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
Third 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 September 2026 for the State of Illinois and for 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 Third Quarter 2026 data highlight the variation in market conditions across Illinois' largest local real estate markets. In September 2026, closed sales activity statewide was 3.3 percent lower than during the same month in 2025. Most MSAs in the state experienced increasing home prices in September 2026 compared to the year before, with one MSA experiencing modest losses. Statewide inventory fell almost 3 percent since last year, though inventories increased in most MSAs. In the coming months, closed sales activity is expected to follow seasonal trends and decline, with activity lower than last year in all but one MSA. House prices are also expected to decline seasonally, though most MSAs are projected to see higher prices compared to the previous year.

State of Illinois

- **Recent trends –** Closed sales for all property types in Illinois fell by 3.3 percent between September 2025 and 2026. Over this same period, sales prices increased by almost 8 percent. In September 2026, the inventory of for-sale homes decreased about 2.7 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 14.4 percent between September and December. Total sales in the 3-month period from October to December are estimated to be almost 6 percent lower than the same period in 2025. Home prices are estimated to follow seasonal trends and drop by 2.6 percent between September and December. In this scenario, December prices would be 5.6 percent higher than in 2025.

Bloomington-Normal

- **Recent trends –** Closed sales for all property types in the Bloomington-Normal MSA grew 2.7 percent between September 2025 and 2026. Median sales prices grew almost 8 between September 2025 and 2026. Inventory fell 5.5 percent from year to year.

- **Three-month outlook –** IHS's three-month housing market forecast projects that sales will follow seasonal trends and decline about 18.6 percent between September and December. The three-month period from October to December is expected to have 9.7 percent fewer sales than during the same period in 2025. Prices are expected to drop 1.0 percent between September and December. These December prices are projected to be about 13.6 percent higher than they were in December of last year.

Champaign-Urbana

- **Recent trends –** Closed sales for all property types in the Champaign-Urbana MSA fell by 7.6 percent between September 2025 and 2026. Over this same period, home prices in Champaign-Urbana were about 8.7 percent higher than in September 2025. Inventory increased by about 23.5 percent compared to September 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates that closed sales activity will follow seasonal trends and decrease almost 13 percent between September and December. In this projection, closed sales activity during the three-month period from October to December would be 14.7 percent lower than during the same period in 2025. Home prices are projected to fall 6.7 percent between September and December, with prices landing 12.7 percent higher than in December 2025.

City of Chicago

- **Recent trends –** In September 2026, closed sales activity for all property types in the City of Chicago was 7.2 percent lower than in September 2025. Home prices were up 8.3 percent in September 2026 compared to the same month in 2025. Inventory decreased by almost 21 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 10 percent between September and December. Sales during the three-month period from October through December would be 7.8 percent lower than they were during the same period a year ago. Home prices are estimated to drop by 2.7 percent between September and December. In this scenario, December prices would be 8.7 percent higher than during December 2025.

Chicago PMSA

- **Recent trends –** In September 2026, closed sales for all property types in the Chicago PMSA were down 3.5 percent compared to September 2025. Home prices in the Chicago PMSA rose almost 7 percent between September 2025 and 2026. Inventory fell by about 8.4 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 13.7 percent between September and December. The three-month period from October to December is estimated to have about 5 percent fewer closed sales than during the same period in 2025. Prices are projected to drop by almost 3 percent between September and December, with December prices landing 5.4 percent higher than they were in December 2025.

Decatur

- **Recent trends –** In September 2026, closed sales for all property types in the Decatur MSA were down about 13.5 percent compared to September 2025. Over this same period, prices rose by 10.5 percent. Inventory rose almost 28 percent compared to September 2025.

- **Three-month outlook –** IHS's three-month housing market forecast estimates a 14.8 percent decline in sales activity between September and December. The three-month period from October to December is estimated to have 5.8 percent more closed sales than during the same period in 2025. Prices are projected to drop by about 9.4 percent between September and December, with December prices equal to prices for the same month in 2025.

Kankakee

- **Recent trends –** In September 2026, closed sales for all property types in the Kankakee MSA were 23.2 percent lower than in September 2025. Home prices in Kankakee were up 8.7 percent in September 2026 compared to the previous year. Inventory fell by 11.6 percent compared to September 2025.

- **Three-month outlook -** IHS's three-month housing market forecast estimates that sales activity will follow seasonal trends and decrease almost 13 percent between September and December. The three-month period from October through December is estimated have 7.3 percent fewer closed sales than during the same period in 2025. Prices are projected to decrease 10.6 percent between September and December. The resulting price in December would be 3.1 percent lower than in December 2025.

Metro-East

- **Recent trends –** In September 2026, closed sales for all property types in the Metro-East MSA fell by 4.3 percent compared to activity in September 2025. Home prices were 9.5 percent higher compared to the previous September. Inventory increased by 13.7 percent compared to September 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 8.3 percent between September and December. Closed sales activity during the three months from October through December is projected to be 0.7 percent lower than during the same period in 2025. Prices are expected to drop 8.2 percent between September and December, with December prices expected to be 8.3 percent higher than in December of 2025.

Moline-Rock Island

- **Recent trends –** In September 2026, closed sales for all property types in the Moline-Rock Island MSA were 8.8 percent higher than sales activity in September 2025. Home prices were about 6.6 percent higher than a year earlier. Inventory grew by 12.0 percent compared to September 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and decline 35.4 percent between September and December. Closed sales activity during the three-month period from October through December is projected to be about 21.3 percent lower than during the same period last year. Home prices are predicted to fall 0.6 percent between September and December. In this scenario, prices in December will be about 0.3 percent higher than they were a year earlier.

Peoria-Pekin

- **Recent trends –** In September 2026, closed sales activity for all property types in the Peoria-Pekin MSA were 1.2 percent higher than in September 2025. Home prices were down about 2.0 percent over the same period. Inventory increased by about 35.7 percent compared to September 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates closed sales activity will decrease almost 20 percent between September and December. Closed sales during the three-month period from October through December are projected to be almost 10 percent lower than during the same period last year. Home prices are predicted to fall by about 3.4 percent between September and December. In this scenario, prices in December 2026 will be about 9.0 percent higher than they were a year earlier.

Rockford

- **Recent trends –** In September 2026, closed sales for all property types in the Rockford MSA fell by 41.0 percent compared to September 2025. Home prices rose 5.6 percent between September 2025 and 2026. Inventory increased by about 14.0 percent compared to September 2025.

