

Monthly Local Market Update for July 2026

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

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

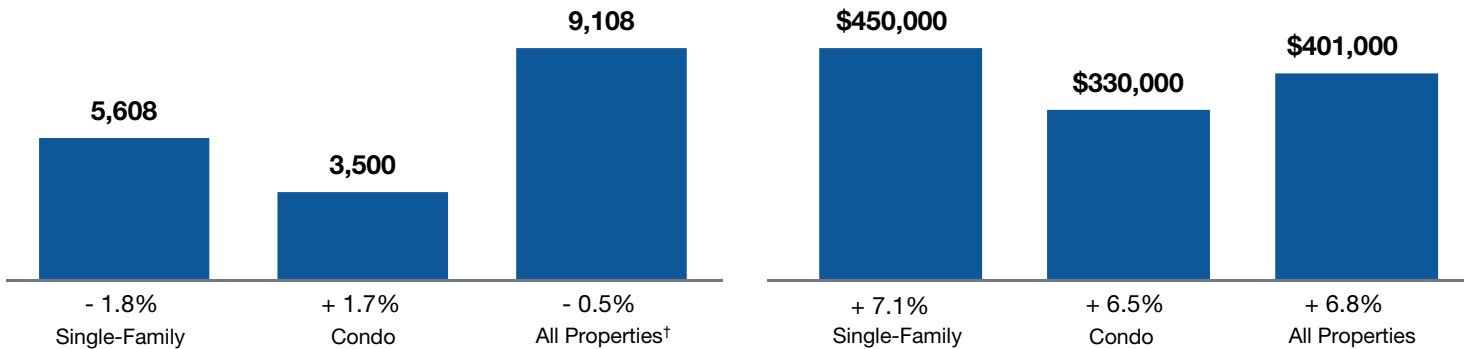
Key Metrics for All Properties	July			Year to Date		
	2025	2026	Percent Change	Thru Jul 2025	Thru Jul 2026	Percent Change
Closed Sales	9,154	9,108	- 0.5%	52,486	52,332	- 0.3%
Previous Month's Closed Sales	9,551 in June 2025	10,079 in June 2026	+ 5.5%	43,332 in June 2025	43,224 in June 2026	- 0.2%
Median Sales Price*	\$375,500	\$401,000	+ 6.8%	\$369,900	\$387,000	+ 4.6%
Inventory of Homes for Sale	15,853	13,970	- 11.9%	--	--	--
Days on Market Until Sale	21	20	- 4.8%	26	25	- 3.8%

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

Activity by Property Type for July 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

