

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING
MARKET
forecast

Illinois Housing Market Forecast

June 2026

The goal of this report is to provide timely housing market data and market projections to inform the Illinois real estate industry, prospective homebuyers and sellers, and the public.

This report highlights trends in housing market activity through May 2026 for the State of Illinois, the Chicago Metro Area, and the City of Chicago. For each geographic area, this report summarizes total closed sales activity for single-family homes, condominiums, and townhomes and then summarizes a set of key housing market indicators to highlight recent trends and current conditions for closed single-family property sales activity, median sales prices, time on market, inventory, and homebuyer affordability. For the Chicago Metro Area and City of Chicago, the report also includes data on recent foreclosure activity. Based on these and other housing market and economic data, the Institute for Housing Studies developed a three-month outlook to estimate potential changes in homebuying activity and house prices. Additionally, the report includes supplemental tables and charts summarizing recent and longer-term trends to provide additional context on housing market activity.

The May 2026 data highlight the continuation of recent trends where a still-limited supply of for-sale housing (as indicated by persistently low inventories) and competitive real estate markets (as indicated by short time on market) are contributing to continued rising prices in Illinois, the Chicago region, and the City of Chicago. Mortgage rates, after falling for most of the past year, have fluctuated throughout the spring. Closed sales activity statewide and in the Chicago region were slightly below levels during May 2025. Single family sales prices statewide and in the Chicago region were higher than they were a year ago. In the coming months, single-family sales activity statewide and in the Chicago region is expected to follow seasonal trends and rise throughout the early summer, with more anticipated sales activity than during the same period a year earlier. Home prices statewide are expected to show year-over-year growth through August 2026.

State of Illinois

- **Recent trends** – In May 2026, there were 12,555 closed sales of single-family homes, townhomes, and condominiums in Illinois. May prices for single-family homes in Illinois were almost 7 percent higher than prices a year earlier. Single-family closed sales activity levels were almost 3 percent lower than levels in May 2025. The inventory of for-sale single-family homes fell about 6 percent compared to the previous May, remaining near historic lows. The average number of days on the market for a single-family home was one day more than during the previous May. Affordability conditions for single-family homebuying were slightly worse than the previous year.
- **Three-month outlook** – IHS’s three-month housing market forecast indicates that closed sales activity levels will follow seasonal trends and rise about 7.4 percent between May and August, peaking in June. Total sales activity during the three-month period from June through August is expected to be about 0.3 percent higher than during the same period a year earlier. Single-family house prices are estimated to rise by about 0.5 percent between May and August, peaking in June. In this projection, statewide prices in August 2026 will be almost 6 percent higher than in August 2025.

Chicago Metropolitan Area

- **Recent trends** – In May 2026, there were 8,682 closed sales of single-family homes, townhomes, and condominiums in the Chicago Metro Area. Prices for single-family homes in the Chicago Metro Area rose almost 5 percent between May 2025 and 2026. The number of closed single-family home sales in the Chicago area fell 3.0 percent from the previous May. The inventory of for-sale single-family homes fell almost 15 percent since the previous May. The average time spent on the market fell by 1 day compared to May 2025. Affordability conditions for single-family homebuying in the Chicago Metro Area were slightly worse than last year’s levels.
- **Three-month outlook** – IHS’s three-month housing market forecast indicates that the level of closed sales activity for single-family homes will follow seasonal trends and rise about 6 percent between May and August, peaking in June. Total sales throughout June, July, and August are estimated to be about 1.3 percent higher than during the same period a year earlier. Prices of single-family homes in the Chicago metropolitan area are projected to increase 0.4 percent between May and August, peaking in June. In this scenario, prices in August 2026 would be approximately 5 percent higher than in August 2025.

