices landing about 5 percent higher than they were in September 2025.

Decatur

- **Recent trends –** In June 2026, closed sales for all property types in the Decatur MSA were up about 14.5 percent compared to June 2025. Over this same period, the Decatur MSA saw price growth of almost 2 percent. Inventory decreased by 2.8 percent compared to June 2025.

- **Three-month outlook –** IHS's three-month housing market forecast estimates a 15.3 percent decline in sales activity between June and September, following seasonal trends. The three-month period from July to September is estimated to have 6.1 percent fewer closed sales than during the same period in 2025. Prices are projected to drop about 7 percent between June and September, with September prices almost 3 percent above prices for the same month in 2025.

Kankakee

- **Recent trends –** In June 2026, closed sales for all property types in the Kankakee MSA were 1.0 percent higher than in June 2025. Home prices in Kankakee were down about 12.3 percent in June 2025 compared to the previous year. Inventory fell by almost 30 percent compared to June 2025.

- **Three-month outlook -** IHS's three-month housing market forecast estimates that sales activity will follow seasonal trends and decrease 7.8 percent between June and September. The three-month period from July to September is estimated have 8 percent fewer closed sales than the same period in 2025. Prices are projected to fall 3.0 percent between June and September. The resulting price in September would be 5.3 percent higher than in June 2025.

Metro-East

- **Recent trends –** In June 2026, closed sales for all property types in the Metro-East MSA increased by 6.0 percent compared to activity in June 2025. Home prices were 4.4 percent higher compared to the previous June. Inventory increased by 15.2 percent compared to June 2025.

- **Three-month outlook -** IHS's three-month housing market forecast estimates that the number of closed sales will follow seasonal trends and decrease by almost 12 percent between June and September. Closed sales activity during the three months from July to September is projected to be 3.2 percent higher than during the same period in 2025. Prices are expected to drop 4.7 percent between June and September, with September prices expected to be 6.7 percent higher than in September of 2025.

Moline-Rock Island

- **Recent trends –** In June 2026, closed sales for all property types in the Moline-Rock Island MSA fell by 23.3 percent compared to sales activity in June 2025. Home prices were 8.8 percent higher than a year earlier. Inventory increased by 8.0 percent compared to June 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and decline 11.4 percent between June and September. Closed sales activity during the three-month period from July to September is projected to be about 6.2 percent lower than during the same period last year. Home prices are predicted to drop 5.5 percent between June and September. In this scenario, prices in September will be almost 12 percent higher than they were a year earlier.

Peoria-Pekin

- **Recent trends –** In June 2026, closed sales activity for all property types in the Peoria-Pekin was almost 4 percent lower than in June 2025. Home prices were up about 8 percent over the same period. Inventory decreased by 17.4 percent compared to June 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates closed sales will decrease almost 15 percent between June and September. Closed sales during the three-month period from July to September are projected to be 1.3 percent higher than during the same period last year. Between June and September, home prices are predicted to fall by about 8.2 percent. In this scenario, prices in September will be about 2.8 percent lower than they were a year earlier.

Rockford

- **Recent trends –** In June 2026, closed sales for all property types in the Rockford MSA fell by 36.2 percent compared to June 2025. Home prices rose 16.6 percent between June 2025 and 2026. Inventory decreased by almost 25 percent compared to June 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates closed sales will fall about 1.6 percent between June and September. Closed sales activity during July, August, and September is projected to be about 28 percent less than during the same period in 2025. Home prices are predicted to fall about 3.2 percent between June and September. In this scenario, prices in September will have increased by 3.1 percent compared to the previous year.

Springfield

- **Recent trends –** In June 2026, closed sales for all property types in the Springfield MSA increased by 10.2 percent compared to activity in June 2025. Home prices rose 18.8 percent between June 2025 and 2026. Inventory increased by 10.6 percent compared to June 2025.

  Three-month outlook - IHS's three-month housing market forecast indicates closed sales will follow seasonal trends and drop 18.2 percent between June and September. Closed sales activity during the three-month period from July to September is projected to be 2.0 percent lower than during the same period last year. Home prices are expected to drop about 13 percent between June and September. In this scenario, September prices would be 11.4 percent higher than in September of the previous year.

Conditions Affecting Homebuying

The national economy was complicated throughout the first half of 2026 thanks to a variety of high-level factors. The rate of inflation fluctuated significantly alongside developments in the Iran conflict and its impact on oil prices. The consumer sentiment index rebounded in the early summer after hitting a record low in May. The Federal Reserve kept interest rates consistent during 2026 due to economic uncertainty. The national unemployment rate has stayed roughly consistent throughout the first half of 2026 but remained slightly elevated compared a year earlier. The Illinois unemployment was stable between May and June, landing 0.8 percent above last year's rate and 0.9 percent higher than the national unemployment rate. Job growth in Illinois varied between MSAs, with nonfarm jobs showing annual growth in 5 MSAs and decreases in 7 MSAs in June. All MSAs had higher unemployment rates than in June 2025. Foreclosure activity levels were slightly above last year's levels in the Chicago metropolitan area and below last year's levels in the City of Chicago. Overall, Chicago area foreclosure activity remains below pre-pandemic levels. However, as of July 2026, nationwide foreclosure activity during was up 21 percent from a year earlier.

These indicators highlight ongoing challenges and opportunities in the current homebuying market. National inventories of for-sale homes have maintained slight year-over-year growth, though Illinois has among the weakest recoveries in the nation. Illinois also has the second-lowest level of new housing construction per capita of any state. Mortgage interest rates have trended upwards since February, returning to rates above 6.5 percent. Much of this growth is likely influenced by economic anxiety surrounding the Iran conflict and related inflation. House prices maintained year-over-year growth through May. For-sale inventories in Illinois have showed year-over-year declines during spring 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.

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Data Appendix

Illinois - All Properties
Summary of Recent Trends

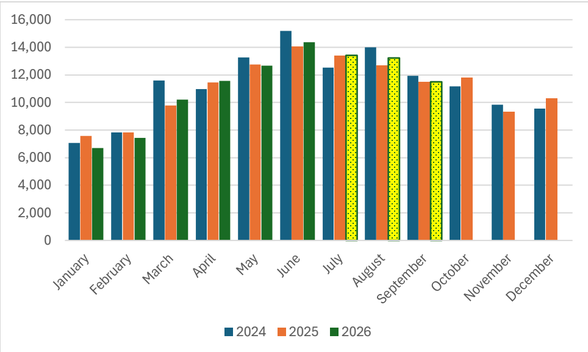
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	7,081	7,578	6,696		17,065	18,873	19,220		$255,000	$283,750	$287,000	
February	7,824	7,820	7,428		17,297	18,727	19,017		$265,000	$284,000	$295,000	
March	11,599	9,775	10,205		16,707	18,533	18,689		$277,700	$295,000	$314,900	
April	10,973	11,455	11,569		17,541	19,695	20,031		$290,000	$310,000	$325,000	
May	13,252	12,750	12,675		19,316	21,354	20,501		$298,500	$315,000	$335,000	
June	15,186	14,032	14,374		20,232	22,165	20,520		$310,750	$325,000	$345,000	
July	12,534	13,389	13,416		21,479	23,449			$305,000	$319,000	$337,274	
August	14,010	12,691	13,227		22,660	23,616			$291,500	$315,000	$328,212	
September	11,932	11,485	11,497		23,553	24,463			$285,000	$300,250	$317,229	
October	11,164	11,774			24,130	24,817			$285,000	$301,500		
November	9,845	9,298			22,465	23,055			$285,000	$299,000		
December	9,548	10,293			19,353	19,927			$282,000	$299,000		

