

# Monthly Local Market Update for April 2026

A Research Tool Provided by Illinois REALTORS®



## Entire State of Illinois

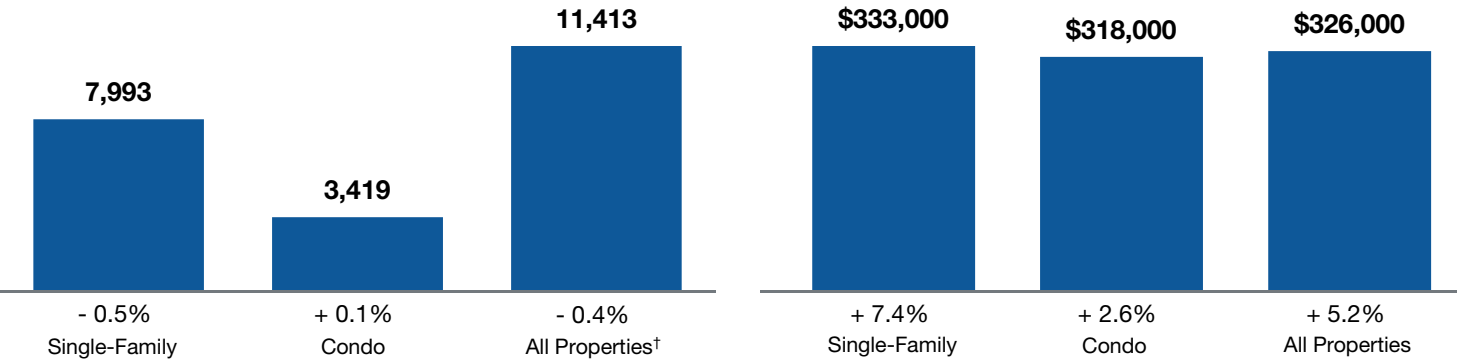
Key Metrics for All Properties	April			Year to Date		
	2025	2026	Percent Change	Thru Apr 2025	Thru Apr 2026	Percent Change
<b>Closed Sales</b>	<b>11,454</b>	<b>11,413</b>	<b>- 0.4%</b>	<b>36,623</b>	<b>35,714</b>	<b>- 2.5%</b>
Previous Month's Closed Sales	9,774 in March 2025	10,185 in March 2026	+ 4.2%	25,169 in March 2025	24,301 in March 2026	- 3.4%
<b>Median Sales Price*</b>	<b>\$310,000</b>	<b>\$326,000</b>	<b>+ 5.2%</b>	<b>\$295,000</b>	<b>\$309,000</b>	<b>+ 4.7%</b>
<b>Inventory of Homes for Sale</b>	<b>19,686</b>	<b>18,683</b>	<b>- 5.1%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>31</b>	<b>31</b>	<b>0.0%</b>	<b>36</b>	<b>37</b>	<b>+ 2.8%</b>

\* 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 2026

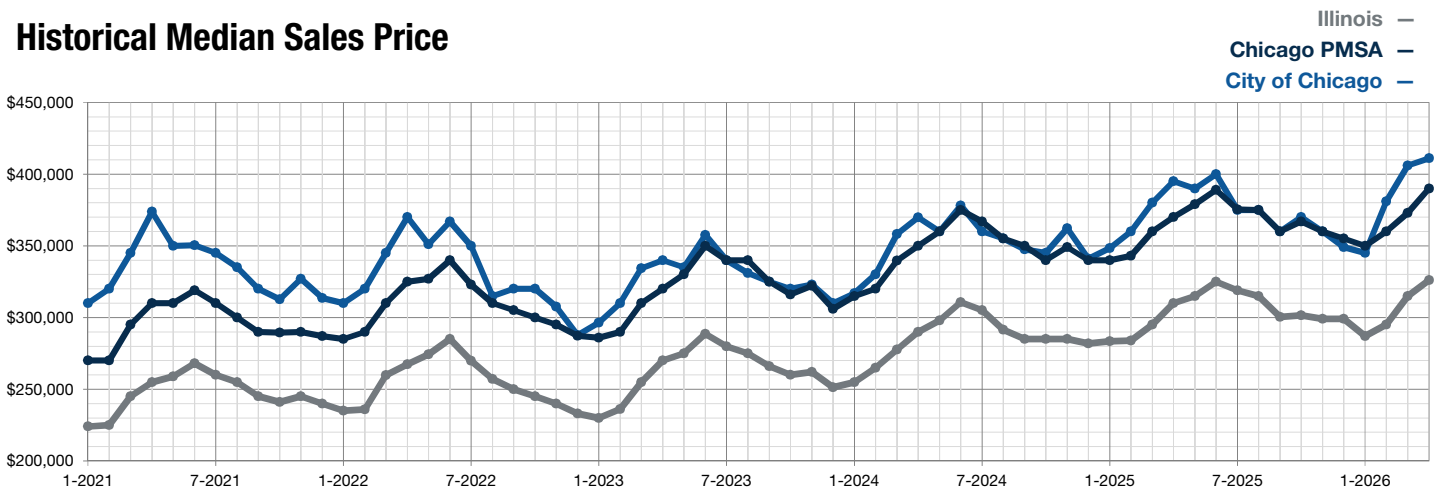
#### Closed Sales

#### 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		
	2025	2026	Percent Change	Thru Apr 2025	Thru Apr 2026	Percent Change
<b>Closed Sales</b>	<b>7,987</b>	<b>7,969</b>	<b>- 0.2%</b>	<b>25,011</b>	<b>24,218</b>	<b>- 3.2%</b>
Previous Month's Closed Sales	6,672 in March 2025	7,011 in March 2026	+ 5.1%	17,024 in March 2025	16,249 in March 2026	- 4.6%
<b>Median Sales Price*</b>	<b>\$370,000</b>	<b>\$390,000</b>	<b>+ 5.4%</b>	<b>\$353,100</b>	<b>\$370,000</b>	<b>+ 4.8%</b>
<b>Inventory of Homes for Sale</b>	<b>13,131</b>	<b>11,737</b>	<b>- 10.6%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>26</b>	<b>25</b>	<b>- 3.8%</b>	<b>32</b>	<b>31</b>	<b>- 3.1%</b>