- **Three-month outlook -** IHS's three-month housing market forecast indicates closed sales activity will drop by about 43 percent between September and December. Total closed sales during October, November, and December are projected to be 33.6 percent lower than during the same period in 2025. Home prices are predicted to fall about 4.0 percent between September and December. In this scenario, prices in December will have fallen about 0.6 percent compared to the previous year.

Springfield

- **Recent trends –** In September 2026, closed sales for all property types in the Springfield MSA fell by 2.6 percent compared to activity in September 2025. Home prices grew almost 6 percent between September 2025 and 2026. Inventory increased by about 45.3 percent compared to September 2025.

  Three-month outlook - IHS's three-month housing market forecast indicates that closed sales will follow seasonal trends and drop 16.7 percent between September and December. Closed sales activity during the three-month period from October through December is projected to be 6.8 percent lower than during the same period last year. Home prices are expected to drop 1.6 percent between September and December. In this scenario, December prices would be about 6.4 percent higher than in December of the previous year.

Conditions Affecting Homebuying

The national economy has been complicated throughout 2026 thanks to a variety of high-level factors. Inflation has been rising throughout the year, largely driven by the continuing conflict in Iran and its impact on energy costs. As a result, consumer confidence has wavered from month to month, dropping to near-record lows in October. Amid high inflation, the Federal Reserve raised interest rates during their September meeting, marking the first rate hike since 2023. The national unemployment rate grew slightly in September, though unemployment was lower than it was a year earlier and jobs numbers have remained relatively stable throughout the summer and early fall. The Illinois unemployment rate fell between August and September, landing 0.1 percentage points above last year's rate and 0.4 percentage points higher than the national unemployment rate. The unemployment rate declined in most Illinois metro areas, with only the Chicago-Naperville-Schamburg MSA seeing year-over-year growth as of September 2026. Foreclosure activity levels were slightly above last year in the Chicago metropolitan area and roughly equal to the previous year's levels in the City of Chicago. Overall, Chicago area foreclosure activity remains below pre-pandemic levels. However, as of August 2026, nationwide foreclosure activity was up 10 percent from a year earlier.

These indicators highlight ongoing challenges facing the current homebuying market in Illinois. Inventories of for-sale homes have continued increasing nationally, though Illinois has shown little inventory growth and has one of the worst post-pandemic inventory recoveries of any state. Mortgage interest rates have been high, with rates surpassing 7 percent in September. House prices continued to grow throughout 2026, with the Case-Schiller Home Price Index reaching another record high. In September, for sale inventories in Illinois declined year-over-year for the second month in a row, though inventory rose in many MSAs. This statewide 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

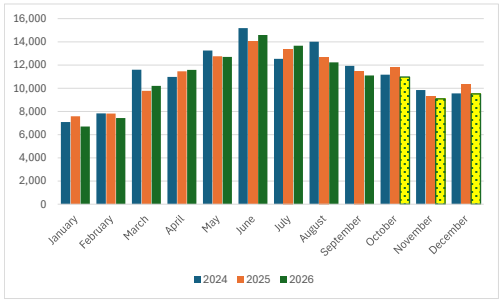
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	7,081	7,578	6,699		17,524	18,939	19,386		$255,000	$283,750	$286,750	
February	7,824	7,820	7,432		17,728	18,771	19,223		$265,000	$284,000	$295,000	
March	11,599	9,776	10,208		17,091	18,563	18,982		$277,700	$295,000	$314,900	
April	10,973	11,455	11,580		17,940	19,720	20,490		$290,000	$310,000	$325,000	
May	13,252	12,750	12,700		19,742	21,377	21,300		$298,500	$315,000	$335,000	
June	15,186	14,032	14,593		20,641	22,186	22,255		$310,750	$325,000	$345,000	
July	12,534	13,390	13,663		21,943	23,475	23,603		$305,000	$319,000	$336,500	
August	14,010	12,692	12,225		23,169	23,650	23,344		$291,500	$315,000	$330,000	
September	11,932	11,486	11,104		23,884	24,511	23,841		$285,000	$300,500	$324,000	
October	11,164	11,775	10,963		24,343	24,898			$285,000	$301,500	$321,419	
November	9,845	9,299	9,081		22,593	23,163			$285,000	$299,125	$320,592	
December	9,548	10,295	9,508		19,438	20,048			$282,000	$299,000	$315,638	

IHS Three Month Outlook

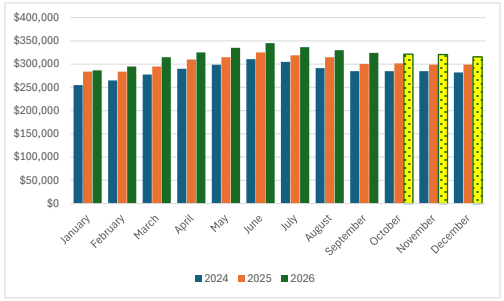
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

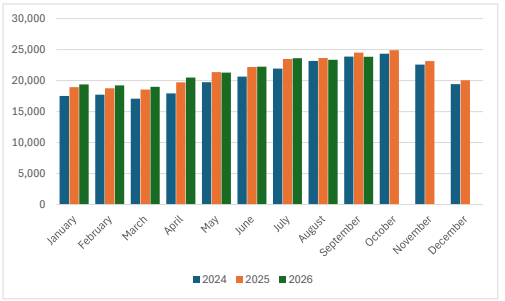
Monthly Closed Sales



Monthly Median Sales Price



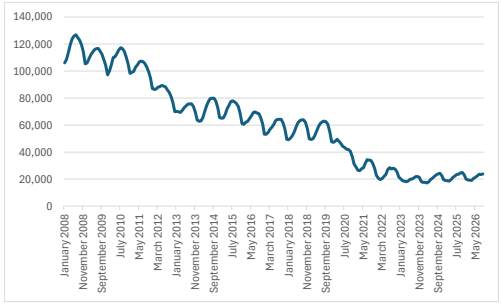
Monthly Inventory



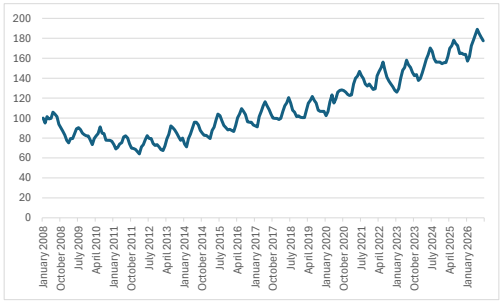
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