IHS Three Month Outlook

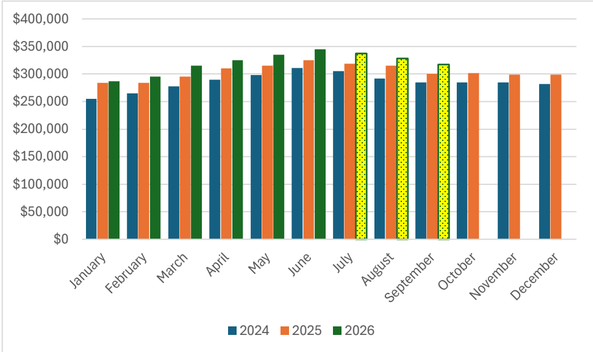
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

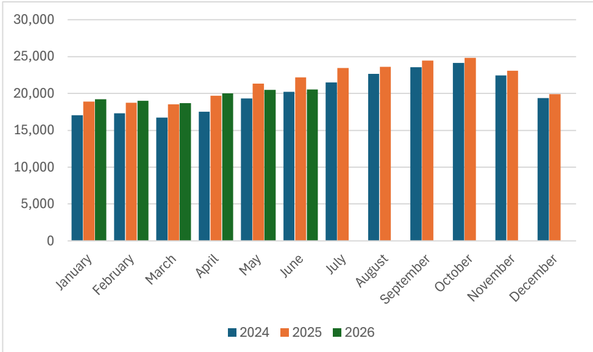
Monthly Closed Sales



Monthly Median Sales Price



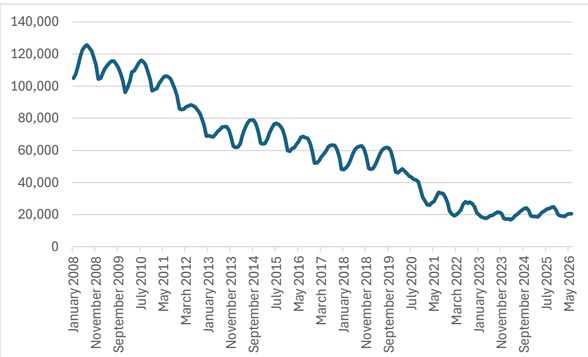
Monthly Inventory



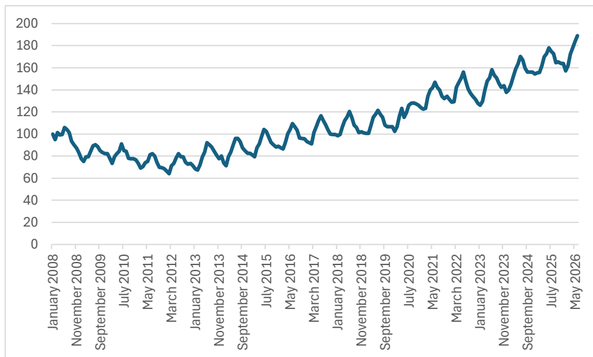
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

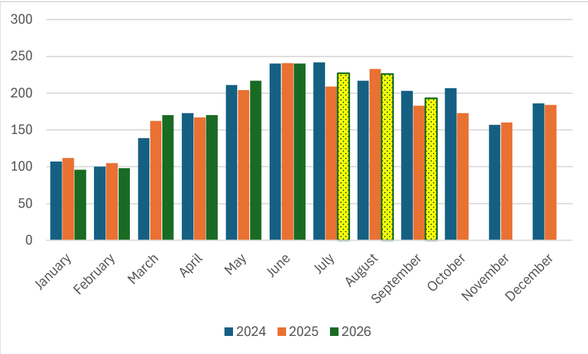
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	107	112	96		174	151	192		$214,000	$215,000	$229,500	
February	100	105	98		185	131	173		$228,000	$224,900	$230,250	
March	139	162	170		174	146	173		$284,000	$229,000	$260,000	
April	173	167	170		169	154	163		$227,500	$250,000	$242,500	
May	211	204	217		222	178	179		$262,500	$250,000	$272,000	
June	240	241	240		239	188	208		$251,500	$270,000	$261,000	
July	242	209	227		216	213			$235,000	$253,000	$250,111	
August	217	233	226		216	225			$249,900	$243,500	$257,106	
September	203	183	193		238	236			$240,000	$242,000	$252,982	
October	207	173			227	243			$250,000	$249,000		
November	157	160			203	231			$205,000	$250,000		
December	186	184			165	192			$235,950	$226,250		

IHS Three Month Outlook

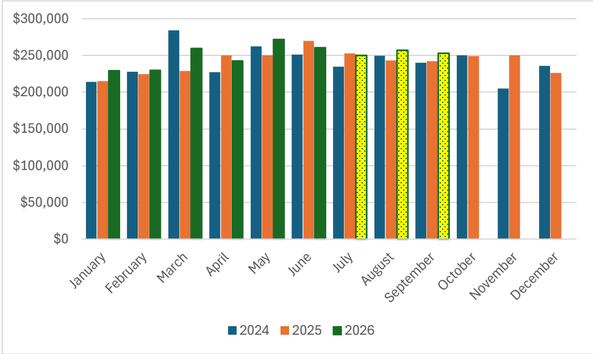
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

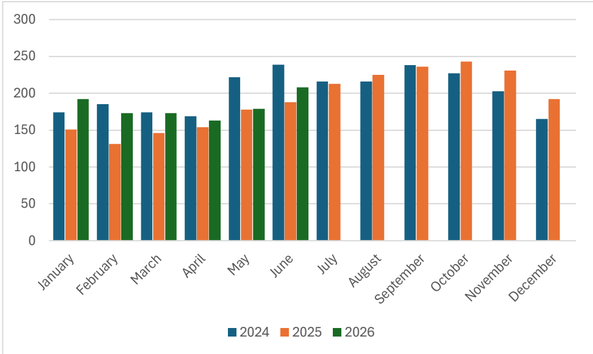
Monthly Closed Sales



Monthly Median Sales Price



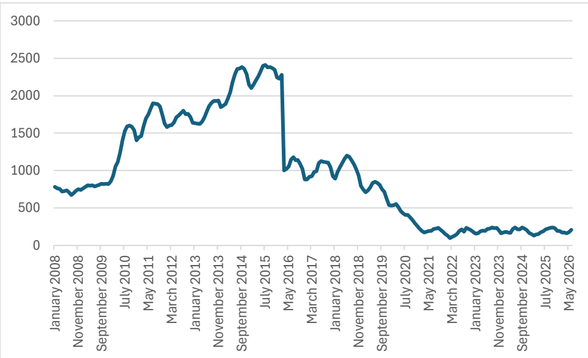
Monthly Inventory



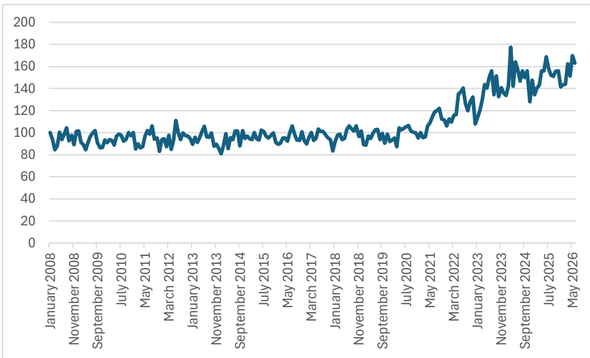
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

