

Monthly Local Market Update for May 2025

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

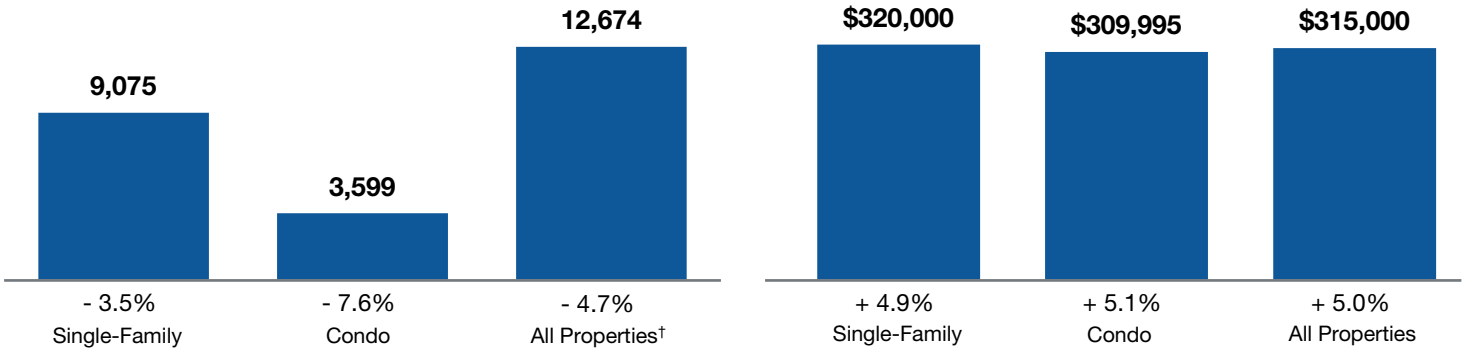
Key Metrics for All Properties	May			Year to Date		
	2024	2025	Percent Change	Thru May 2024	Thru May 2025	Percent Change
Closed Sales	13,300	12,674	- 4.7%	49,788	49,378	- 0.8%
Previous Month's Closed Sales	11,711 in April 2024	11,467 in April 2025	- 2.1%	36,488 in April 2024	36,704 in April 2025	+ 0.6%
Median Sales Price*	\$300,000	\$315,000	+ 5.0%	\$283,000	\$300,000	+ 6.0%
Inventory of Homes for Sale	18,758	19,890	+ 6.0%	--	--	--
Days on Market Until Sale	26	27	+ 3.8%	32	33	+ 3.1%

