

Monthly Local Market Update for May 2026

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

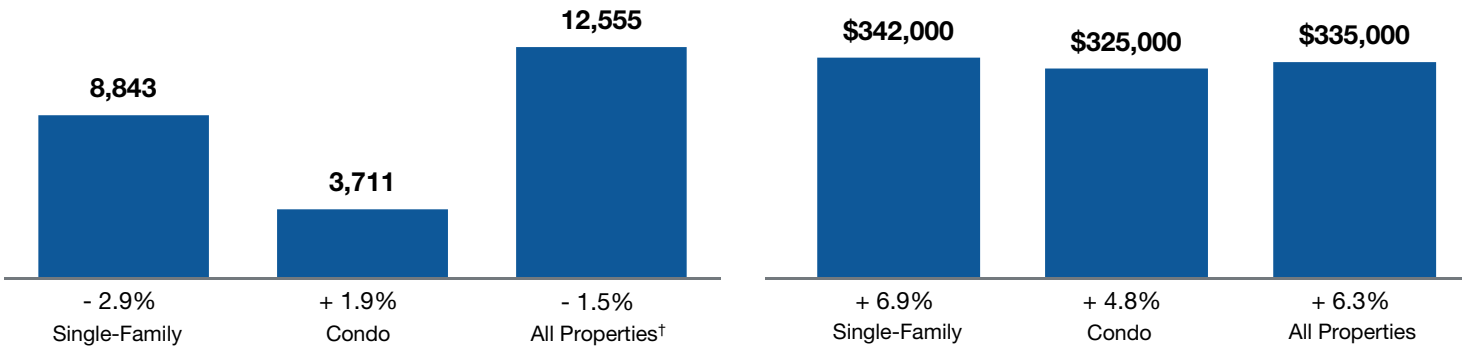
Key Metrics for All Properties	May			Year to Date		
	2025	2026	Percent Change	Thru May 2025	Thru May 2026	Percent Change
Closed Sales	12,750	12,555	- 1.5%	49,378	48,427	- 1.9%
Previous Month's Closed Sales	11,455 in April 2025	11,550 in April 2026	+ 0.8%	36,628 in April 2025	35,872 in April 2026	- 2.1%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$300,000	\$315,000	+ 5.0%
Inventory of Homes for Sale	21,356	19,719	- 7.7%	--	--	--
Days on Market Until Sale	26	27	+ 3.8%	33	34	+ 3.0%

