

Monthly Local Market Update for March 2026

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

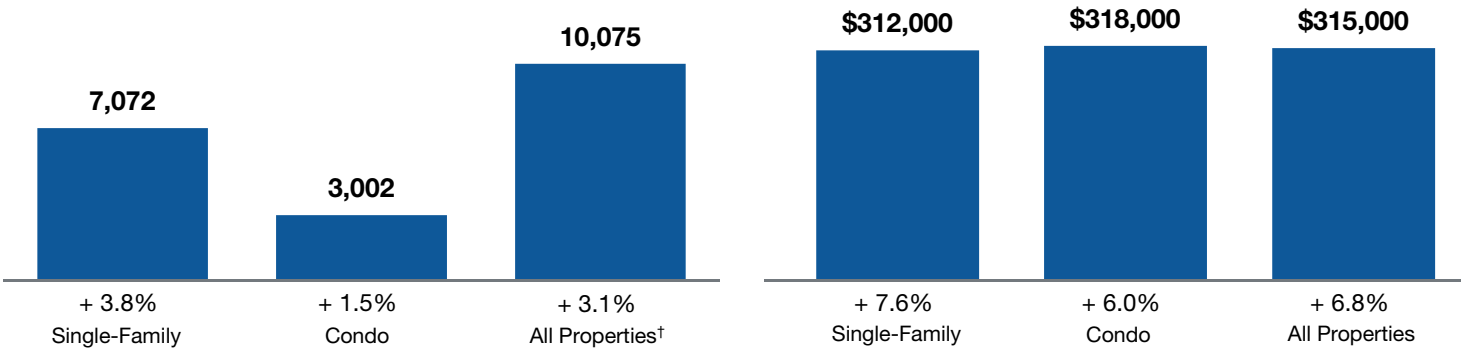
Key Metrics for All Properties	March			Year to Date		
	2025	2026	Percent Change	Thru Mar 2025	Thru Mar 2026	Percent Change
Closed Sales	9,774	10,075	+ 3.1%	25,169	24,179	- 3.9%
Previous Month's Closed Sales	7,820 <small>in February 2025</small>	7,418 <small>in February 2026</small>	- 5.1%	15,395 <small>in February 2025</small>	14,104 <small>in February 2026</small>	- 8.4%
Median Sales Price*	\$295,000	\$315,000	+ 6.8%	\$287,000	\$300,000	+ 4.5%
Inventory of Homes for Sale	18,526	17,099	- 7.7%	--	--	--
Days on Market Until Sale	37	38	+ 2.7%	38	39	+ 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 March 2026