City of Chicago

Single-Family Homes

- **Recent trends** – In May 2026, there were 2,283 closed sales of single-family homes, townhomes, and condominiums in the City of Chicago. Prices for single-family homes in the City of Chicago were about 7 percent higher than in May 2025. The number of closed single-family sales in Chicago fell by almost 5 percent compared to the previous May. The inventory of for-sale homes declined by 30.4 percent compared to May 2025, and the number of days on market fell by 4 days compared to a year earlier. Affordability conditions for single-family homebuyers in Chicago were slightly worse than the previous May.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that closed sales activity levels will follow seasonal trends and increase 2.5 percent between May and August, peaking in June. Total sales activity during the three-month period from June through August is estimated to be about 2.1 percent higher than during the same period a year earlier. Single-family house prices in the City of Chicago are expected to increase by roughly 5.3 percent between May and June, then decline slightly in July and August. However, August 2026 prices would still be about 3 percent higher than in August 2025.

City of Chicago

Condominiums and Townhomes

- **Recent trends** – Prices for condos and townhomes in the City of Chicago rose almost 10 percent between May 2025 and 2026. The number of closed condo sales in Chicago decreased by about 0.3 percent compared to the previous May. The inventory of for-sale condos declined by about 29.7 percent compared to May 2025. The number of days on market was consistent with the previous May. Affordability conditions for condo and townhome homebuyers in Chicago were slightly worse than the previous year.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed condominium sales activity will rise throughout June before falling in July and August. In this scenario, August will have about 10 percent fewer sales activity than May. Total condominium sales activity in Chicago from June through August is estimated to be about 6.7 percent higher than during the same period a year earlier. Condo prices are projected to fall about 6.4 percent between June and August. However, these projected August prices would still be about 9.3 percent higher than in August 2025.

Conditions Affecting Homebuying

The housing market remained complex throughout spring 2026 due to a variety of high-level factors. The [rate of inflation](#) continued rising in May as the ongoing conflict in Iran drove up [energy costs](#). The [consumer sentiment index](#) grew modestly in early June, though concerns about inflation have kept the index 19 percentage points below the June 2025 reading. Amid this economic uncertainty, the Federal Reserve kept interest rates [consistent](#) during its first three meetings of 2026. [Hiring numbers](#) in May were strong for another consecutive month. National [unemployment](#) was stable between April and May, remaining equal to the previous year's rate. The [Illinois](#) unemployment rate was flat between March and April, landing 0.6 percentage points above last year's rate and 0.8 percentage points higher than the national unemployment rate. Foreclosure activity levels were below last year's levels in the Chicago metropolitan area and the City of Chicago. Overall, Chicago area foreclosure activity remains below pre-pandemic levels.¹ However, nationwide foreclosure activity during May 2026 was [up 14 percent](#) from May 2025.

These indicators highlight ongoing challenges and opportunities in the current homebuying market. Mortgage rates have [fluctuated](#) throughout the spring due to the [conflict in Iran](#), returning to rates consistently above 6 percent. Prices are still elevated nationally, with the [Case Shiller Home Price Index](#) maintaining year-over-year growth as of March. National inventories of for-sale homes have also [maintained](#) year-over-year growth, though this growth is slowing. In May 2026, Illinois single-family inventories continued to show year-over-year declines. Furthermore, Illinois continued to have [among the weakest recoveries](#) to pre-pandemic inventory levels. The ongoing statewide inventory shortage suggests that the market will remain highly competitive and challenging for homebuyers throughout the near future. Continued economic uncertainty makes it difficult to predict how homebuyers will react to these trends.

¹ For Chicago area data on foreclosure activity, see the Appendix

About the Institute for Housing Studies at DePaul University's (IHS) Housing Market Forecast Model

The IHS Housing Market Forecast is designed to help the public understand how current housing market and economic characteristics might affect conditions for home buying and selling in the coming months. The outlook is based on a forecasting model that is updated monthly and incorporates data on current and historic housing market activity. The Institute for Housing Studies uses a forecasting model known as an Autoregressive Integrated Moving Average (ARIMA) which integrates historical data to predict future housing prices, taking into account the patterns, trends, and seasonal variations identified from past data. The underlying data used in the market forecast and price indices, as well as summary statistics, are from ShowingTime. The Chicago Metro Area includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties.