* 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 2026

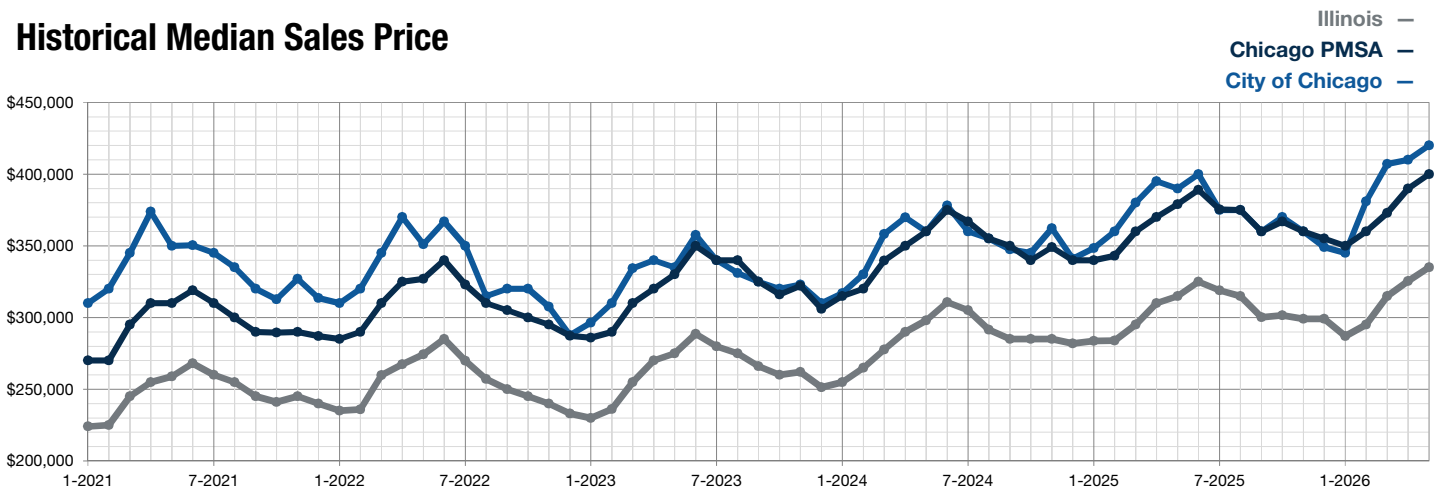
Closed Sales

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

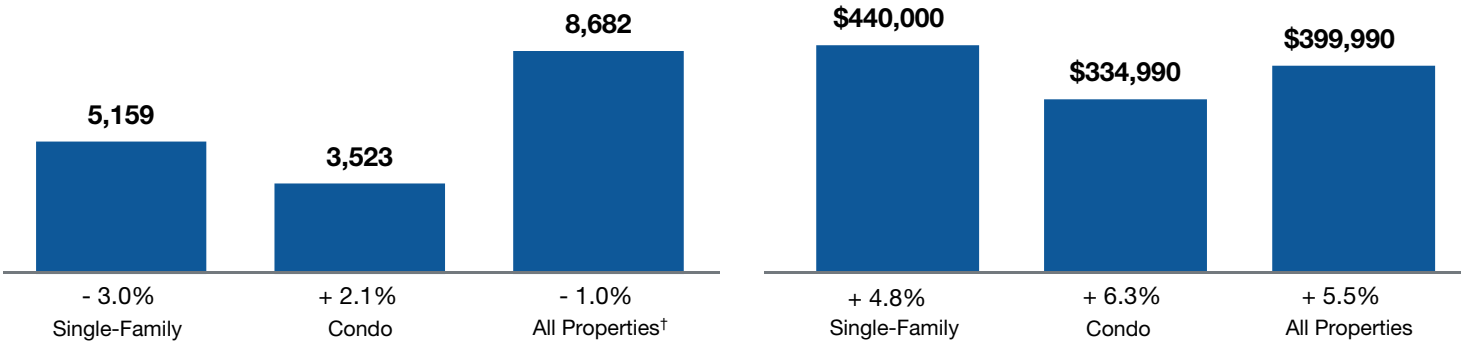
Key Metrics for All Properties	May			Year to Date		
	2025	2026	Percent Change	Thru May 2025	Thru May 2026	Percent Change
Closed Sales	8,770	8,682	- 1.0%	33,782	33,016	- 2.3%
Previous Month's Closed Sales	7,988 <small>in April 2025</small>	8,070 <small>in April 2026</small>	+ 1.0%	25,012 <small>in April 2025</small>	24,334 <small>in April 2026</small>	- 2.7%
Median Sales Price*	\$379,000	\$399,990	+ 5.5%	\$360,000	\$379,000	+ 5.3%
Inventory of Homes for Sale	14,521	12,408	- 14.6%	--	--	--
Days on Market Until Sale	23	22	- 4.3%	29	28	- 3.4%