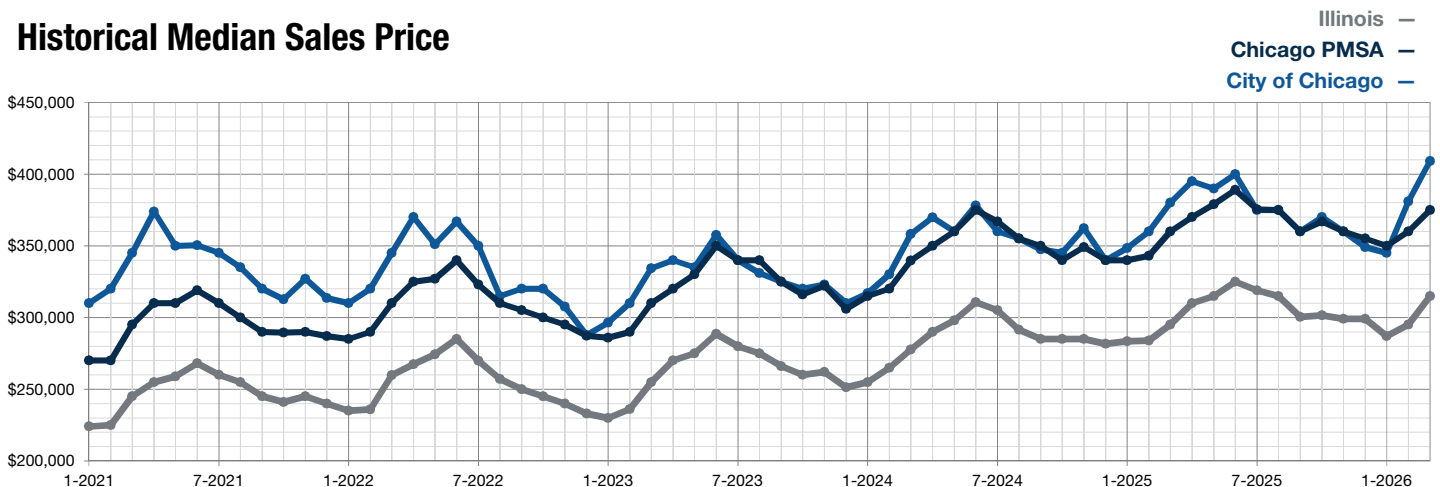
Closed Sales

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

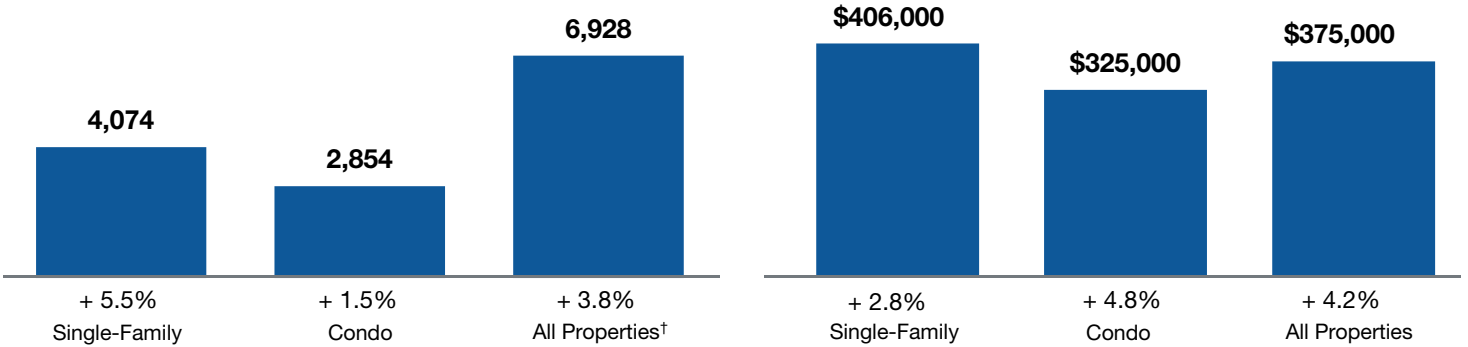
Key Metrics for All Properties	March			Year to Date		
	2025	2026	Percent Change	Thru Mar 2025	Thru Mar 2026	Percent Change
Closed Sales	6,672	6,928	+ 3.8%	17,024	16,159	- 5.1%
Previous Month's Closed Sales	5,273 <small>in February 2025</small>	4,906 <small>in February 2026</small>	- 7.0%	10,352 <small>in February 2025</small>	9,231 <small>in February 2026</small>	- 10.8%
Median Sales Price*	\$360,000	\$375,000	+ 4.2%	\$349,000	\$361,000	+ 3.4%
Inventory of Homes for Sale	12,034	10,455	- 13.1%	--	--	--
Days on Market Until Sale	32	31	- 3.1%	34	33	- 2.9%

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Activity by Property Type for March 2026

