

Monthly Local Market Update for April 2025

A Research Tool Provided by Illinois REALTORS®



City of Chicago

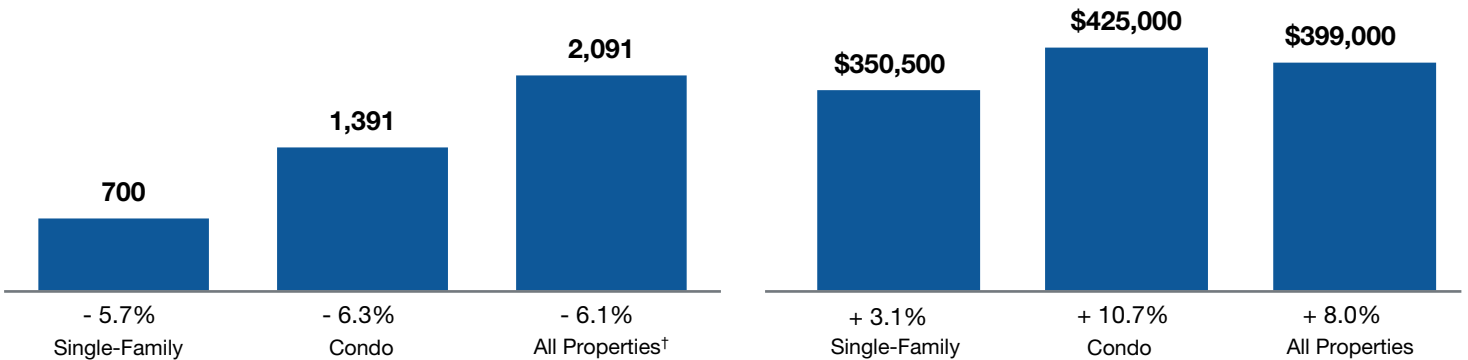
Key Metrics for All Properties	April			Year to Date		
	2024	2025	Percent Change	Thru Apr 2024	Thru Apr 2025	Percent Change
Closed Sales	2,227	2,091	- 6.1%	6,453	6,557	+ 1.6%
Previous Month's Closed Sales	1,804 in March 2024	1,836 in March 2025	+ 1.8%	4,226 in March 2024	4,466 in March 2025	+ 5.7%
Median Sales Price*	\$369,500	\$399,000	+ 8.0%	\$349,900	\$375,000	+ 7.2%
Inventory of Homes for Sale	4,652	4,085	- 12.2%	--	--	--
Days on Market Until Sale	31	30	- 3.2%	38	37	- 2.6%