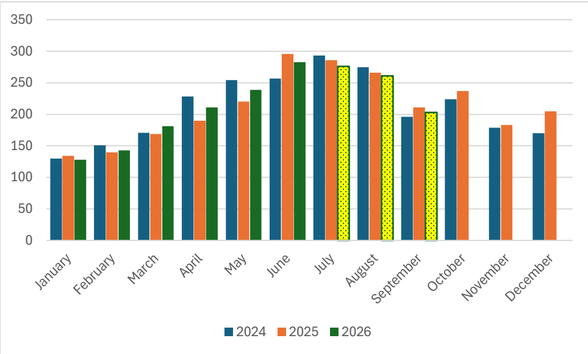
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	130	134	128		271	247	330		$163,250	$198,000	$219,000	
February	151	140	143		251	244	324		$195,000	$235,000	$216,500	
March	171	169	181		223	250	348		$190,000	$229,900	$222,500	
April	228	190	211		253	262	395		$223,000	$218,950	$250,000	
May	254	220	239		296	281	399		$225,500	$257,500	$232,912	
June	257	296	283		306	330	428		$235,000	$240,000	$271,000	
July	293	286	276		315	361			$238,500	$250,000	$256,670	
August	275	266	261		331	396			$227,000	$245,000	$251,542	
September	196	211	203		331	430			$222,500	$230,000	$249,955	
October	224	237			336	432			$220,000	$237,000		
November	179	183			302	392			$205,000	$237,000		
December	170	205			282	350			$208,750	$207,000		

IHS Three Month Outlook

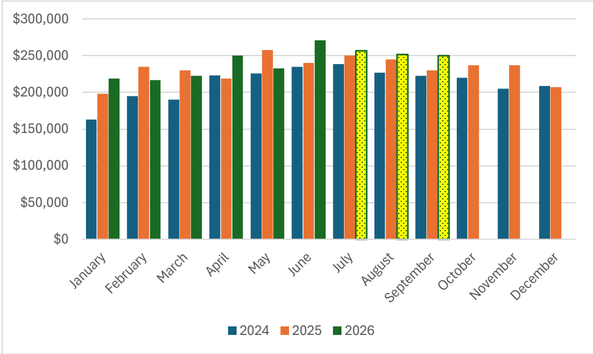
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

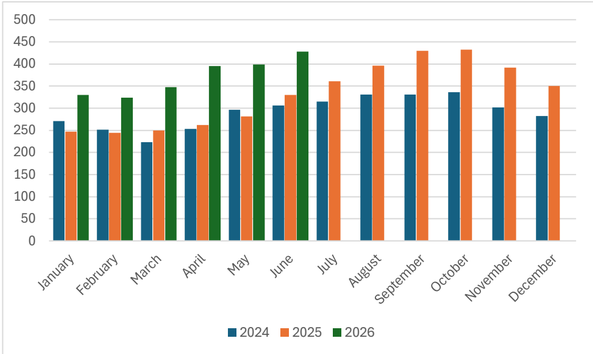
Monthly Closed Sales



Monthly Median Sales Price



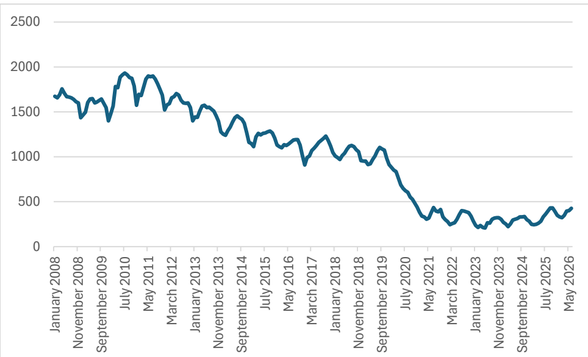
Monthly Inventory



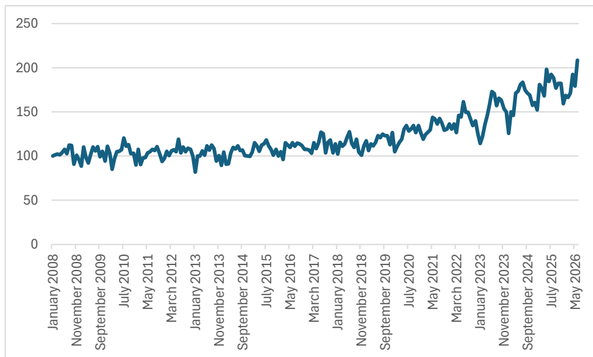
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

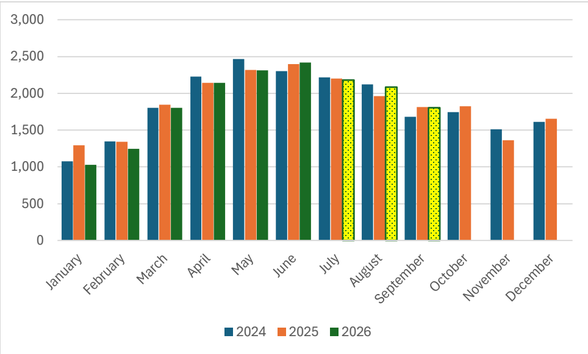
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	1,074	1,293	1,028		4,237	4,079	3,419		$317,000	$348,500	$345,000	
February	1,348	1,341	1,248		4,491	4,090	3,476		$330,000	$360,000	$381,000	
March	1,804	1,845	1,801		4,459	4,198	3,358		$358,250	$380,000	$406,000	
April	2,226	2,144	2,142		4,672	4,564	3,538		$369,750	$394,993	$410,000	
May	2,468	2,317	2,312		4,953	4,767	3,508		$360,000	$390,000	$419,500	
June	2,304	2,396	2,417		4,935	4,693	3,338		$378,000	$400,000	$427,500	
July	2,216	2,201	2,180		5,063	4,748			$360,000	$375,000	$406,307	
August	2,122	1,960	2,084		5,174	4,608			$355,000	$375,000	$400,714	
September	1,683	1,812	1,804		5,531	4,778			$347,500	$360,000	$389,698	
October	1,743	1,824			5,454	4,639			$345,000	$370,000		
November	1,510	1,360			4,937	4,157			$362,250	$360,000		
December	1,610	1,652			3,995	3,388			$341,000	$349,000		

IHS Three Month Outlook

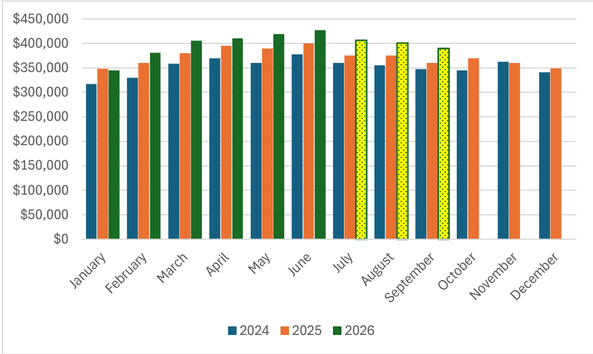
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

