

Monthly Local Market Update for December 2025

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

Key Metrics for All Properties	December			Year to Date		
	2024	2025	Percent Change	Thru Dec 2024	Thru Dec 2025	Percent Change
Closed Sales	10,041	10,237	+ 2.0%	131,194	136,650	+ 4.2%
Previous Month's Closed Sales	10,126 in November 2024	9,437 in November 2025	- 6.8%	121,153 in November 2024	126,413 in November 2025	+ 4.3%
Median Sales Price*	\$282,111	\$299,900	+ 6.3%	\$290,000	\$300,000	+ 3.4%
Inventory of Homes for Sale	20,063	18,421	- 8.2%	--	--	--
Days on Market Until Sale	32	32	0.0%	28	30	+ 7.1%

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

Activity by Property Type for December 2025

Closed Sales

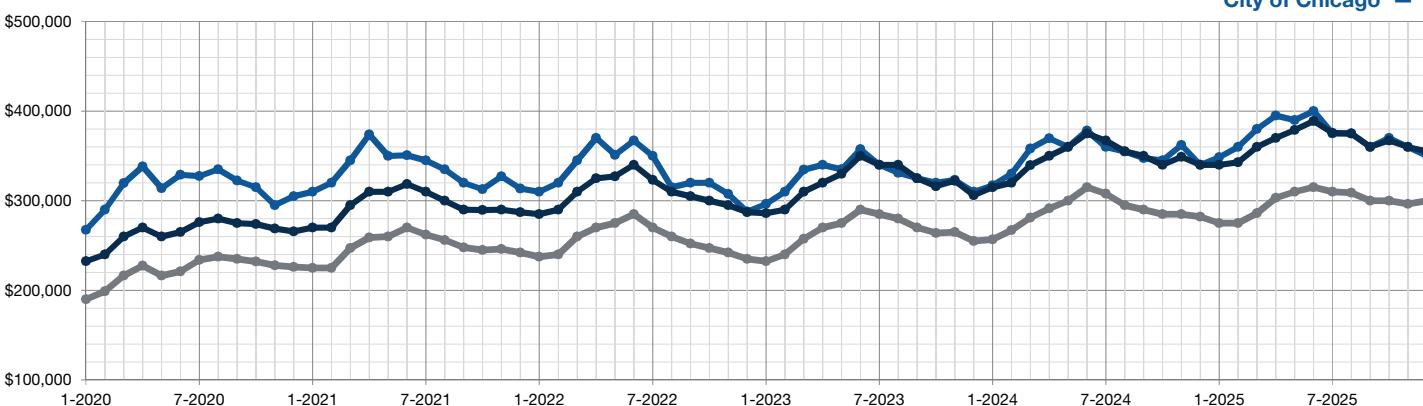
Median Sales Price



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

Historical Median Sales Price

Illinois —
Chicago PMSA —
City of Chicago —



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Chicago Metro Area

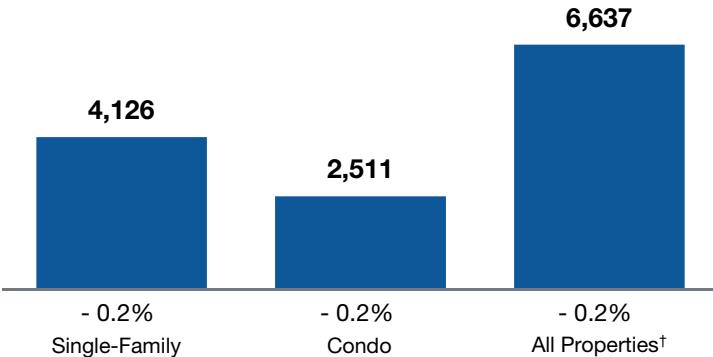
Includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties

Key Metrics for All Properties	December			Year to Date		
	2024	2025	Percent Change	Thru Dec 2024	Thru Dec 2025	Percent Change
Closed Sales	6,650	6,637	- 0.2%	88,560	89,091	+ 0.6%
Previous Month's Closed Sales	6,667 in November 2024	6,054 in November 2025	- 9.2%	81,910 in November 2024	82,454 in November 2025	+ 0.7%
Median Sales Price*	\$340,000	\$355,000	+ 4.4%	\$350,000	\$366,000	+ 4.6%
Inventory of Homes for Sale	12,178	10,801	- 11.3%	--	--	--
Days on Market Until Sale	29	29	0.0%	25	26	+ 4.0%

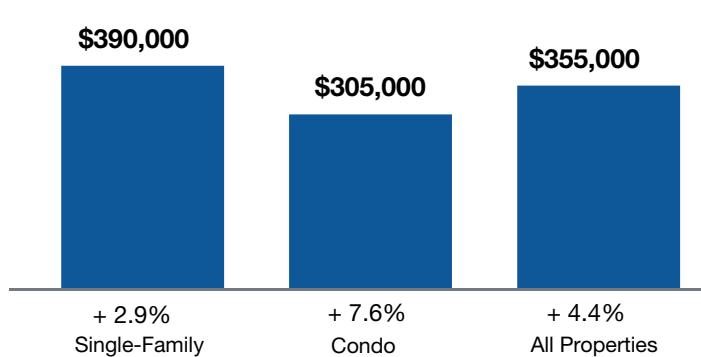
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Closed Sales