Data Appendix

Illinois - Single Family Homes
Summary of Recent Trends

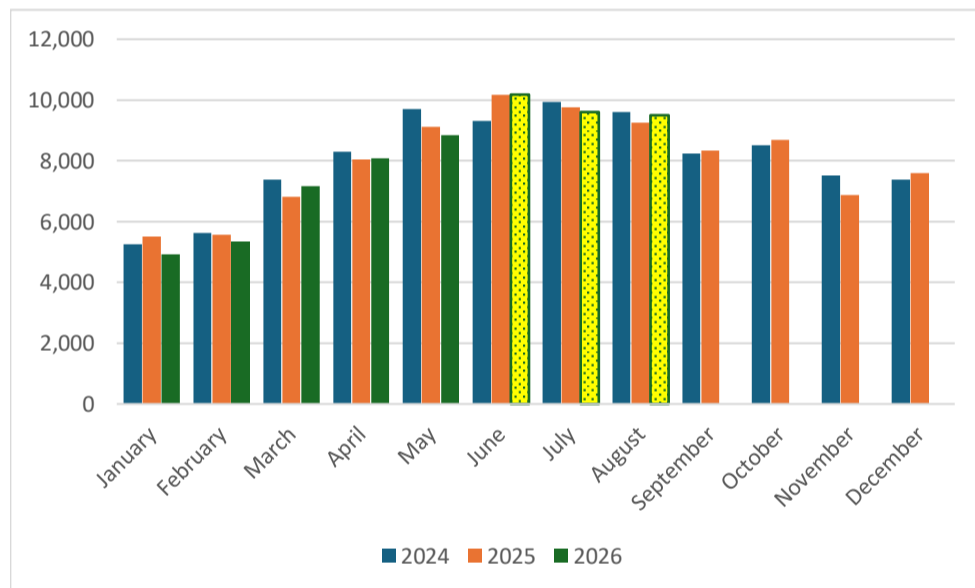
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	5,256	5,506	4,917	↘	37	39	40	↗	13,272	14,121	14,404	↗	\$252,250	\$281,000	\$280,000	↘	155	136	147	↘
February	5,616	5,572	5,336	↘	40	41	44	↗	13,153	13,895	14,067	↗	\$255,850	\$280,000	\$290,000	↗	150	139	144	↘
March	7,374	6,816	7,158	↘	37	40	41	↗	12,702	13,660	13,695	↗	\$275,000	\$290,000	\$310,575	↗	141	136	130	↘
April	8,302	8,037	8,084	↘	31	33	34	↗	13,258	14,309	14,546	↗	\$285,000	\$310,000	\$332,000	↗	132	125	123	↘
May	9,696	9,109	8,843	↘	28	28	29	↗	14,572	15,581	14,651	↗	\$299,999	\$320,000	\$342,000	↗	127	120	116	↘
June	9,311	10,169	10,178	↗	24	24		↗	15,242	16,328		↗	\$320,000	\$330,000	\$356,009	↗	121	118		↗
July	9,931	9,770	9,604	↘	23	25		↗	16,248	17,296		↗	\$315,000	\$329,000	\$351,616	↗	123	119		↗
August	9,601	9,254	9,499	↘	25	25		↗	17,191	17,535		↗	\$299,000	\$325,000	\$343,878	↗	135	122		↗
September	8,241	8,341		↗	26	28		↗	17,521	18,047		↗	\$290,000	\$305,750		↗	142	132		↗
October	8,516	8,679		↗	29	29		↗	17,910	18,380		↗	\$287,900	\$307,500		↗	138	133		↗
November	7,524	6,881		↘	30	31		↗	16,818	17,318		↗	\$285,000	\$299,900		↗	136	136		↗
December	7,386	7,588		↗	34	34		↗	14,653	15,143		↗	\$285,000	\$299,000		↗	136	137		↗