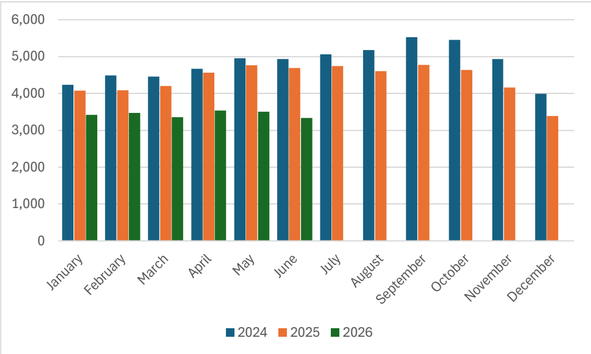
Monthly Closed Sales



Monthly Median Sales Price



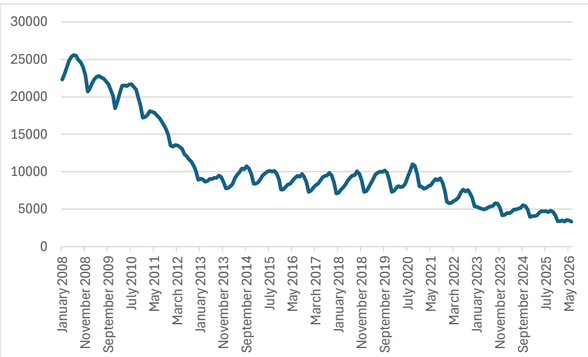
Monthly Inventory



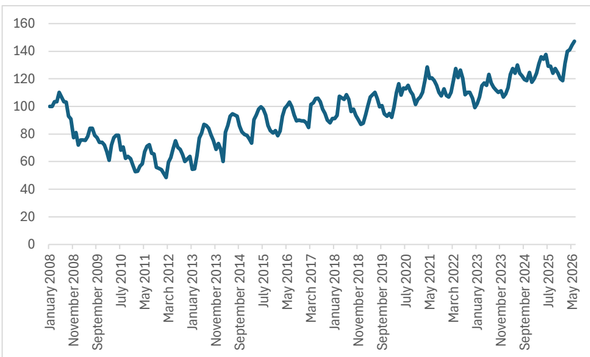
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

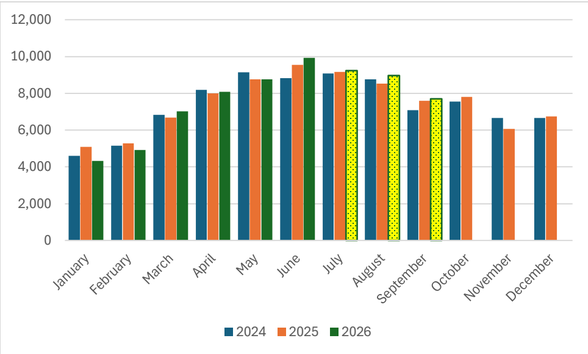
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	4,603	5,079	4,329		10,888	12,202	11,977		$315,000	$339,900	$350,000	
February	5,159	5,273	4,915		11,287	12,283	12,056		$320,000	$343,000	$360,000	
March	6,839	6,672	7,024		10,768	12,058	11,645		$339,700	$360,000	$373,000	
April	8,196	7,988	8,085		11,441	13,145	12,721		$350,000	$370,000	$390,000	
May	9,133	8,770	8,770		12,816	14,526	13,030		$360,000	$379,000	$399,900	
June	8,821	9,551	9,927		13,378	14,992	12,832		$374,900	$389,000	$407,000	
July	9,078	9,154	9,232		14,175	15,841			$367,000	$375,500	$396,214	
August	8,767	8,535	8,965		15,054	15,735			$355,000	$375,000	$389,958	
September	7,085	7,595	7,698		15,732	16,172			$350,000	$360,000	$378,385	
October	7,541	7,801			15,989	16,199			$340,000	$367,000		
November	6,664	6,069			14,545	14,487			$349,000	$360,000		
December	6,650	6,736			12,201	12,160			$340,000	$355,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

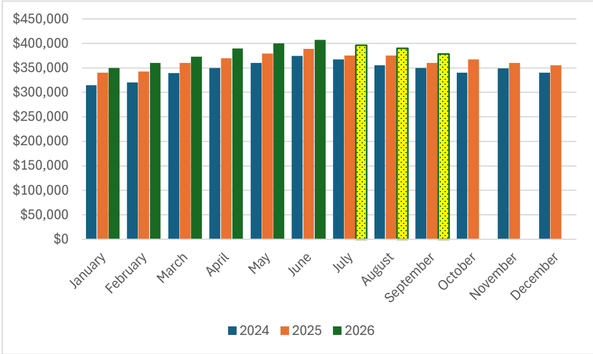
Short Term Trends

Monthly Closed Sales

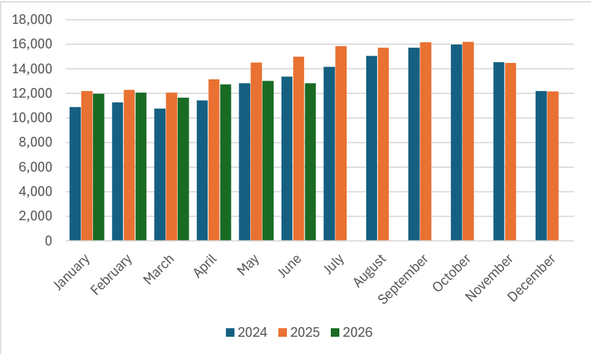


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

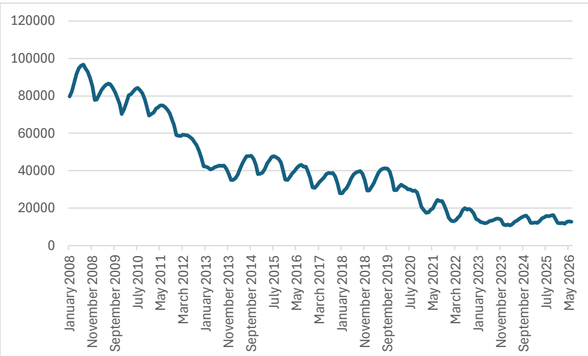


Monthly Inventory

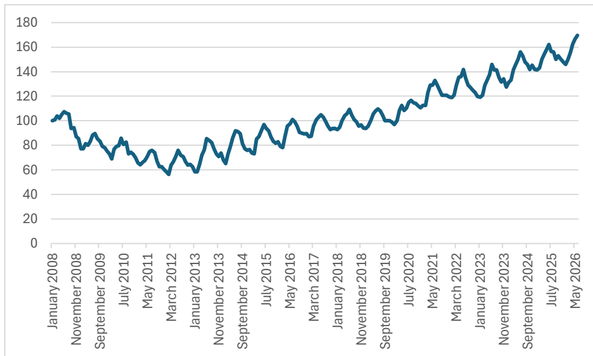


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Decatur - All Properties
Summary of Recent Trends

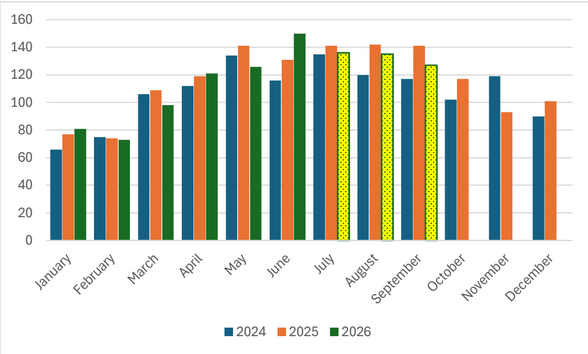
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	66	77	81		145	135	186		$128,000	$145,000	$114,503	
February	75	74	73		118	118	178		$115,000	$139,900	$122,500	
March	106	109	98		120	125	164		$133,400	$134,000	$120,000	
April	112	119	121		126	155	165		$131,200	$129,900	$131,000	
May	134	141	126		148	162	154		$117,500	$143,000	$150,000	
June	116	131	150		167	180	175		$145,000	$157,000	$160,000	
July	135	141	136		182	195			$136,950	$143,000	$151,560	
August	120	142	135		183	180			$140,000	$155,500	$153,240	
September	117	141	127		194	197			$154,900	$144,750	$148,896	
October	102	117			193	216			$131,000	$145,000		
November	119	93			191	204			$136,897	$144,000		
December	90	101			161	213			$140,000	$145,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