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

Activity by Property Type for May 2025

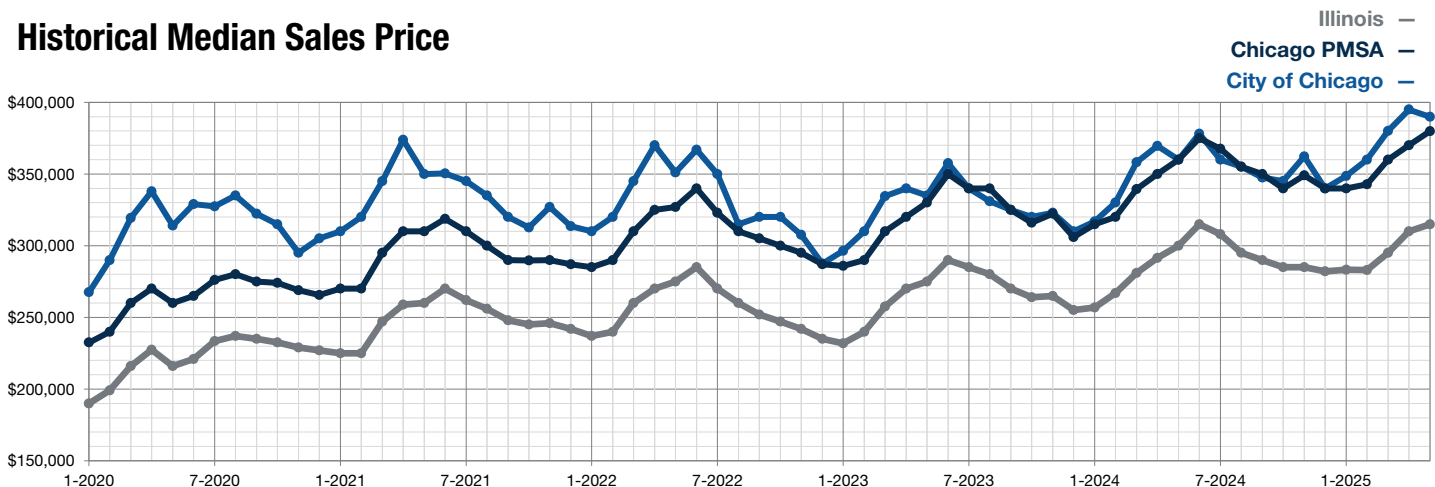
Closed Sales

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

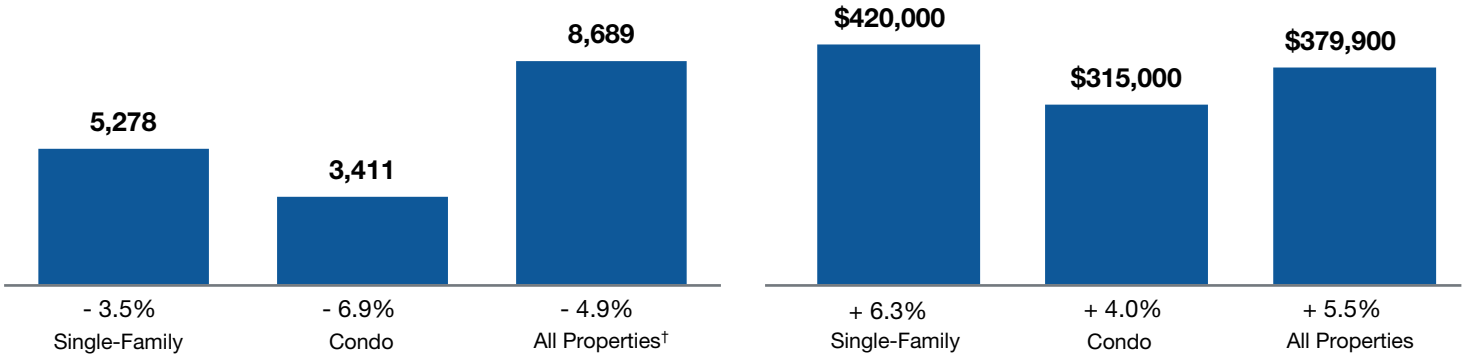
Key Metrics for All Properties	May			Year to Date		
	2024	2025	Percent Change	Thru May 2024	Thru May 2025	Percent Change
Closed Sales	9,135	8,689	- 4.9%	33,940	33,662	- 0.8%
Previous Month's Closed Sales	8,199 in April 2024	7,966 in April 2025	- 2.8%	24,805 in April 2024	24,973 in April 2025	+ 0.7%
Median Sales Price*	\$360,000	\$379,900	+ 5.5%	\$340,000	\$360,000	+ 5.9%
Inventory of Homes for Sale	12,759	13,195	+ 3.4%	--	--	--
Days on Market Until Sale	22	23	+ 4.5%	28	29	+ 3.6%

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Activity by Property Type for May 2025