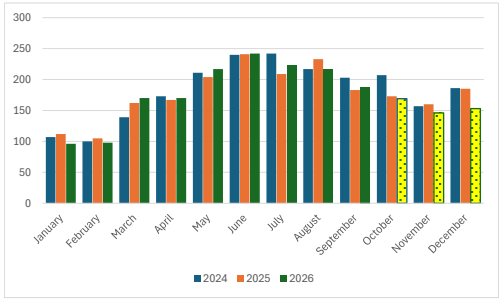
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	107	112	96		174	151	195		$214,000	$215,000	$229,500	
February	100	105	98		185	131	175		$228,000	$224,900	$230,250	
March	139	162	170		174	146	174		$284,000	$229,000	$260,000	
April	173	167	170		169	154	165		$227,500	$250,000	$242,500	
May	211	204	217		222	178	185		$262,500	$250,000	$272,000	
June	240	241	242		239	188	225		$251,500	$270,000	$261,000	
July	242	209	223		216	214	231		$235,000	$253,000	$271,000	
August	217	233	216		216	226	208		$249,900	$243,500	$264,500	
September	203	183	188		238	238	225		$240,000	$242,000	$261,000	
October	207	173	169		227	246			$250,000	$249,000	$262,970	
November	157	160	146		203	234			$205,000	$250,000	$247,783	
December	186	185	153		165	195			$235,950	$227,500	$258,366	

IHS Three Month Outlook

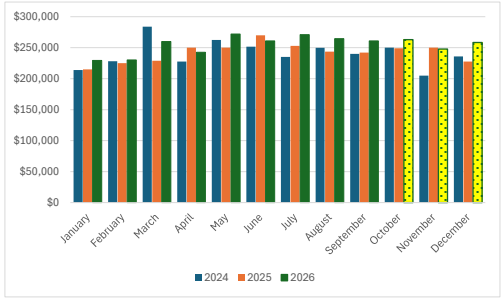
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

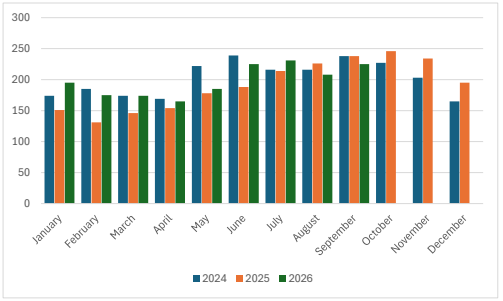
Monthly Closed Sales



Monthly Median Sales Price



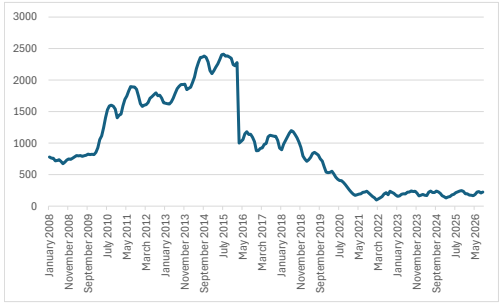
Monthly Inventory



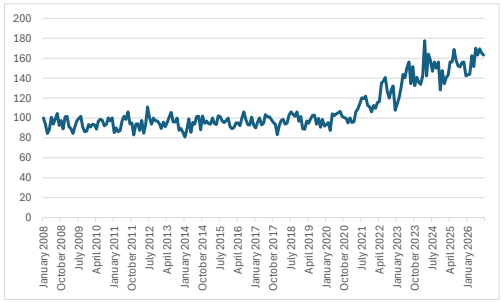
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

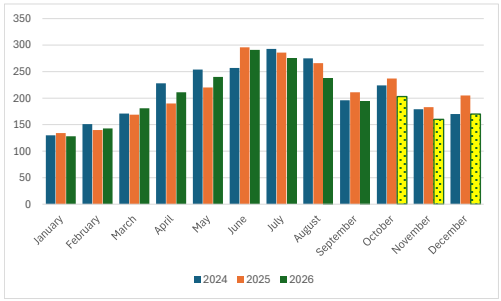
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	130	134	128		271	247	332		$163,250	$198,000	$219,000	
February	151	140	143		251	244	326		$195,000	$235,000	$216,500	
March	171	169	181		223	250	351		$190,000	$229,900	$222,500	
April	228	190	211		253	262	397		$223,000	$218,950	$250,000	
May	254	220	240		296	281	406		$225,500	$257,500	$231,456	
June	257	296	291		306	330	465		$235,000	$240,000	$269,000	
July	293	286	275		315	361	519		$238,500	$250,000	$254,900	
August	275	266	238		331	396	509		$227,000	$245,000	$260,000	
September	196	211	195		331	430	531		$222,500	$230,000	$250,000	
October	224	237	203		336	432			$220,000	$237,000	$242,887	
November	179	183	160		302	393			$205,000	$237,000	$237,622	
December	170	205	170		282	351			$208,750	$207,000	$233,374	

IHS Three Month Outlook

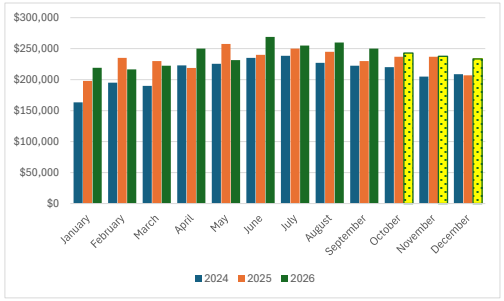
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

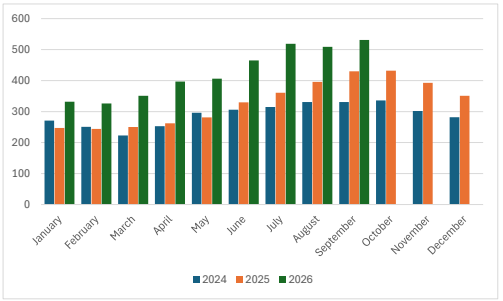
Monthly Closed Sales



Monthly Median Sales Price



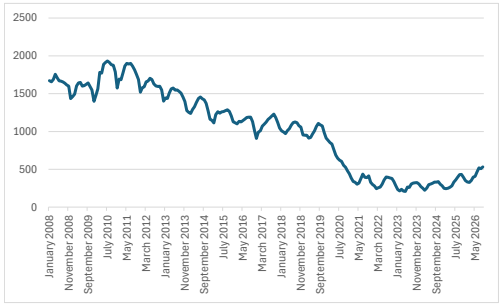
Monthly Inventory



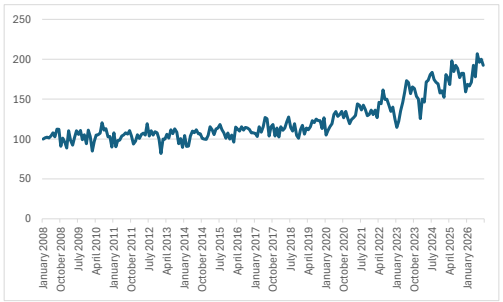
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Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