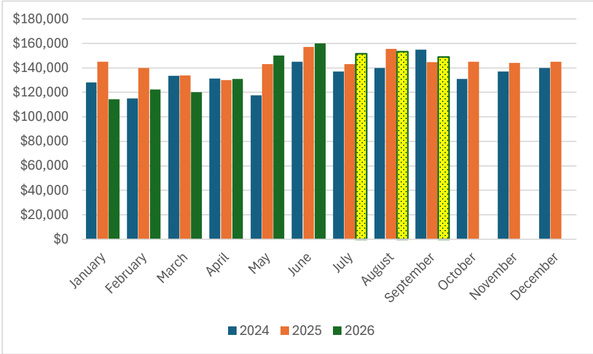
Short Term Trends

Monthly Closed Sales

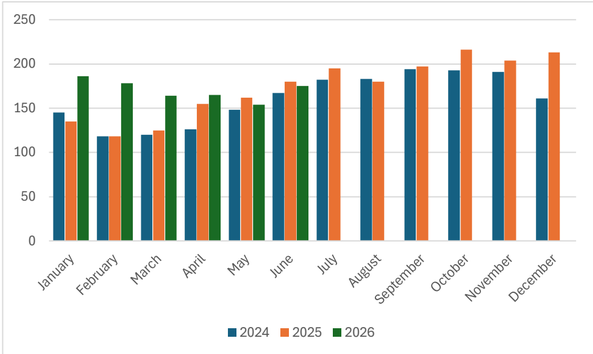


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

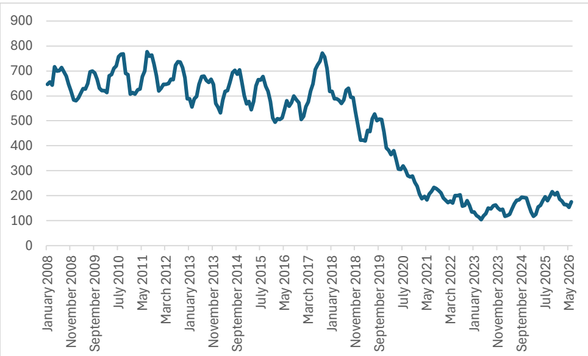


Monthly Inventory

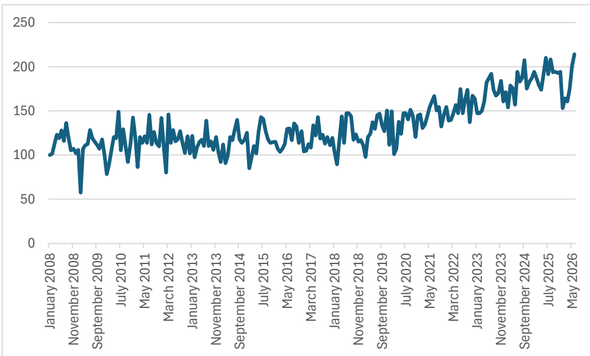


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Kankakee - All Properties
Summary of Recent Trends

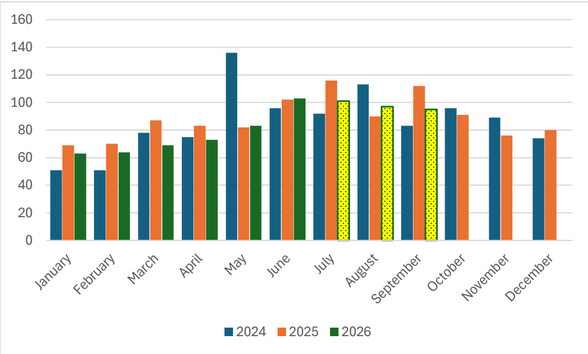
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	51	69	63		163	174	191		$180,000	$195,000	$195,000	
February	51	70	64		162	185	194		$197,000	$190,000	$217,450	
March	78	87	69		143	188	207		$206,000	$209,900	$229,500	
April	75	83	73		138	198	185		$222,500	$204,500	$205,000	
May	136	82	83		145	211	170		$200,000	$235,000	$242,200	
June	96	102	103		149	213	150		$228,213	$227,000	$254,900	
July	92	116	101		159	236			$218,000	$257,000	$247,563	
August	113	90	97		191	238			$192,750	$261,250	$251,419	
September	83	112	95		191	224			$250,000	$235,000	$247,371	
October	96	91			223	220			$212,000	$205,000		
November	89	76			210	211			$229,900	$249,000		
December	74	80			184	195			$203,000	$235,950		

IHS Three Month Outlook

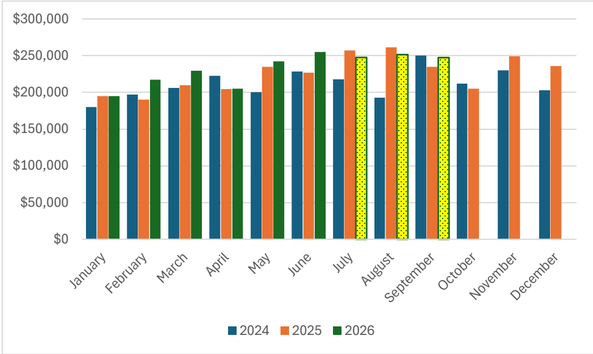
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

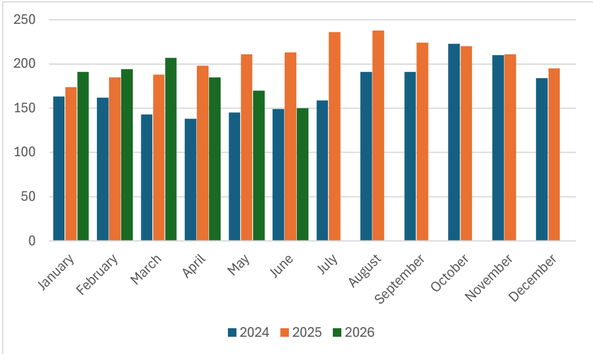
Monthly Closed Sales



Monthly Median Sales Price



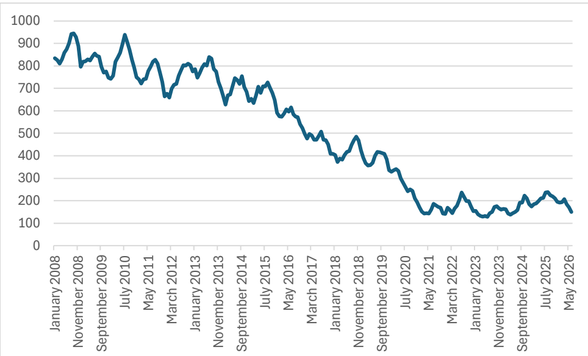
Monthly Inventory



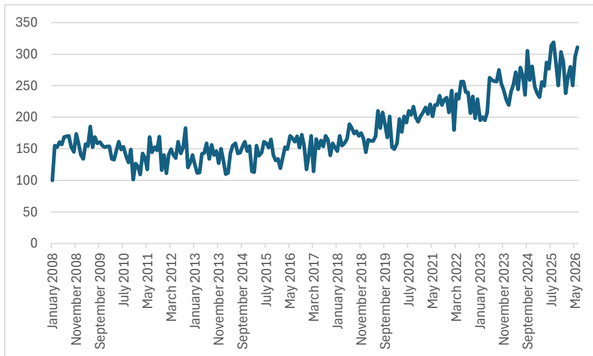
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