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

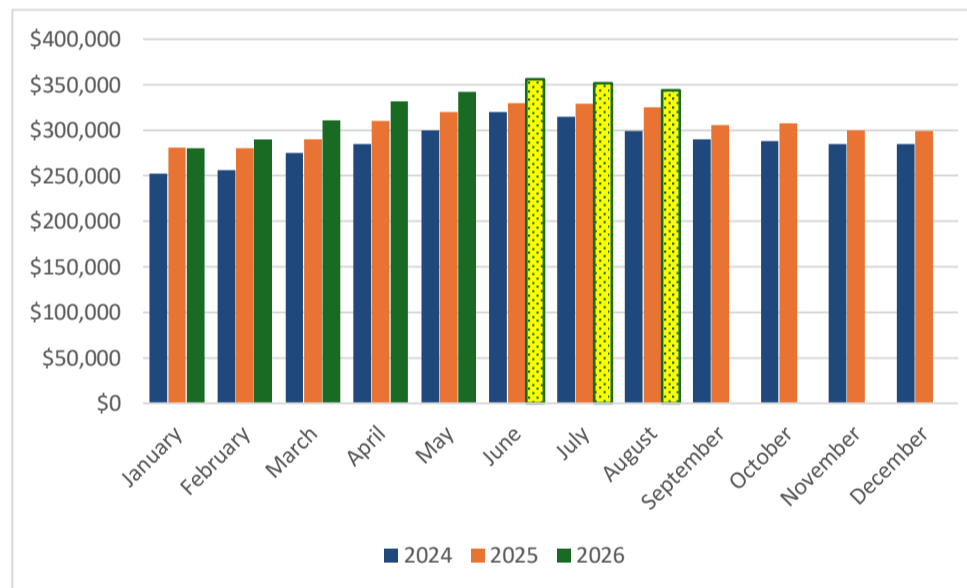
Illinois Short Term Trends - Single Family