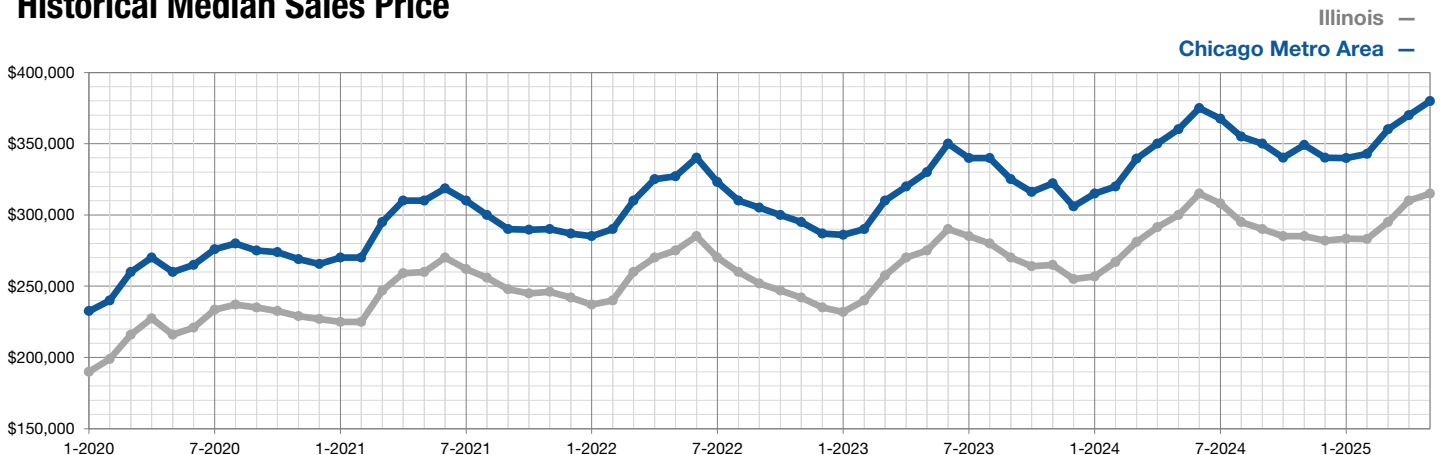
Closed Sales

Median Sales Price



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Historical Median Sales Price



Current as of June 12, 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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City of Chicago

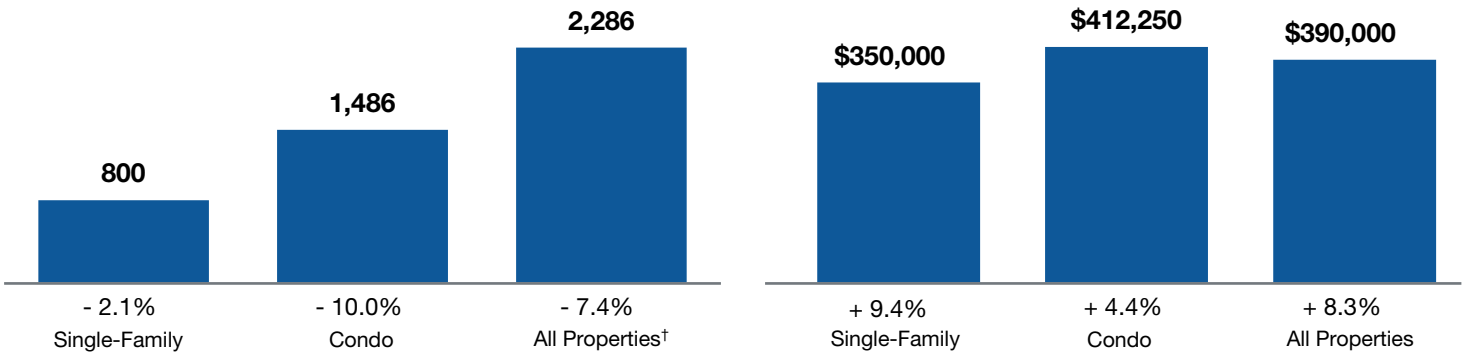
Key Metrics for All Properties	May			Year to Date		
	2024	2025	Percent Change	Thru May 2024	Thru May 2025	Percent Change
Closed Sales	2,468	2,286	- 7.4%	8,921	8,888	- 0.4%
Previous Month's Closed Sales	2,227 in April 2024	2,131 in April 2025	- 4.3%	6,453 in April 2024	6,602 in April 2025	+ 2.3%
Median Sales Price*	\$360,000	\$390,000	+ 8.3%	\$350,000	\$375,000	+ 7.1%
Inventory of Homes for Sale	4,934	4,284	- 13.2%	--	--	--
Days on Market Until Sale	27	26	- 3.7%	35	34	- 2.9%

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Activity by Property Type for May 2025

Closed Sales

Median Sales Price



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Historical Median Sales Price

