

Monthly Local Market Update for March 2025

A Research Tool Provided by Illinois REALTORS®



City of Chicago

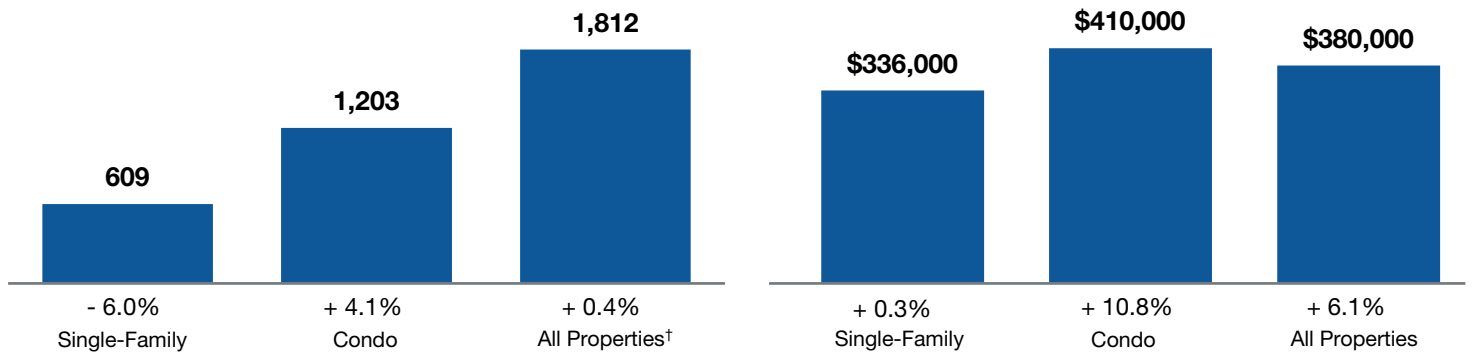
Key Metrics for All Properties	March			Year to Date		
	2024	2025	Percent Change	Thru Mar 2024	Thru Mar 2025	Percent Change
Closed Sales	1,804	1,812	+ 0.4%	4,226	4,437	+ 5.0%
Previous Month's Closed Sales	1,348 in February 2024	1,333 in February 2025	- 1.1%	2,422 in February 2024	2,625 in February 2025	+ 8.4%
Median Sales Price*	\$358,250	\$380,000	+ 6.1%	\$335,000	\$365,000	+ 9.0%
Inventory of Homes for Sale	4,437	3,779	- 14.8%	--	--	--
Days on Market Until Sale	38	37	- 2.6%	41	40	- 2.4%

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

Activity by Property Type for March 2025

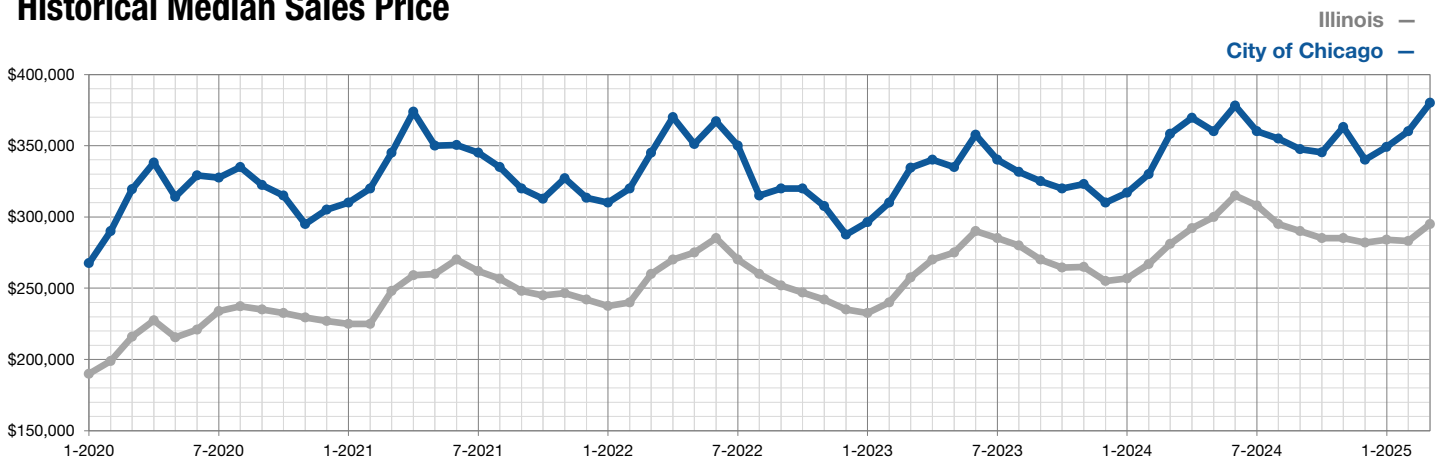
Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price