Monthly Closed Sales

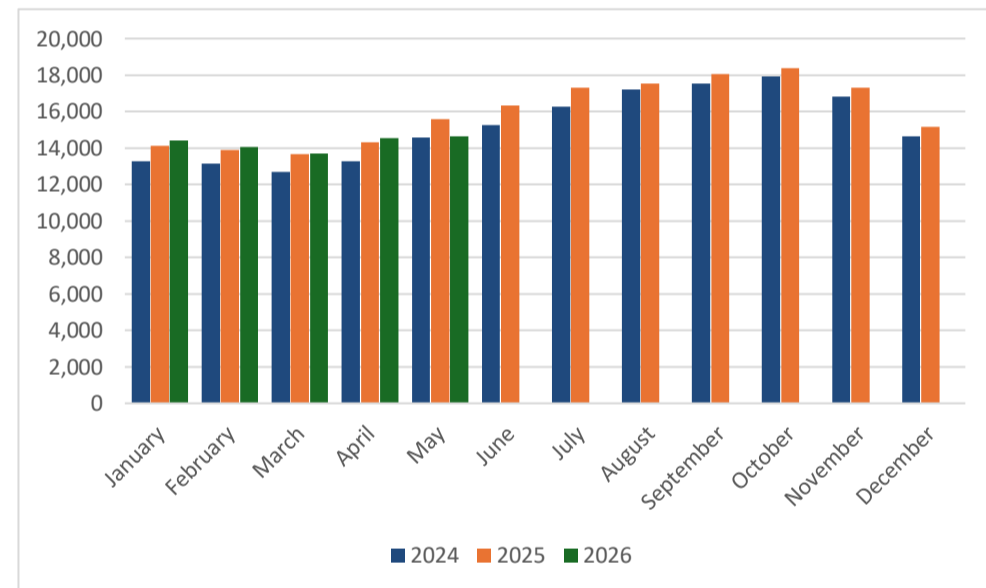


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

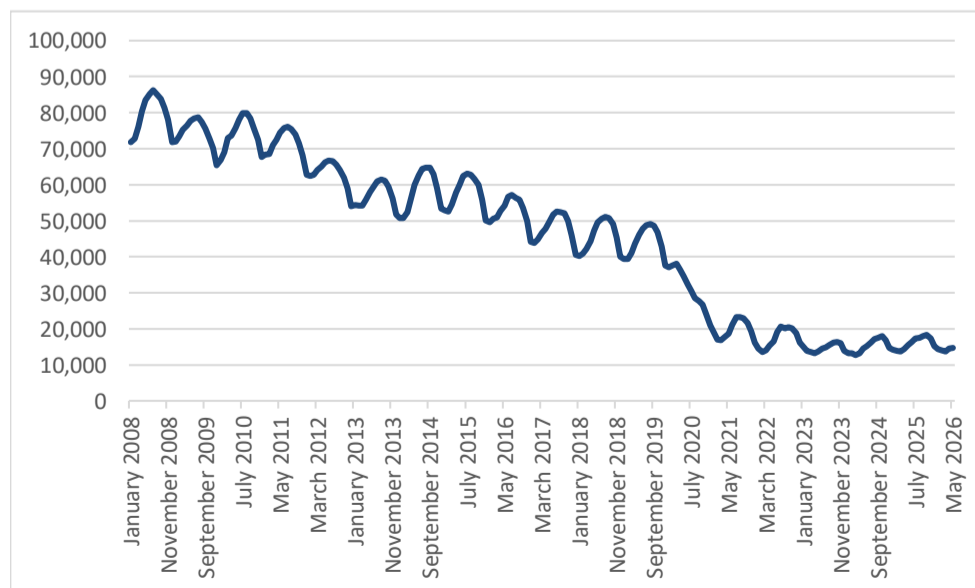


Monthly Inventory

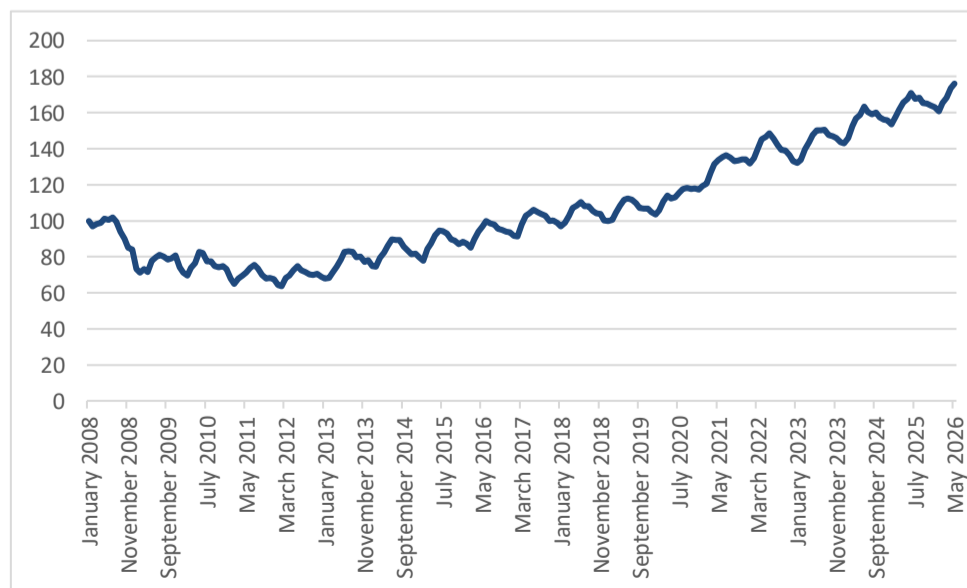


Illinois Long Term Trends - Single Family

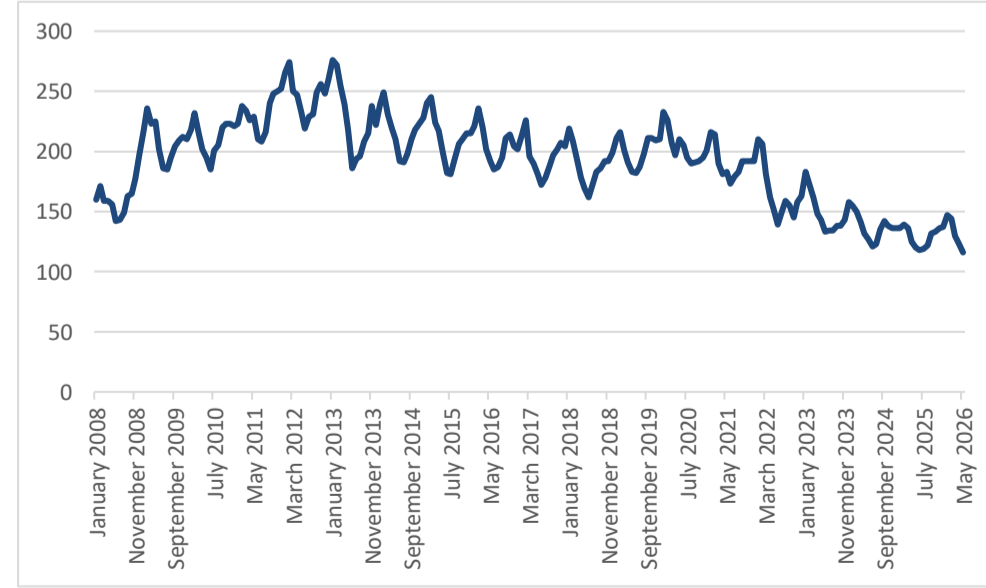
Illinois Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