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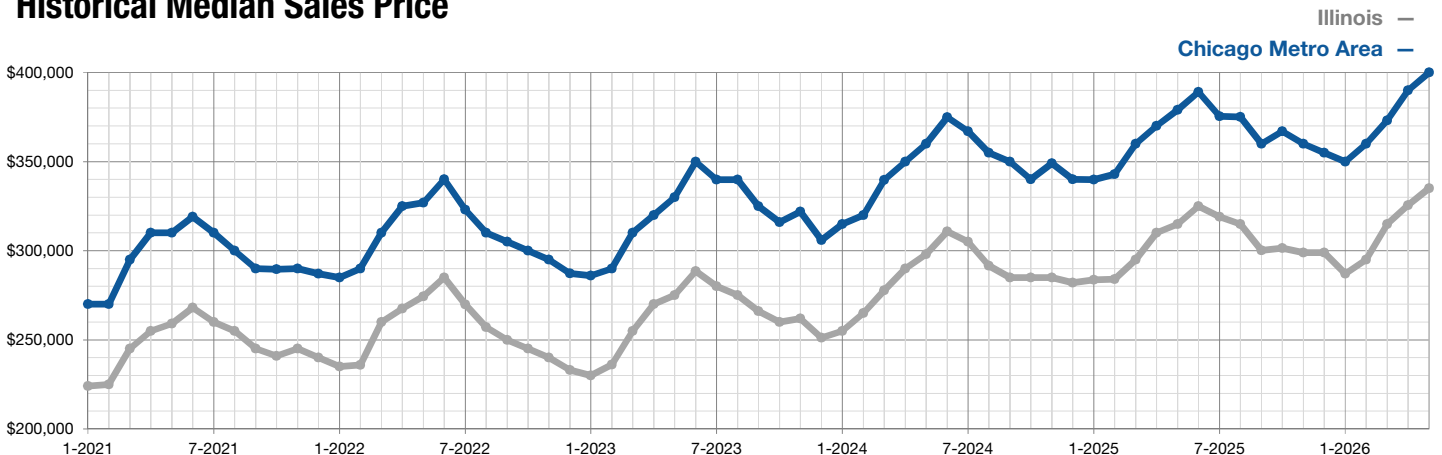
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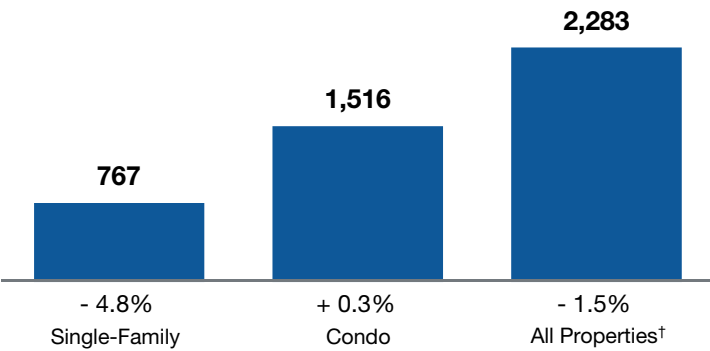
City of Chicago

Key Metrics for All Properties	May			Year to Date		
	2025	2026	Percent Change	Thru May 2025	Thru May 2026	Percent Change
Closed Sales	2,317	2,283	- 1.5%	8,940	8,493	- 5.0%
Previous Month's Closed Sales	2,144 in April 2025	2,135 in April 2026	- 0.4%	6,623 in April 2025	6,210 in April 2026	- 6.2%
Median Sales Price*	\$390,000	\$420,000	+ 7.7%	\$375,050	\$399,950	+ 6.6%
Inventory of Homes for Sale	4,766	3,337	- 30.0%	--	--	--
Days on Market Until Sale	26	24	- 7.7%	34	30	- 11.8%

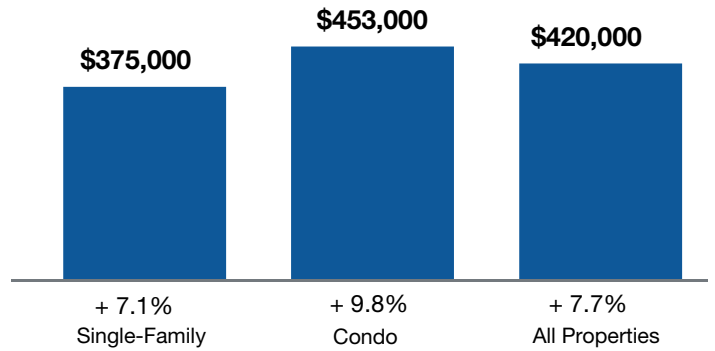
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