



January 2026

Illinois Home Sales Increase Annually and in December as Inventory Stays Low and Prices Climb

The Talking Points

Year-over-year home sales and median prices rose in Illinois during December sales despite decreasing inventory, according to data from Illinois REALTORS®. In the Chicago Metro Area median prices increased while sales and inventory decreased.

Note a few market dynamics:

- **December home sales:** Statewide closed sales rose 2.0 percent, from 10,041 in December 2024 to 10,237 in December 2025. In the Chicago Metro Area, closed sales went down 0.2 percent, from 6,650 to 6,637 during the same period, while in the city of Chicago, closed sales increased 0.4 percent from 1,609 to 1,615.
- **Annual home sales:** Statewide closed sales increased 4.2 percent from 131,194 in December 2024 to 136,650 in December 2025. In the Chicago Metro Area, closed sales went up 0.6 percent from 88,560 to 89,091 during the same period, while in the city of Chicago, closed sales went down 0.1 percent from 22,109 to 22,093.
- **December inventory:** Statewide inventory decreased 8.2 percent from 20,063 in December 2024 to 18,421 in December 2025. In the Chicago Metro Area, inventory decreased 11.3 percent from 12,178 in December 2024 to 10,801 in December 2025, while in the city of Chicago, inventory decreased 25.5 percent, from 3,983 last December to 2,969 this December.
- **December prices:** Median prices rose 6.3 percent statewide from \$282,111 in December 2024 to \$299,900 in December 2025. The Chicago Metro Area median price went up 4.4 percent from \$340,000 in December 2024 to \$355,000 in December 2025. In the city of Chicago, the median price went up 2.9 percent from \$340,000 in December 2024 to \$350,000 in December 2025.
- **Annual prices:** Annual statewide median prices rose 3.4 percent from \$290,000 in 2024 to \$300,000 in 2025. In the Chicago Metro Area, median prices went up 4.6 percent from \$350,000 in 2024 to \$366,000 in 2025. In the city of Chicago, median prices went up 5.6 percent from \$354,975 to \$375,000.





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- **December days on market:** Statewide, homes stayed on the market an average of 32 days in December 2025 same as in December 2024. In the Chicago Metro Area, homes were on the market 29 days in December 2025. In the city of Chicago, homes stayed on the market 32 days in December 2025, 5 days fewer than in December 2024.
- **Annual days on market:** Statewide, homes stayed on the market an average of 30 days in 2025 compared to 28 in 2024. In the Chicago Metro Area, homes were on the market an average of 26 days in 2025 compared to 25 days in 2024. In the city of Chicago, homes were on the market an average of 30 days in 2025 compared to 32 days in 2024.
- According to [Freddie Mac](#), the monthly average commitment rate for a 30-year, fixed-rate mortgage was 6.19 percent in December 2025, compared to 6.24 percent in November 2025 and 6.72 percent in December 2024.