Chicago Metro - Single Family Homes
Summary of Recent Trends

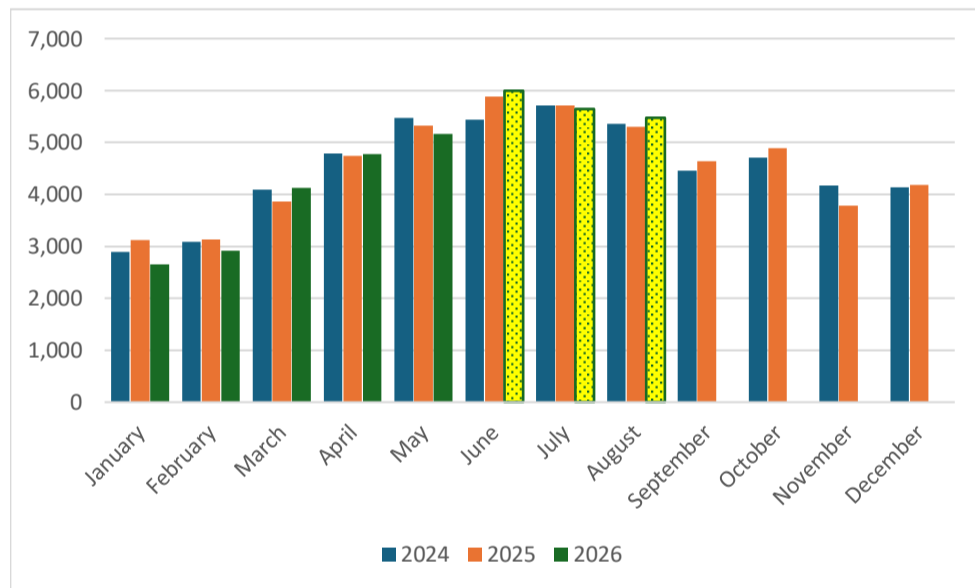
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	2,897	3,123	2,653	↘	34	35	33	↘	6,902	7,673	7,499	↘	\$340,000	\$369,900	\$380,000	↘	123	111	116	↘
February	3,085	3,135	2,919	↘	37	35	37	↘	6,959	7,696	7,467	↘	\$350,000	\$375,000	\$395,000	↘	117	111	113	↘
March	4,091	3,861	4,130	↘	32	34	32	↘	6,626	7,444	7,067	↘	\$374,900	\$395,000	\$405,306	↘	111	106	106	↘
April	4,786	4,740	4,781	↘	26	28	27	↘	7,013	8,028	7,659	↘	\$386,999	\$409,990	\$430,000	↘	104	101	101	↘
May	5,470	5,320	5,159	↘	22	23	22	↘	7,897	9,041	7,699	↘	\$395,000	\$420,000	\$440,000	↘	103	98	96	↘
June	5,441	5,880	5,995	↗	20	19		↗	8,274	9,473		↗	\$419,945	\$430,000	\$455,172	↗	98	97		↗
July	5,712	5,712	5,644	↘	20	21		↘	8,796	10,032		↘	\$407,250	\$420,000	\$443,714	↘	102	99		↘
August	5,357	5,306	5,475	↘	20	21		↘	9,391	10,004		↘	\$400,000	\$420,000	\$441,600	↘	108	101		↘
September	4,452	4,639		↘	22	25		↘	9,709	10,142		↘	\$385,000	\$399,900		↘	115	108		↘
October	4,706	4,896		↘	24	25		↘	9,900	10,140		↘	\$378,000	\$405,000		↘	112	108		↘
November	4,175	3,788		↘	25	26		↘	9,091	9,126		↘	\$380,000	\$400,000		↘	109	109		↘
December	4,133	4,183		↘	29	28		↘	7,710	7,724		↘	\$379,000	\$389,900		↘	109	112		↘