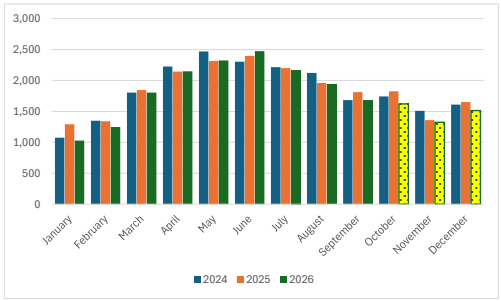
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	1,074	1,293	1,028		4,238	4,080	3,457		$317,000	$348,500	$345,000	
February	1,348	1,341	1,248		4,492	4,091	3,522		$330,000	$360,000	$381,000	
March	1,804	1,846	1,803		4,460	4,199	3,426		$358,250	$380,000	$406,000	
April	2,226	2,144	2,147		4,673	4,568	3,638		$369,750	$394,993	$410,000	
May	2,468	2,317	2,323		4,954	4,772	3,700		$360,000	$390,000	$419,000	
June	2,304	2,396	2,475		4,938	4,698	3,709		$378,000	$400,000	$425,000	
July	2,216	2,201	2,168		5,064	4,755	3,819		$360,000	$375,000	$423,450	
August	2,122	1,960	1,934		5,176	4,617	3,762		$355,000	$375,000	$403,000	
September	1,683	1,812	1,681		5,533	4,789	3,788		$347,500	$360,000	$389,900	
October	1,743	1,826	1,621		5,455	4,656			$345,000	$370,000	$393,818	
November	1,510	1,360	1,324		4,939	4,175			$362,250	$360,000	$396,866	
December	1,610	1,652	1,514		3,996	3,413			$341,000	$349,000	$379,283	

IHS Three Month Outlook

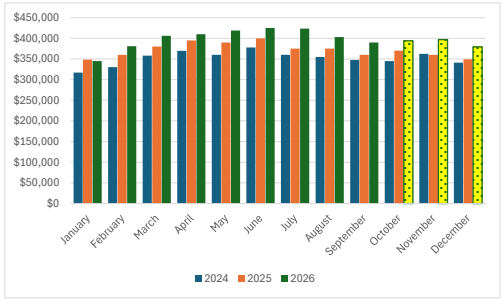
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

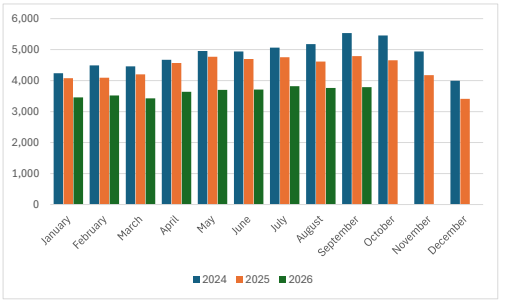
Monthly Closed Sales



Monthly Median Sales Price



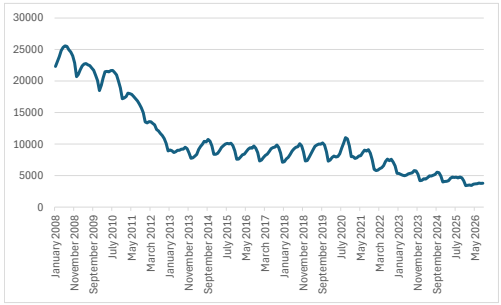
Monthly Inventory



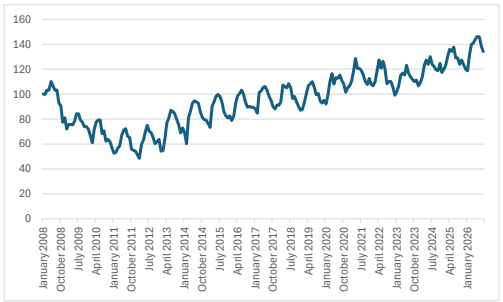
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

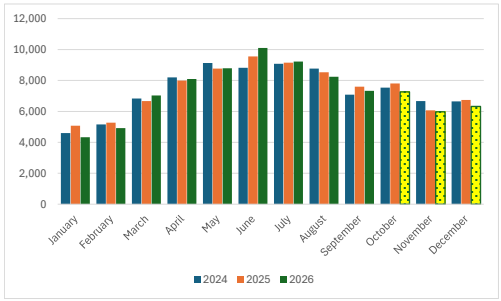
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	4,603	5,079	4,329		10,890	12,209	12,100		$315,000	$339,900	$350,000	
February	5,159	5,272	4,918		11,289	12,291	12,204		$320,000	$343,000	$360,000	
March	6,839	6,672	7,026		10,771	12,066	11,862		$339,700	$360,000	$373,000	
April	8,196	7,988	8,093		11,445	13,156	13,056		$350,000	$370,000	$390,000	
May	9,133	8,770	8,789		12,819	14,537	13,619		$360,000	$379,000	$399,900	
June	8,821	9,551	10,104		13,384	15,004	14,116		$374,900	$389,000	$407,000	
July	9,078	9,154	9,222		14,179	15,857	14,958		$367,000	$375,500	$400,000	
August	8,767	8,535	8,238		15,058	15,759	14,697		$355,000	$375,000	$395,000	
September	7,085	7,595	7,326		15,736	16,205	14,837		$350,000	$360,000	$385,000	
October	7,541	7,803	7,262		15,993	16,257			$340,000	$367,000	$382,536	
November	6,664	6,071	5,975		14,551	14,563			$349,000	$360,000	$383,232	
December	6,650	6,736	6,321		12,210	12,249			$340,000	$355,000	$374,258	

IHS Three Month Outlook

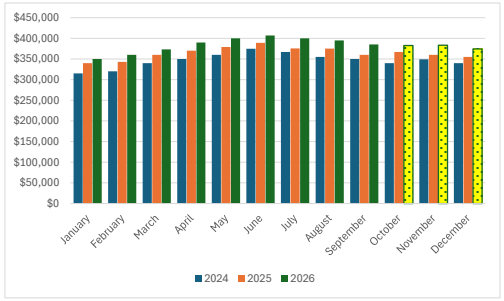
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