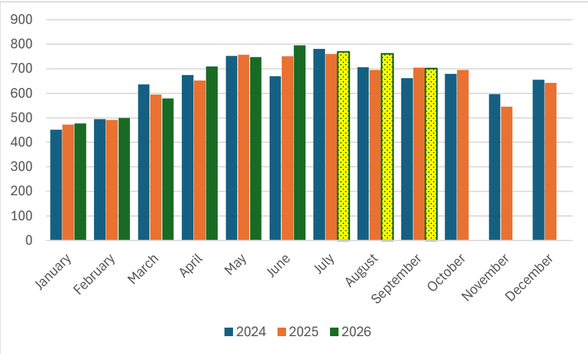
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	451	472	477		1,524	1,524	1,575		$165,000	$190,000	$186,500	
February	494	492	500		1,502	1,532	1,553		$180,000	$190,000	$200,750	
March	637	595	579		1,530	1,613	1,631		$185,000	$185,000	$200,000	
April	674	653	709		1,586	1,498	1,734		$185,000	$199,000	$211,000	
May	753	758	747		1,638	1,533	1,802		$195,000	$210,000	$235,000	
June	669	751	796		1,722	1,594	1,837		$223,500	$225,000	$235,000	
July	781	761	769		1,780	1,660			$205,000	$230,000	$235,676	
August	706	696	761		1,776	1,710			$195,250	$205,000	$223,944	
September	662	704	701		1,831	1,841			$205,600	$210,000	$224,048	
October	680	696			1,900	1,812			$210,000	$220,000		
November	596	545			1,888	1,773			$207,450	$215,000		
December	656	642			1,582	1,580			$185,000	$195,000		

IHS Three Month Outlook

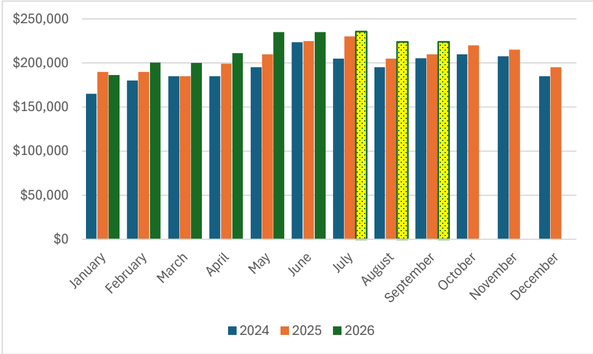
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

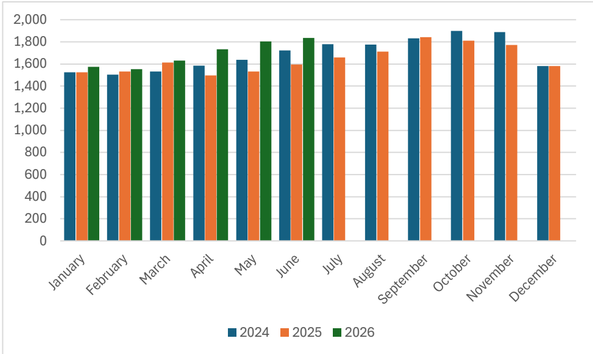
Monthly Closed Sales



Monthly Median Sales Price



Monthly Inventory



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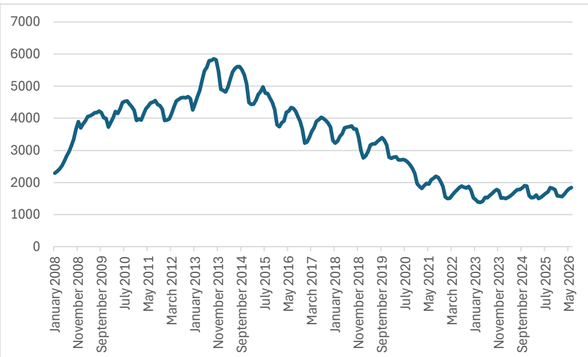
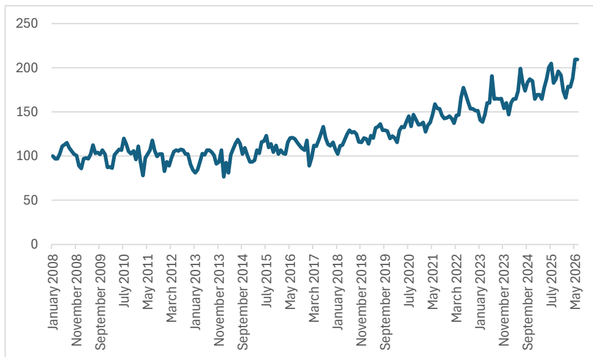
Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Moline-Rock Island - All Properties
Summary of Recent Trends

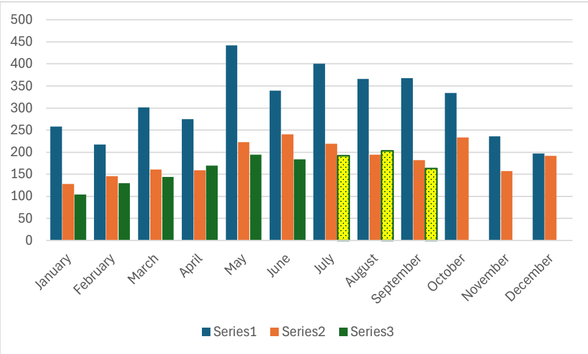
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	258	128	104		249	348	350		$146,000	$159,500	$159,950	
February	217	146	130		235	323	325		$150,000	$145,500	$140,450	
March	301	161	144		215	307	308		$147,000	$147,000	$164,950	
April	275	159	170		233	282	333		$137,000	$150,000	$162,000	
May	442	223	194		253	294	330		$140,000	$170,000	$170,250	
June	339	240	184		261	325	351		$155,000	$170,000	$185,000	
July	400	219	192		307	375			$165,000	$165,000	$181,911	
August	366	194	203		369	382			$158,000	$172,500	$178,149	
September	368	182	163		393	406			$155,000	$156,250	$174,839	
October	334	233			450	416			$139,000	$169,999		
November	236	157			416	404			$154,950	$170,000		
December	197	192			373	361			$140,000	$165,000		

IHS Three Month Outlook

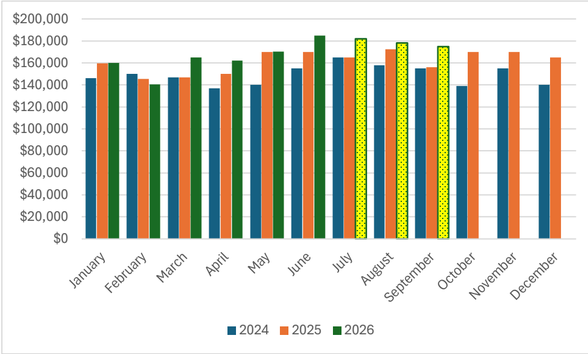
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