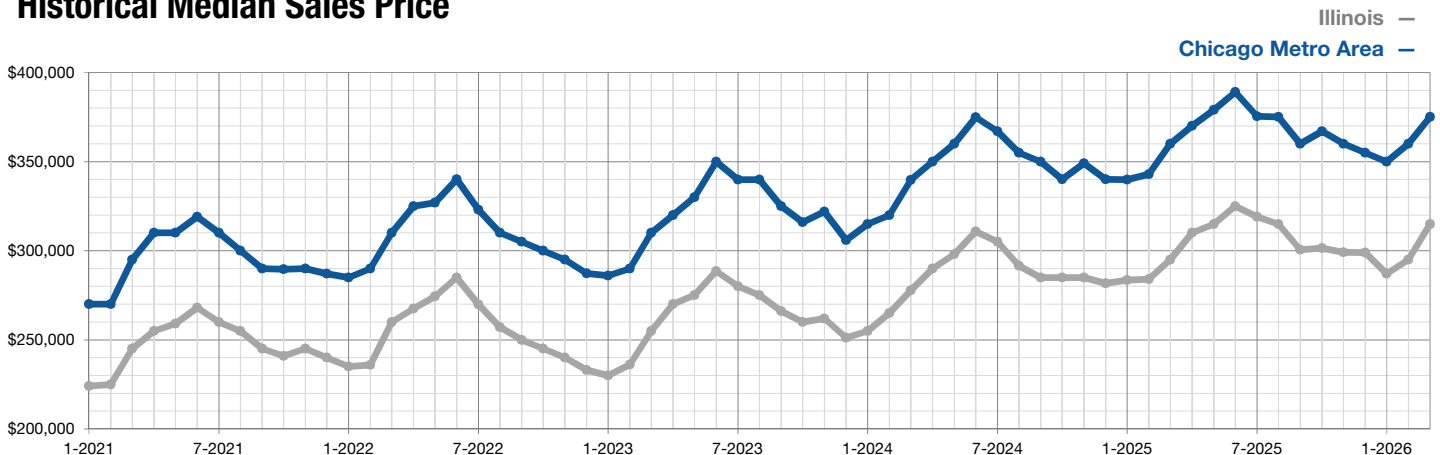
Closed Sales

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City of Chicago

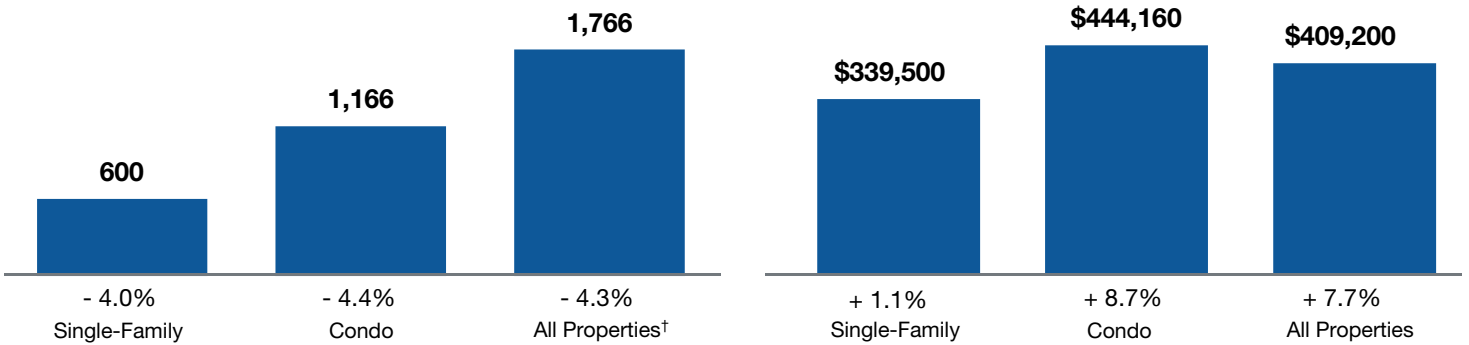
Key Metrics for All Properties	March			Year to Date		
	2025	2026	Percent Change	Thru Mar 2025	Thru Mar 2026	Percent Change
Closed Sales	1,845	1,766	- 4.3%	4,479	4,040	- 9.8%
Previous Month's Closed Sales	1,341 <small>in February 2025</small>	1,246 <small>in February 2026</small>	- 7.1%	2,634 <small>in February 2025</small>	2,274 <small>in February 2026</small>	- 13.7%
Median Sales Price*	\$380,000	\$409,200	+ 7.7%	\$365,000	\$380,000	+ 4.1%
Inventory of Homes for Sale	4,188	2,981	- 28.8%	--	--	--
Days on Market Until Sale	37	32	- 13.5%	40	35	- 12.5%

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Closed Sales

Median Sales Price



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Historical Median Sales Price