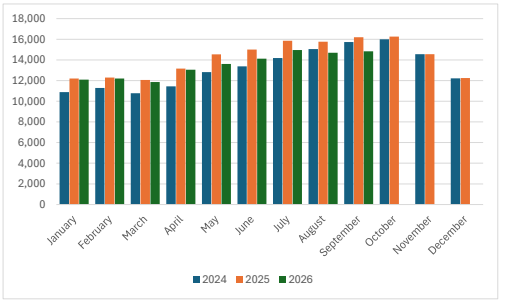
Monthly Closed Sales



Monthly Median Sales Price



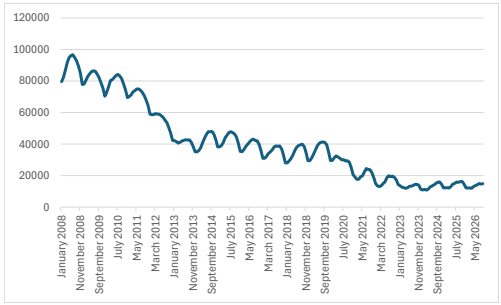
Monthly Inventory



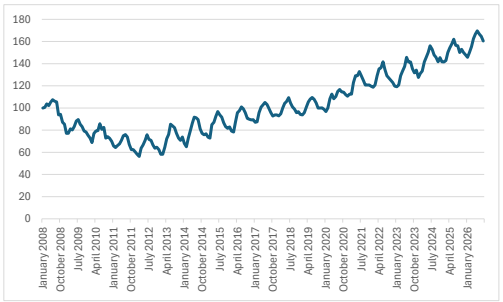
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Decatur - All Properties
Summary of Recent Trends

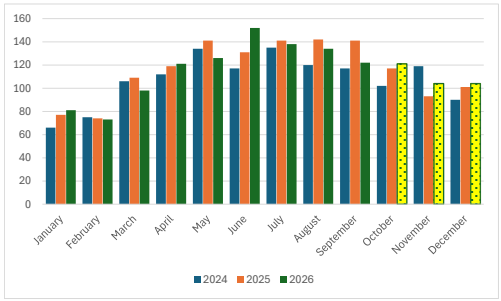
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	66	77	81		145	135	188		$128,000	$145,000	$114,503	
February	75	74	73		118	118	180		$115,000	$139,900	$122,500	
March	106	109	98		120	125	166		$133,400	$134,000	$120,000	
April	112	119	121		126	155	169		$131,200	$129,900	$131,000	
May	134	141	126		148	162	159		$117,500	$143,000	$150,000	
June	117	131	152		167	180	187		$143,500	$157,000	$159,900	
July	135	141	138		182	195	215		$136,950	$143,000	$157,950	
August	120	142	134		183	180	218		$140,000	$155,500	$155,000	
September	117	141	122		194	197	252		$154,900	$144,750	$160,000	
October	102	117	121		193	217			$131,000	$145,000	$139,366	
November	119	93	104		191	205			$136,897	$144,000	$147,682	
December	90	101	104		161	214			$140,000	$145,000	$145,013	

IHS Three Month Outlook

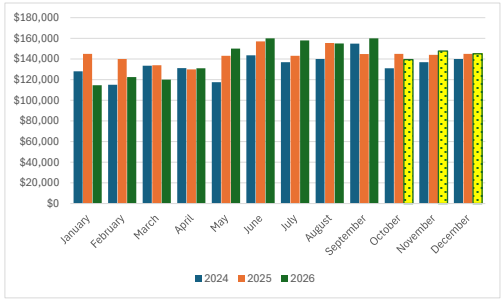
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

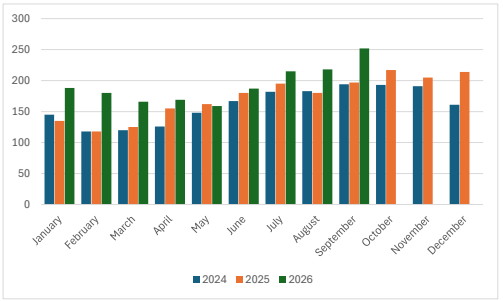
Monthly Closed Sales



Monthly Median Sales Price



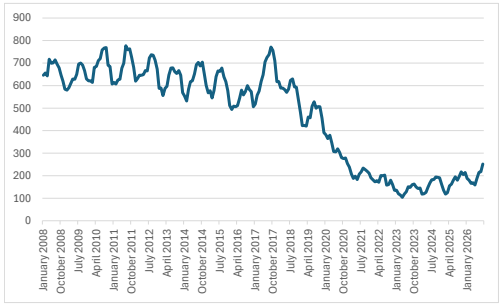
Monthly Inventory



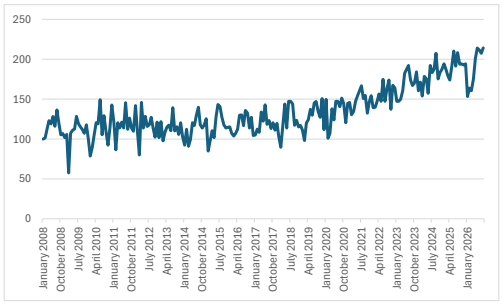
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Kankakee - All Properties
Summary of Recent Trends

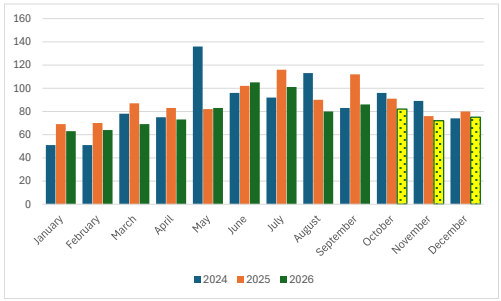
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	51	69	63		163	174	198		$180,000	$195,000	$195,000	
February	51	70	64		162	185	202		$197,000	$190,000	$217,450	
March	78	87	69		143	188	217		$206,000	$209,900	$229,500	
April	75	83	73		138	198	198		$222,500	$204,500	$205,000	
May	136	82	83		145	211	190		$200,000	$235,000	$242,200	
June	96	102	105		149	213	181		$228,213	$227,000	$253,000	
July	92	116	101		159	236	202		$218,000	$257,000	$239,900	
August	113	90	80		191	238	194		$192,750	$261,250	$243,750	
September	83	112	86		191	225	199		$250,000	$235,000	$255,500	
October	96	91	82		223	222			$212,000	$205,000	$231,949	
November	89	76	72		210	214			$229,900	$249,000	$231,118	
December	74	80	75		184	198			$203,000	$235,950	$228,536	