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

Activity by Property Type for April 2025

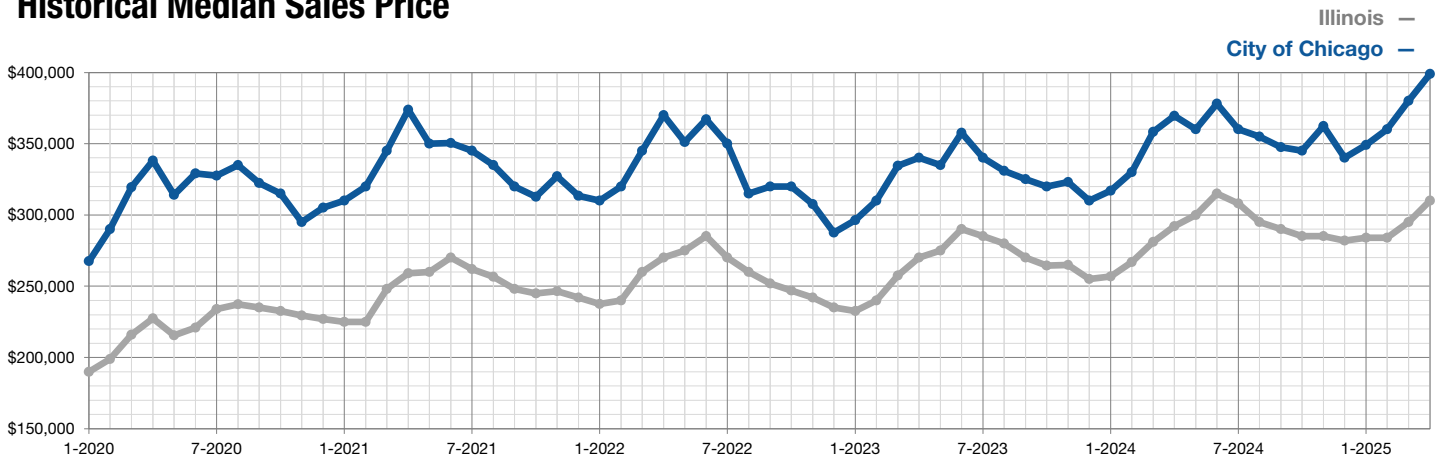
Closed Sales

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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Chicago Metro Area

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

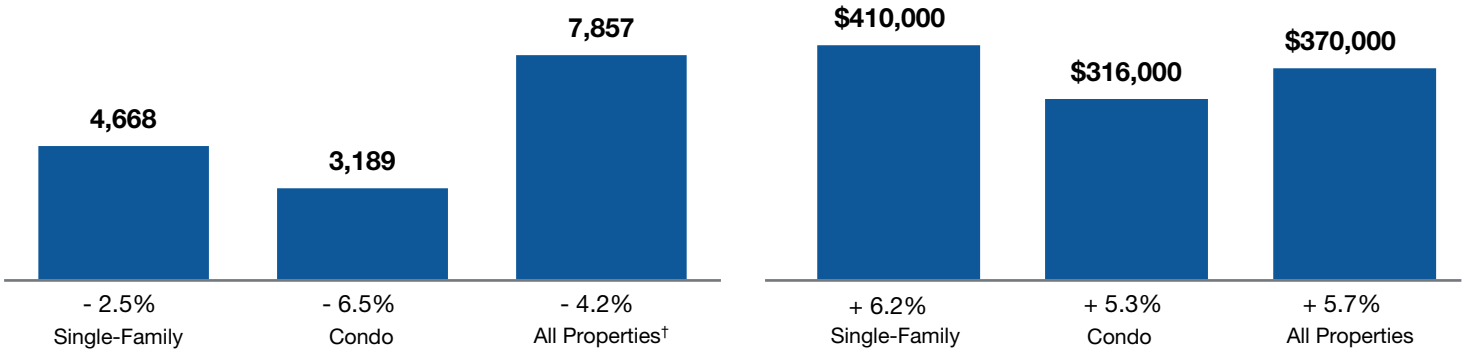
Key Metrics for All Properties	April			Year to Date		
	2024	2025	Percent Change	Thru Apr 2024	Thru Apr 2025	Percent Change
Closed Sales	8,198	7,857	- 4.2%	24,804	24,847	+ 0.2%
Previous Month's Closed Sales	6,840 in March 2024	6,646 in March 2025	- 2.8%	16,606 in March 2024	16,990 in March 2025	+ 2.3%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$332,500	\$353,950	+ 6.5%
Inventory of Homes for Sale	11,385	11,791	+ 3.6%	--	--	--
Days on Market Until Sale	24	26	+ 8.3%	30	32	+ 6.7%

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Activity by Property Type for April 2025