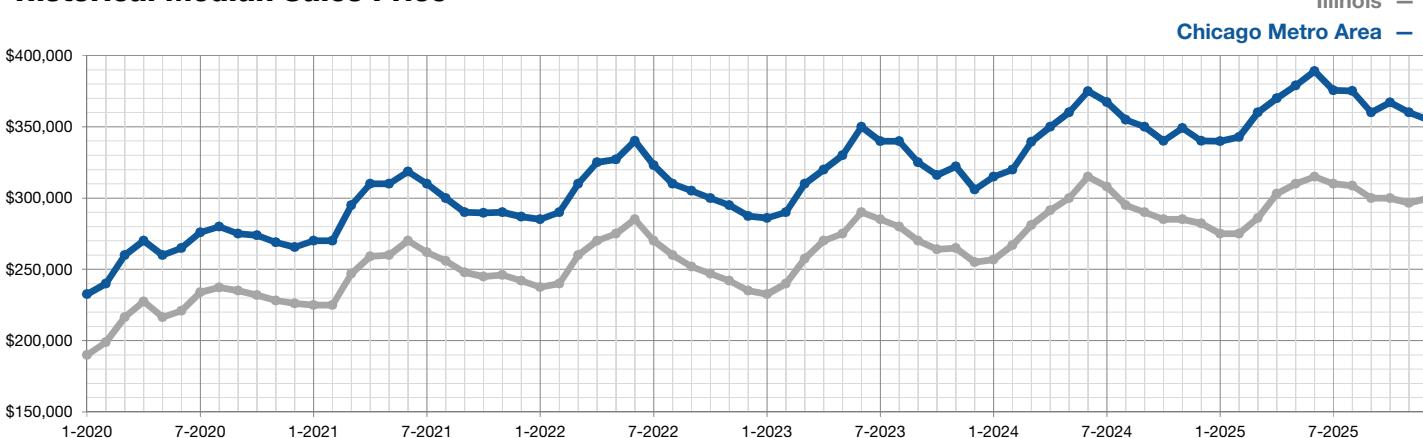


Median Sales Price



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Historical Median Sales Price



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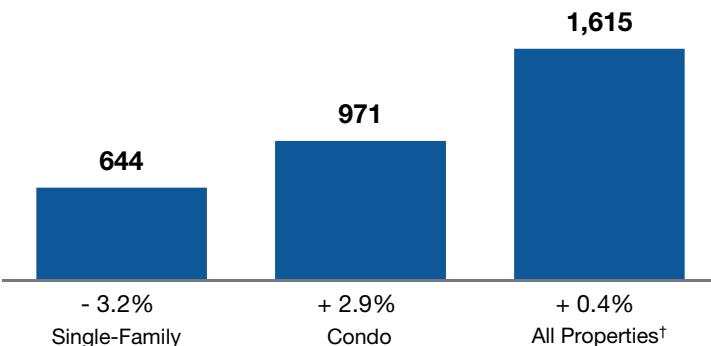
City of Chicago

Key Metrics for All Properties	December			Year to Date		
	2024	2025	Percent Change	Thru Dec 2024	Thru Dec 2025	Percent Change
Closed Sales	1,609	1,615	+ 0.4%	22,109	22,093	- 0.1%
Previous Month's Closed Sales in November 2024	1,510	1,354 in November 2025	- 10.3%	20,500 in November 2024	20,478 in November 2025	- 0.1%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$354,975	\$375,000	+ 5.6%
Inventory of Homes for Sale	3,983	2,969	- 25.5%	--	--	--
Days on Market Until Sale	37	32	- 13.5%	32	30	- 6.3%

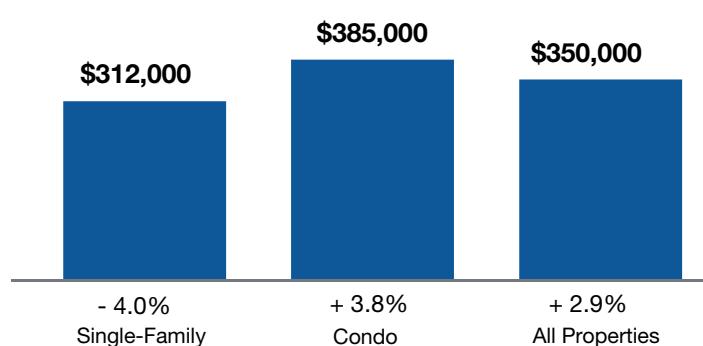
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Closed Sales



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