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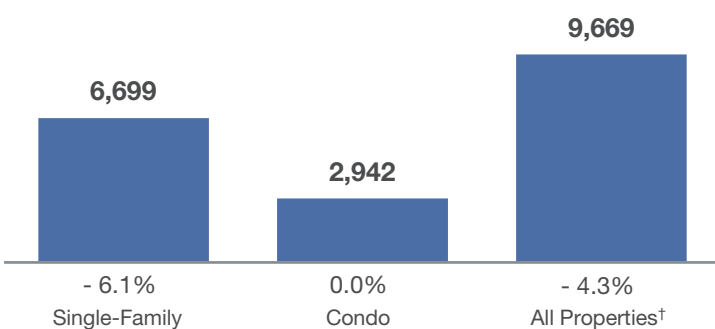
Entire State of Illinois

Key Metrics for All Properties	March			Year to Date		
	2024	2025	Percent Change	Thru Mar 2024	Thru Mar 2025	Percent Change
Closed Sales	10,100	9,669	- 4.3%	24,773	25,082	+ 1.2%
Previous Month's Closed Sales	7,690 in February 2024	7,819 in February 2025	+ 1.7%	14,673 in February 2024	15,413 in February 2025	+ 5.0%
Median Sales Price*	\$281,000	\$295,000	+ 5.0%	\$270,000	\$286,425	+ 6.1%
Inventory of Homes for Sale	16,279	16,556	+ 1.7%	--	--	--
Days on Market Until Sale	35	37	+ 5.7%	36	38	+ 5.6%

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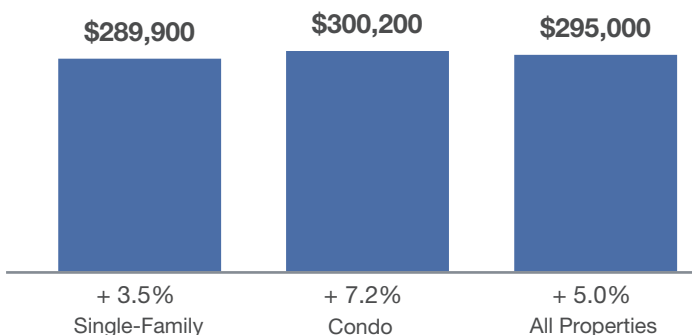
Activity by Property Type for March 2025

