

Monthly Local Market Update for August 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	August			Year to Date		
	2025	2026	Percent Change	Thru Aug 2025	Thru Aug 2026	Percent Change
Closed Sales	8,535	8,153	- 4.5%	61,021	60,610	- 0.7%
Previous Month's Closed Sales	9,154 in July 2025	9,211 in July 2026	+ 0.6%	52,486 in July 2025	52,457 in July 2026	- 0.1%
Median Sales Price*	\$375,000	\$395,000	+ 5.3%	\$370,000	\$389,490	+ 5.3%
Inventory of Homes for Sale	15,756	14,028	- 11.0%	--	--	--
Days on Market Until Sale	22	22	0.0%	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 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