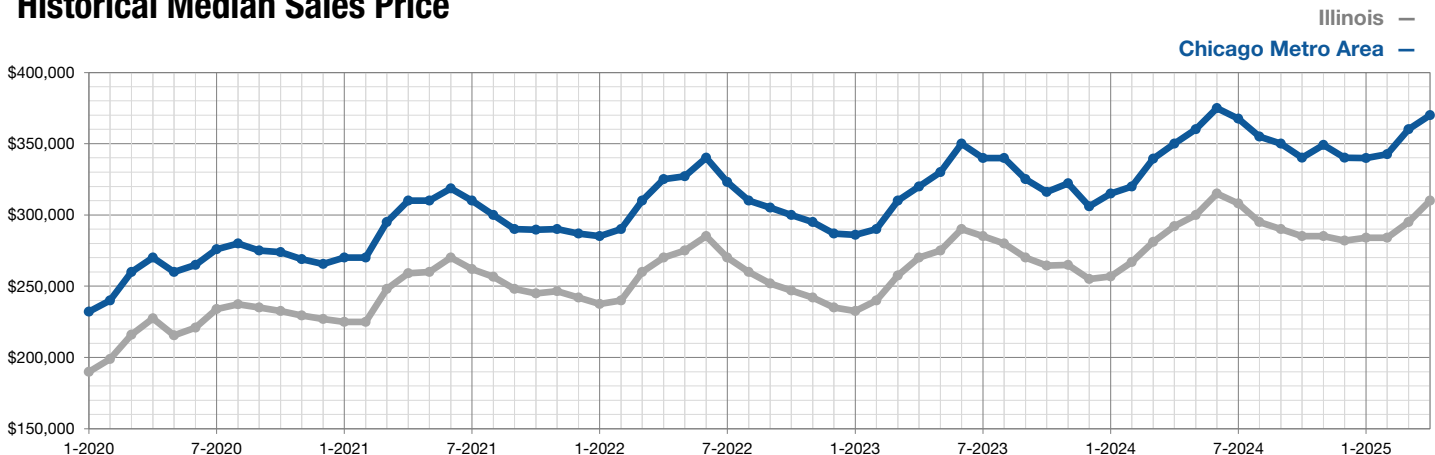
Closed Sales

Median Sales Price



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Historical Median Sales Price



Current as of May 7, 2025. All data from the multiple listing services located in the state of Illinois. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

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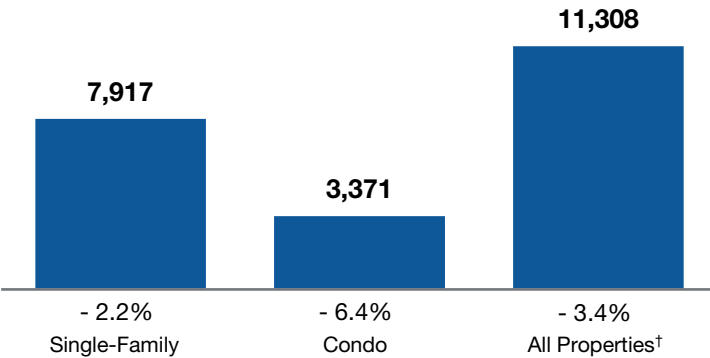
Entire State of Illinois

Key Metrics for All Properties	April			Year to Date		
	2024	2025	Percent Change	Thru Apr 2024	Thru Apr 2025	Percent Change
Closed Sales	11,705	11,308	- 3.4%	36,479	36,515	+ 0.1%
Previous Month's Closed Sales	10,101 in March 2024	9,771 in March 2025	- 3.3%	24,774 in March 2024	25,207 in March 2025	+ 1.7%
Median Sales Price*	\$292,000	\$310,000	+ 6.2%	\$276,000	\$295,000	+ 6.9%
Inventory of Homes for Sale	17,099	17,819	+ 4.2%	--	--	--
Days on Market Until Sale	28	30	+ 7.1%	34	36	+ 5.9%

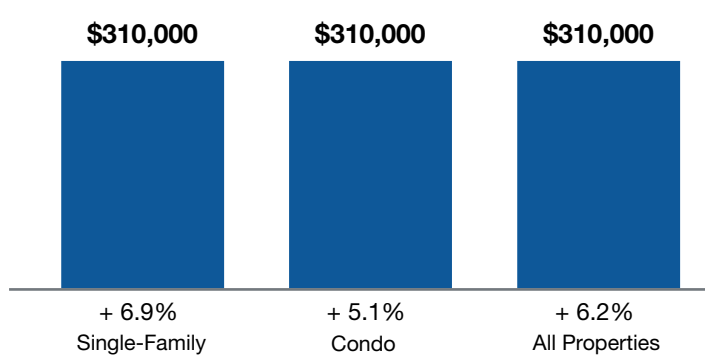
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