IHS Three Month Outlook

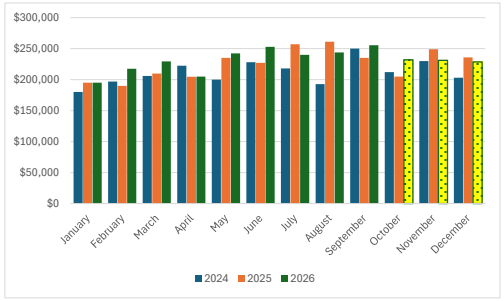
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

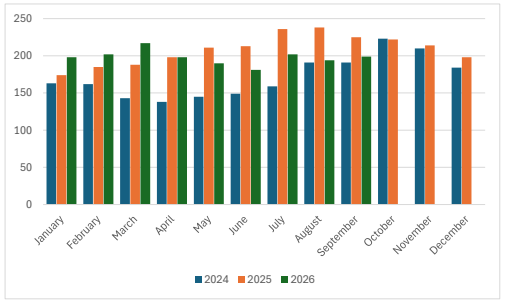
Monthly Closed Sales



Monthly Median Sales Price



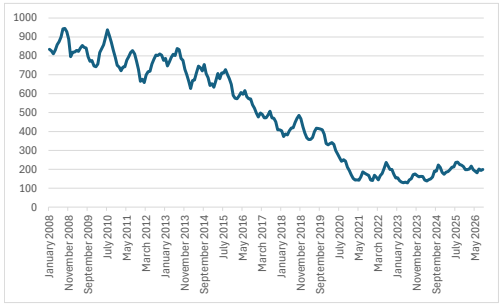
Monthly Inventory



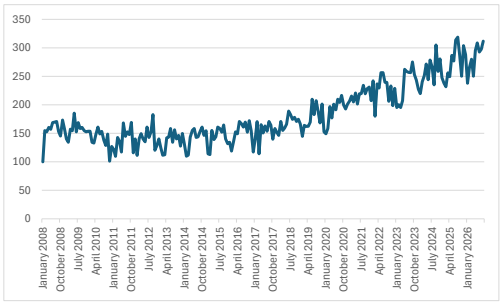
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

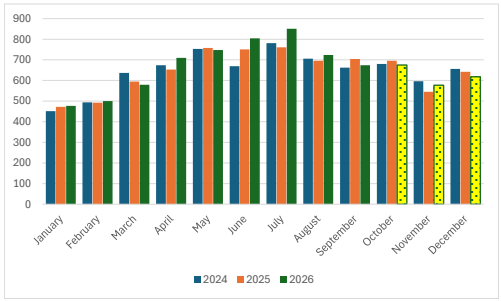
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	451	472	477		1,526	1,524	1,579		$165,000	$190,000	$186,500	
February	494	492	500		1,503	1,532	1,561		$180,000	$190,000	$200,750	
March	637	595	579		1,530	1,613	1,645		$185,000	$185,000	$200,000	
April	674	653	710		1,586	1,499	1,760		$185,000	$199,000	$210,000	
May	753	758	748		1,638	1,534	1,834		$195,000	$210,000	$235,000	
June	669	751	804		1,722	1,595	1,843		$223,500	$225,000	$235,000	
July	781	761	851		1,780	1,661	1,942		$205,000	$230,000	$235,000	
August	706	696	724		1,776	1,711	1,952		$195,250	$205,000	$215,000	
September	662	704	674		1,831	1,841	2,093		$205,600	$210,000	$229,900	
October	680	696	675		1,900	1,815			$210,000	$220,000	$223,186	
November	596	545	577		1,888	1,778			$207,450	$215,000	$218,187	
December	656	642	618		1,582	1,585			$185,000	$195,000	$211,134	

IHS Three Month Outlook

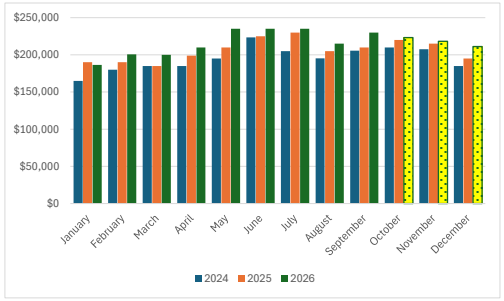
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

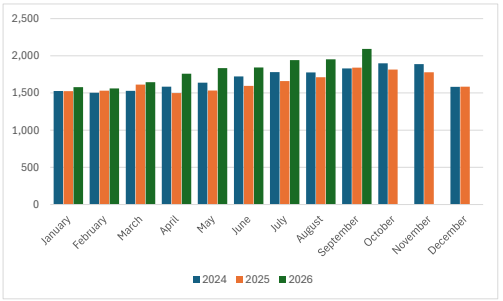
Monthly Closed Sales



Monthly Median Sales Price



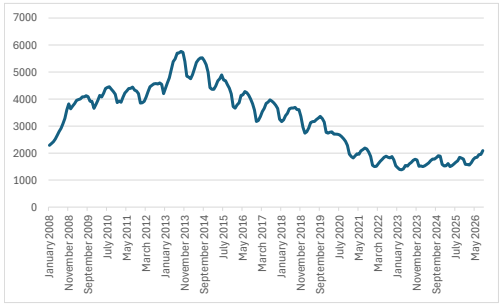
Monthly Inventory



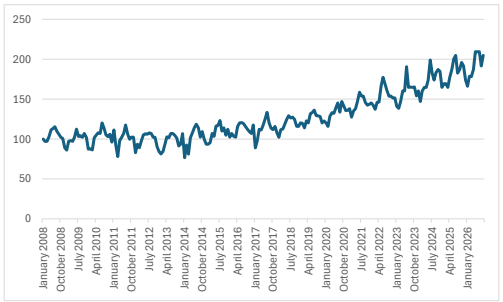
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Moline-Rock Island - All Properties
Summary of Recent Trends