Closed Sales

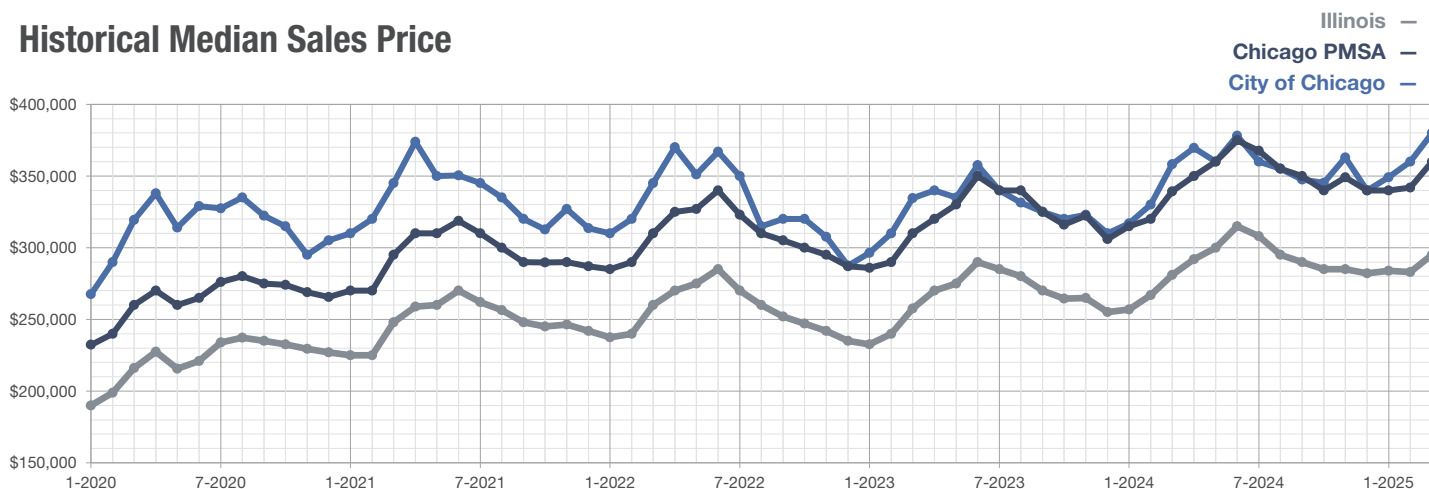


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Median Sales Price



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Chicago Metro Area

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

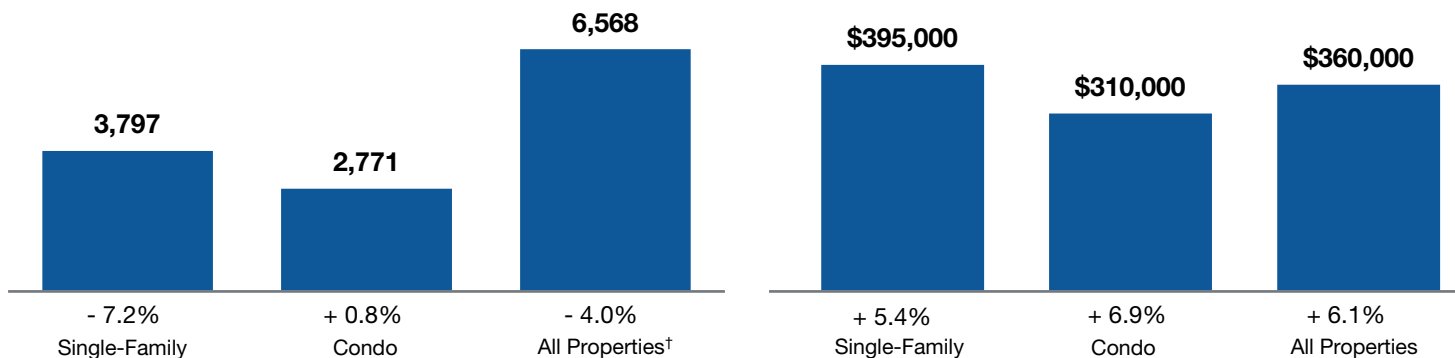
Key Metrics for All Properties	March			Year to Date		
	2024	2025	Percent Change	Thru Mar 2024	Thru Mar 2025	Percent Change
Closed Sales	6,839	6,568	- 4.0%	16,605	16,894	+ 1.7%
Previous Month's Closed Sales	5,163 in February 2024	5,253 in February 2025	+ 1.7%	9,766 in February 2024	10,326 in February 2025	+ 5.7%
Median Sales Price*	\$339,250	\$360,000	+ 6.1%	\$325,000	\$349,000	+ 7.4%
Inventory of Homes for Sale	10,711	10,772	+ 0.6%	--	--	--
Days on Market Until Sale	30	32	+ 6.7%	33	34	+ 3.0%

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Activity by Property Type for March 2025

Closed Sales

Median Sales Price



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Historical Median Sales Price

