

Monthly Local Market Update for August 2026

A Research Tool Provided by Illinois REALTORS®



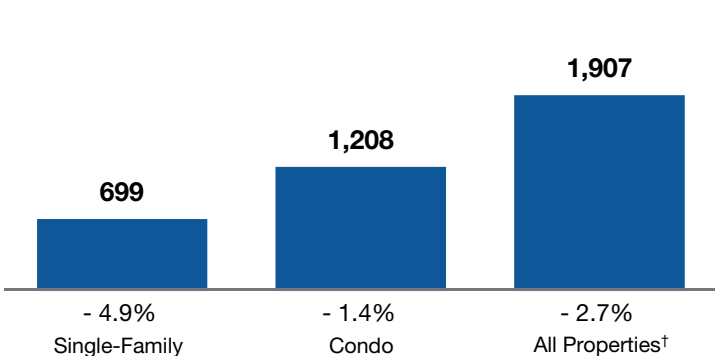
City of Chicago

	August			Year to Date		
Key Metrics for All Properties	2025	2026	Percent Change	Thru Aug 2025	Thru Aug 2026	Percent Change
Closed Sales	1,960	1,907	- 2.7%	15,498	15,087	- 2.7%
Previous Month's Closed Sales	2,201 in July 2025	2,162 in July 2026	- 1.8%	13,538 in July 2025	13,180 in July 2026	- 2.6%
Median Sales Price*	\$375,000	\$405,000	+ 8.0%	\$380,000	\$405,000	+ 6.6%
Inventory of Homes for Sale	4,616	3,541	- 23.3%	--	--	--
Days on Market Until Sale	26	26	0.0%	30	27	- 10.0%

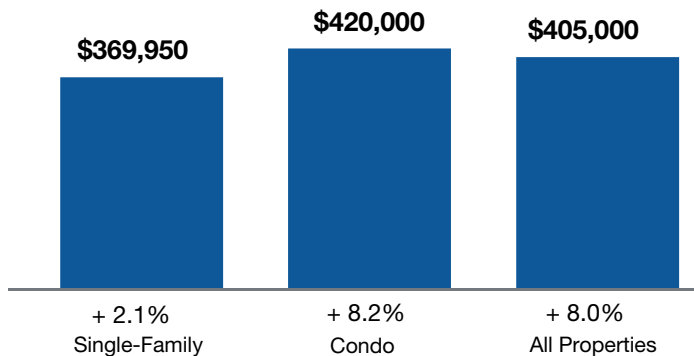
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Activity by Property Type for August 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