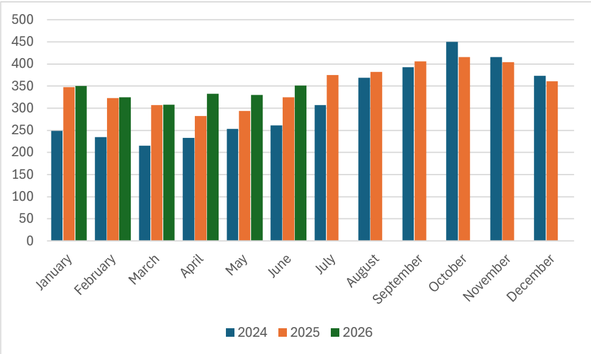
Monthly Closed Sales



Monthly Median Sales Price



Monthly Inventory



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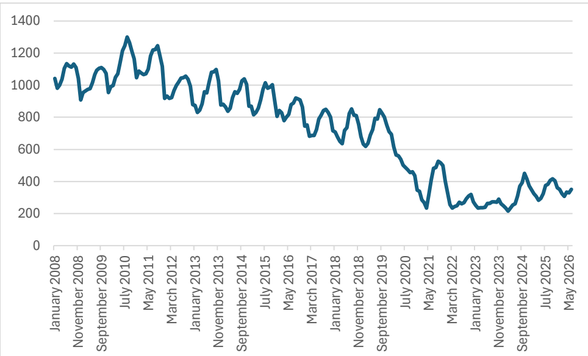
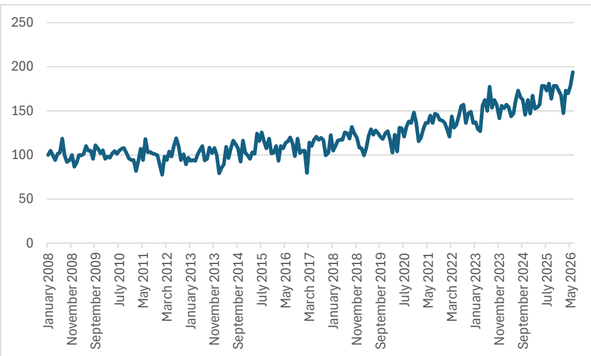
Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

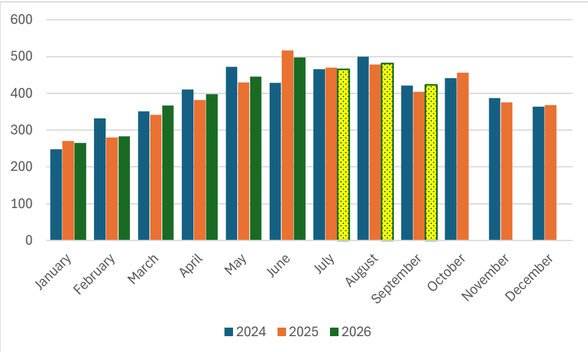
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	248	270	265		456	531	536		$135,000	$153,300	$169,900	
February	332	280	283		447	496	492		$96,000	$154,750	$160,000	
March	351	341	367		447	435	448		$142,750	$153,000	$167,500	
April	410	382	398		428	449	494		$155,000	$162,000	$168,750	
May	472	430	445		469	437	501		$170,000	$181,000	$189,000	
June	428	517	497		502	436	512		$185,000	$185,000	$199,900	
July	466	470	465		582	465			$185,000	$197,750	$194,750	
August	500	478	481		637	457			$180,000	$179,500	$188,812	
September	421	404	423		621	475			$157,600	$188,750	$183,524	
October	441	456			620	556			$175,000	$167,500		
November	387	375			579	645			$172,250	$170,000		
December	364	368			578	602			$173,000	$164,000		

IHS Three Month Outlook

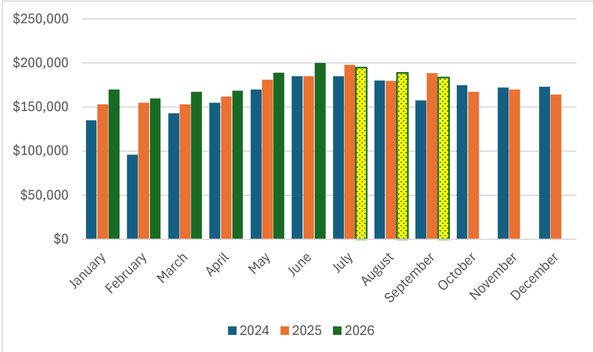
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

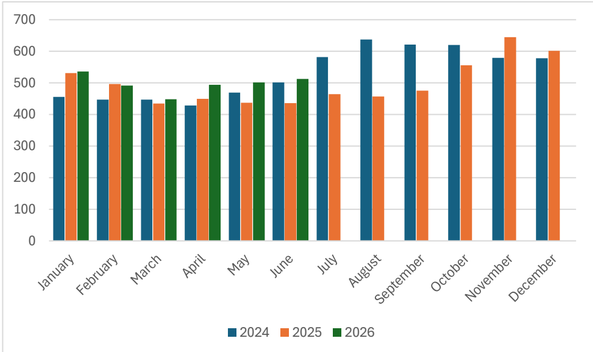
Monthly Closed Sales



Monthly Median Sales Price



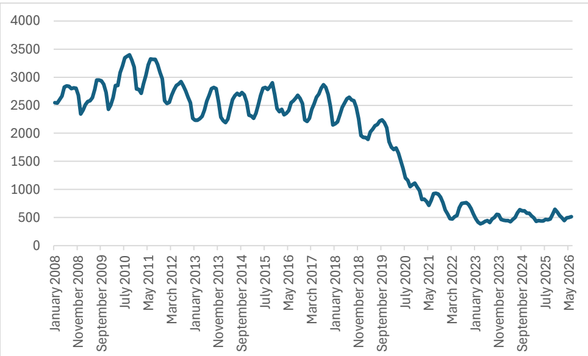
Monthly Inventory



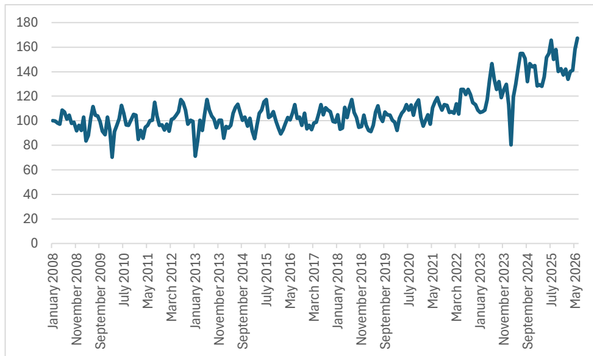
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

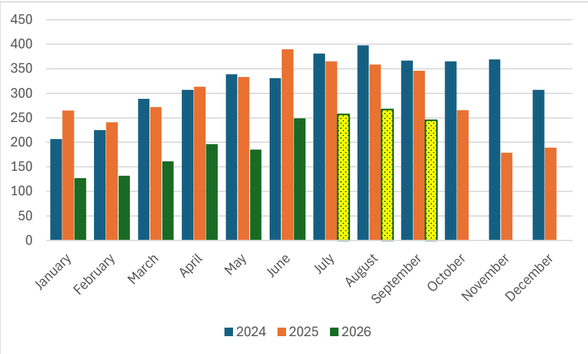
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	207	265	127		353	336	230		$185,000	$195,500	$230,000	
February	225	241	132		326	273	216		$170,000	$196,000	$227,500	
March	289	272	161		292	292	210		$185,000	$195,000	$240,000	
April	307	313	196		288	328	216		$197,000	$206,000	$210,000	
May	339	333	185		337	340	224		$186,000	$209,000	$220,000	
June	331	390	249		374	348	262		$203,500	$205,000	$239,000	
July	381	365	257		409	342			$203,000	$227,500	$236,657	
August	398	359	267		463	340			$199,000	$225,000	$238,198	
September	367	346	245		507	312			$198,000	$224,450	$231,394	
October	365	266			543	341			$195,000	$232,500		
November	369	179			490	302			$192,000	$215,000		
December	307	189			402	276			$191,900	$229,000		