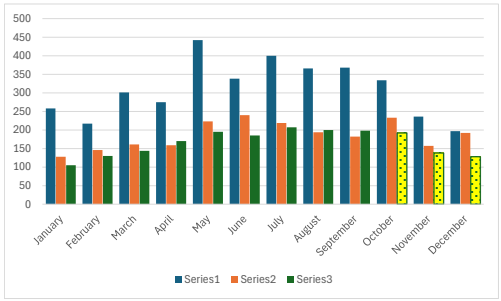
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	258	128	105		483	379	352		$146,000	$159,500	$159,900	
February	217	146	130		456	343	328		$150,000	$145,500	$140,450	
March	301	161	144		414	320	311		$147,000	$147,000	$164,950	
April	275	159	170		442	288	338		$137,000	$150,000	$162,000	
May	442	223	195		476	299	341		$140,000	$170,000	$170,000	
June	338	240	185		482	329	380		$155,000	$170,000	$185,000	
July	400	219	207		568	379	422		$165,000	$165,000	$170,000	
August	366	194	200		673	384	448		$158,000	$172,500	$178,300	
September	368	182	198		590	408	457		$155,000	$156,250	$166,500	
October	334	233	192		576	418			$139,000	$169,999	$169,120	
November	236	157	138		482	406			$154,950	$170,000	$169,739	
December	197	192	128		416	363			$140,000	$165,000	$165,518	

IHS Three Month Outlook

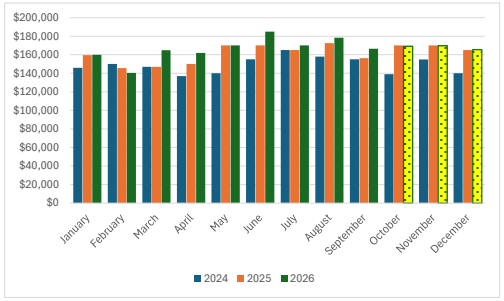
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

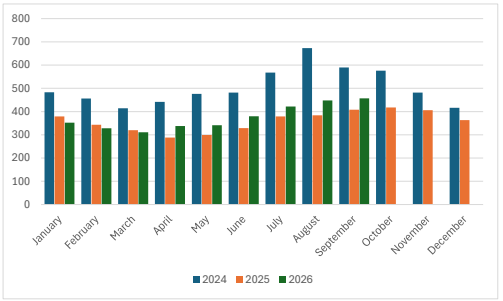
Monthly Closed Sales



Monthly Median Sales Price



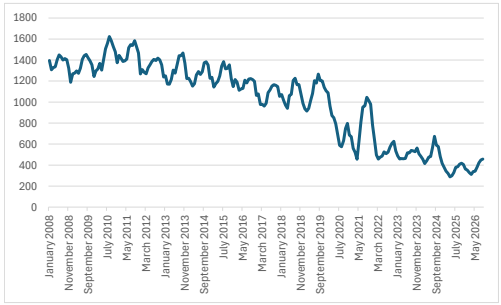
Monthly Inventory



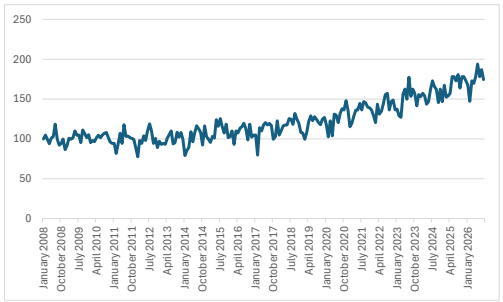
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

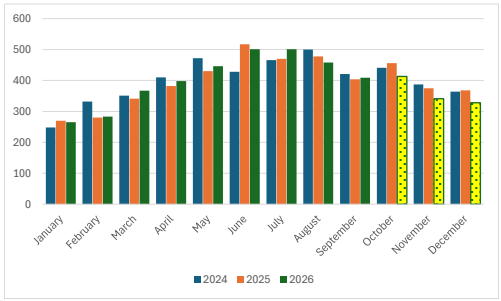
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	248	270	265		459	531	534		$135,000	$153,300	$169,900	
February	332	280	283		450	495	490		$96,000	$154,750	$160,000	
March	351	341	367		450	434	443		$142,750	$153,000	$167,500	
April	410	382	398		433	448	494		$155,000	$162,000	$168,750	
May	472	430	446		474	436	504		$170,000	$181,000	$189,000	
June	428	517	501		509	435	522		$185,000	$185,000	$199,000	
July	466	470	501		589	464	573		$185,000	$197,750	$205,000	
August	500	478	458		647	456	598		$180,000	$179,500	$188,000	
September	421	404	409		627	474	643		$157,600	$188,750	$185,000	
October	441	456	413		624	555			$175,000	$167,500	$180,907	
November	387	375	341		581	644			$172,250	$170,000	$181,138	
December	364	368	328		579	601			$173,000	$164,000	$178,801	

IHS Three Month Outlook

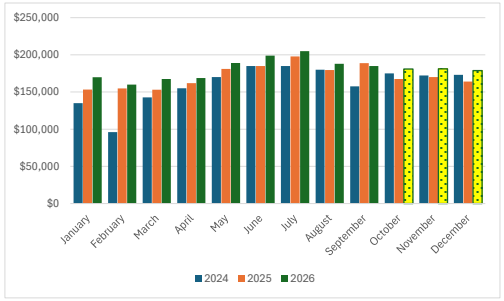
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

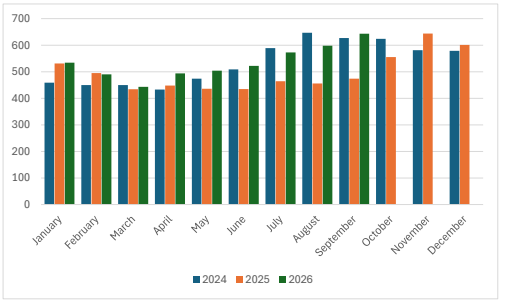
Monthly Closed Sales



Monthly Median Sales Price



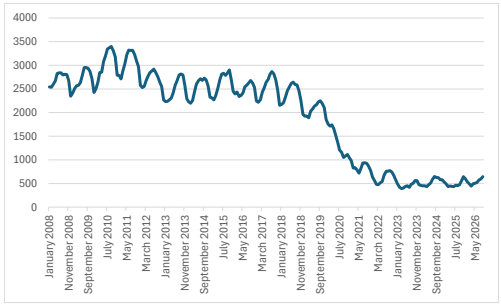
Monthly Inventory



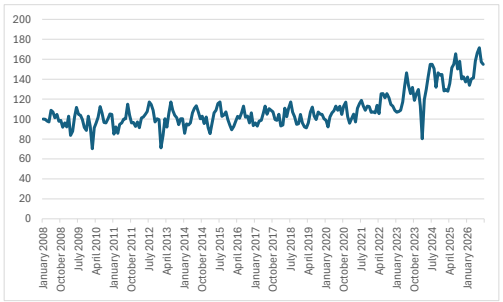
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