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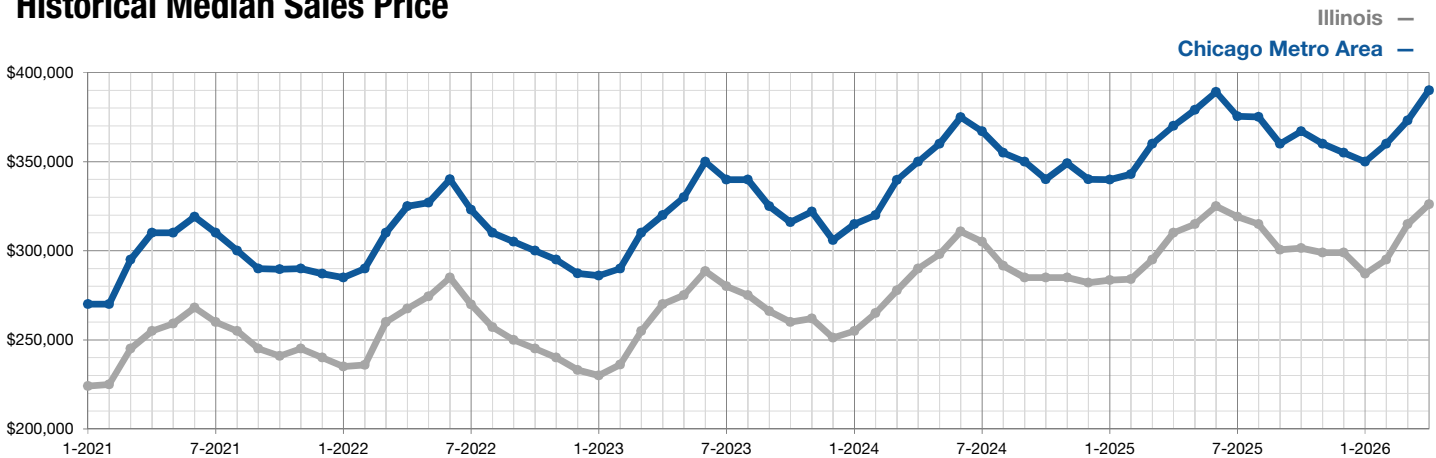
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Median Sales Price



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## City of Chicago

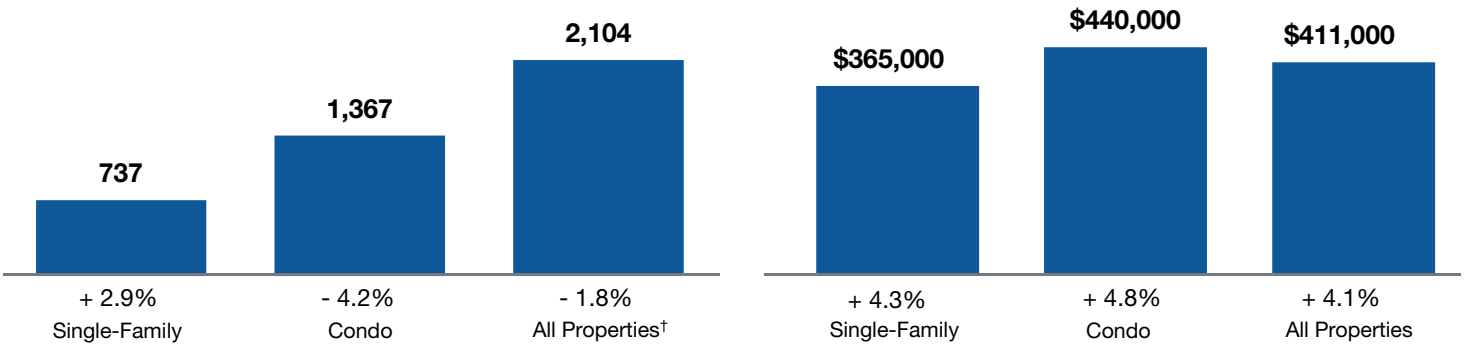
Key Metrics for All Properties	April			Year to Date		
	2025	2026	Percent Change	Thru Apr 2025	Thru Apr 2026	Percent Change
<b>Closed Sales</b>	<b>2,143</b>	<b>2,104</b>	<b>- 1.8%</b>	<b>6,622</b>	<b>6,175</b>	<b>- 6.8%</b>
Previous Month's Closed Sales	1,845 <small>in March 2025</small>	1,795 <small>in March 2026</small>	- 2.7%	4,479 <small>in March 2025</small>	4,071 <small>in March 2026</small>	- 9.1%
<b>Median Sales Price*</b>	<b>\$395,000</b>	<b>\$411,000</b>	<b>+ 4.1%</b>	<b>\$375,000</b>	<b>\$390,000</b>	<b>+ 4.0%</b>
<b>Inventory of Homes for Sale</b>	<b>4,559</b>	<b>3,271</b>	<b>- 28.3%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>30</b>	<b>26</b>	<b>- 13.3%</b>	<b>37</b>	<b>32</b>	<b>- 13.5%</b>

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