IHS Three Month Outlook

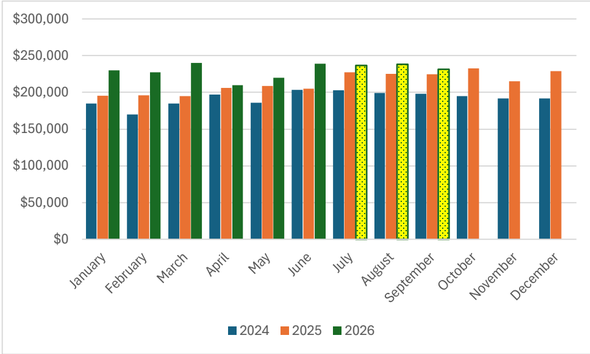
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

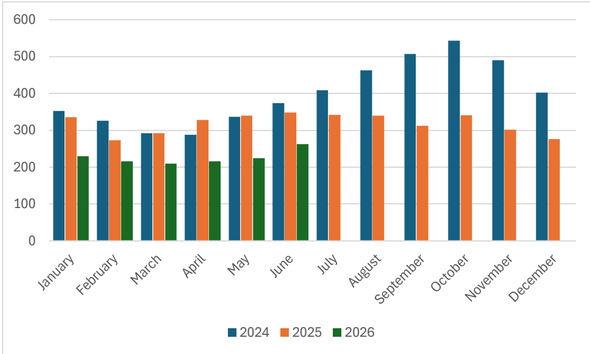
Monthly Closed Sales



Monthly Median Sales Price



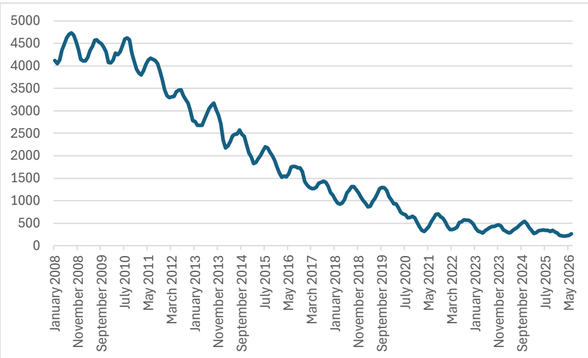
Monthly Inventory



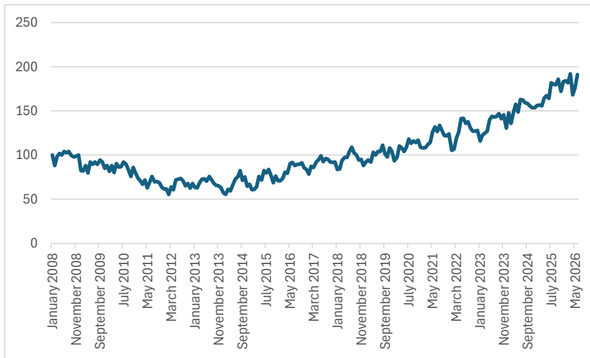
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

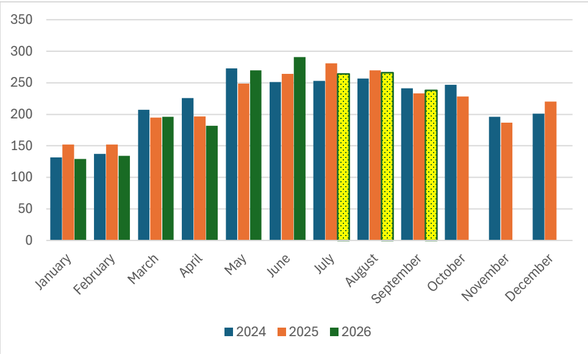
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	132	152	129		218	235	212		$185,000	$188,500	$187,000	
February	137	152	134		212	190	186		$155,000	$150,000	$197,450	
March	207	195	196		232	203	187		$155,750	$186,500	$205,500	
April	226	197	182		247	205	182		$181,600	$210,000	$188,000	
May	273	249	270		219	203	217		$186,000	$212,000	$211,000	
June	251	264	291		230	216	239		$195,000	$210,500	$250,000	
July	253	281	264		249	223			$185,000	$215,000	$224,057	
August	257	270	266		268	213			$196,000	$210,000	$221,738	
September	241	233	238		266	225			$199,900	$195,000	$217,303	
October	247	228			270	253			$192,500	$200,000		
November	196	187			282	234			$179,450	$190,000		
December	201	220			272	219			$174,900	$191,000		

IHS Three Month Outlook

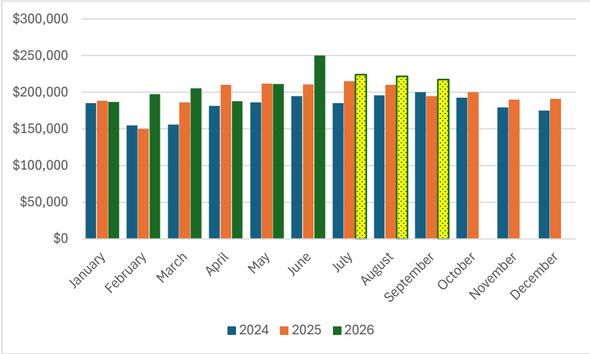
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

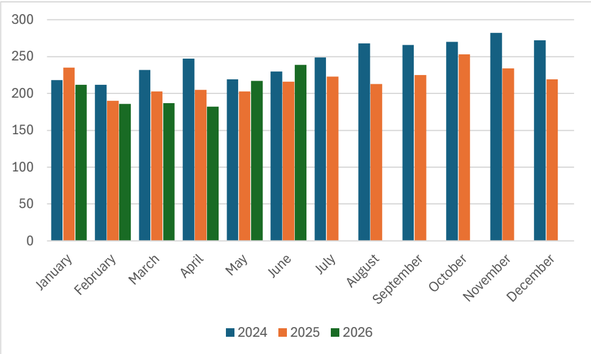
Monthly Closed Sales



Monthly Median Sales Price



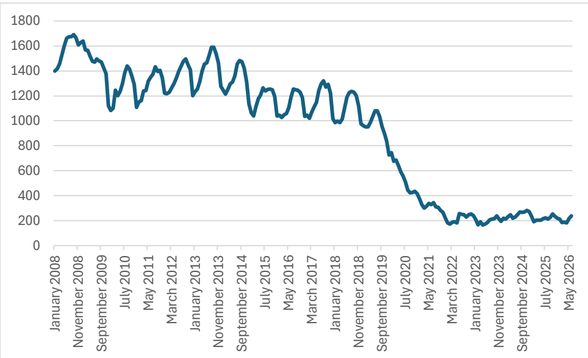
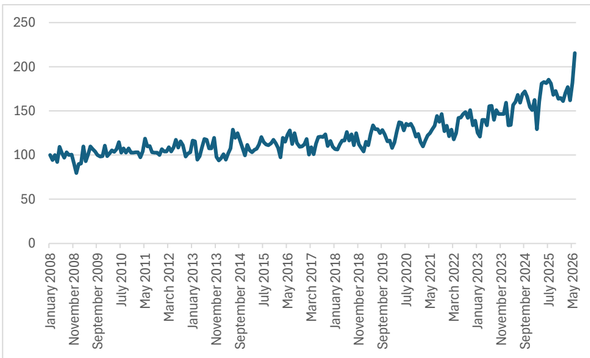
Monthly Inventory



Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index