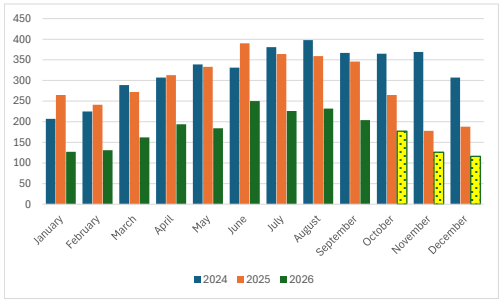
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	207	265	127		354	336	230		$185,000	$195,500	$230,000	
February	225	241	131		327	273	212		$170,000	$196,000	$225,000	
March	289	272	162		292	292	207		$185,000	$195,000	$240,000	
April	307	313	194		288	327	214		$197,000	$206,000	$210,000	
May	339	333	184		337	337	226		$186,000	$209,000	$220,000	
June	331	390	250		374	345	280		$203,500	$205,000	$239,450	
July	381	364	226		410	340	316		$203,000	$225,000	$249,900	
August	398	359	232		463	337	330		$199,000	$225,000	$249,050	
September	367	346	204		507	308	351		$198,000	$224,450	$237,000	
October	365	265	177		543	337			$195,000	$230,000	$233,438	
November	369	178	126		490	301			$192,000	$215,000	$232,210	
December	307	188	116		402	276			$191,900	$228,750	$227,453	

IHS Three Month Outlook

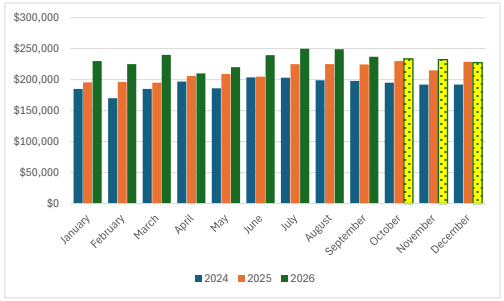
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

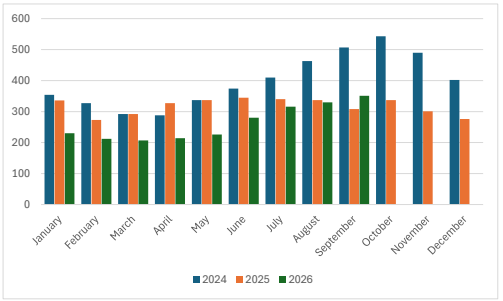
Monthly Closed Sales



Monthly Median Sales Price



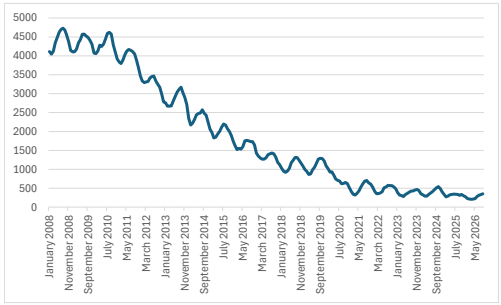
Monthly Inventory



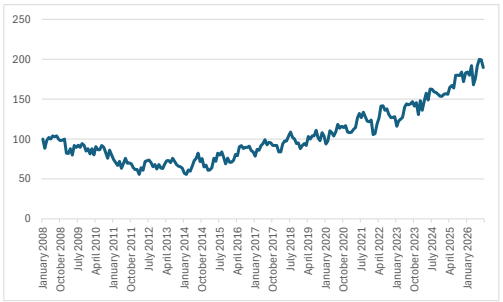
Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

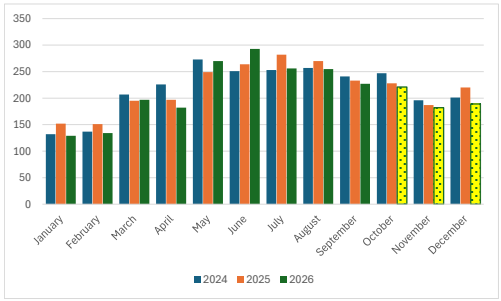
	Closed Sales				Inventory				Median Sales Price			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	132	152	129		219	236	212		$185,000	$188,500	$187,000	
February	137	151	134		215	191	188		$155,000	$150,000	$197,450	
March	207	195	197		235	203	192		$155,750	$186,500	$206,000	
April	226	197	182		250	205	190		$181,600	$210,000	$188,000	
May	273	249	270		220	203	232		$186,000	$212,000	$211,000	
June	251	264	293		231	216	267		$195,000	$210,500	$250,000	
July	253	282	256		250	223	288		$185,000	$215,000	$226,500	
August	257	270	255		270	213	301		$196,000	$210,000	$212,001	
September	241	233	227		268	225	327		$199,900	$195,000	$206,500	
October	247	228	221		271	253			$192,500	$200,000	$213,142	
November	196	187	182		283	234			$179,450	$190,000	$201,755	
December	201	220	189		273	219			$174,900	$191,000	$203,245	

IHS Three Month Outlook

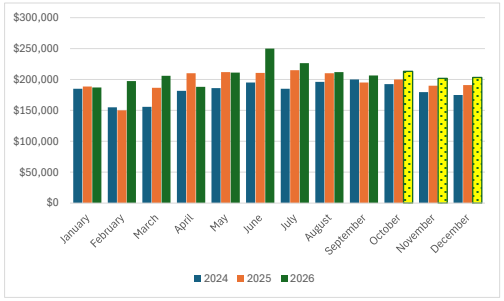
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

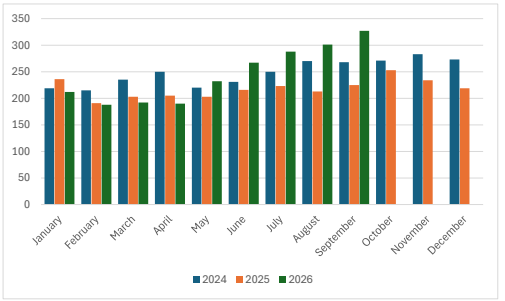
Monthly Closed Sales



Monthly Median Sales Price



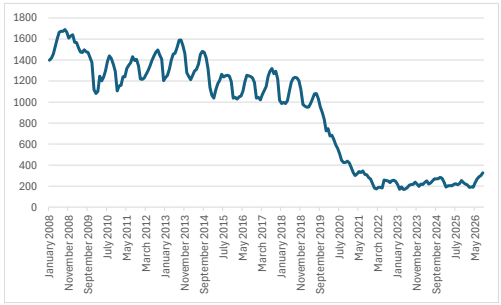
Monthly Inventory



Yellow columns are projections from the IHS Three Month Outlook.

Long Term Trends

Monthly Inventory Trend



Monthly House Price Index