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

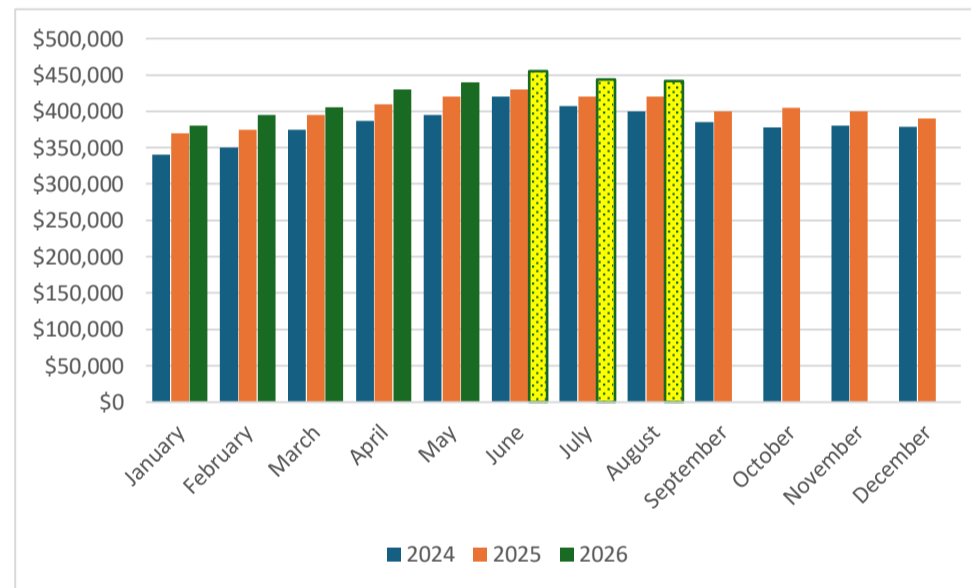
Chicago Metro Short Term Trends - Single Family

Monthly Closed Sales

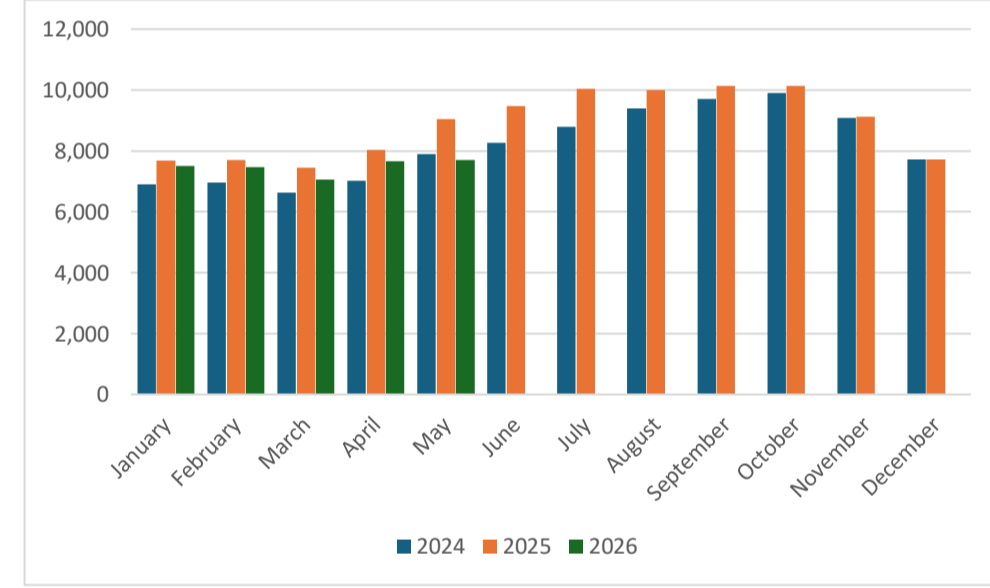


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

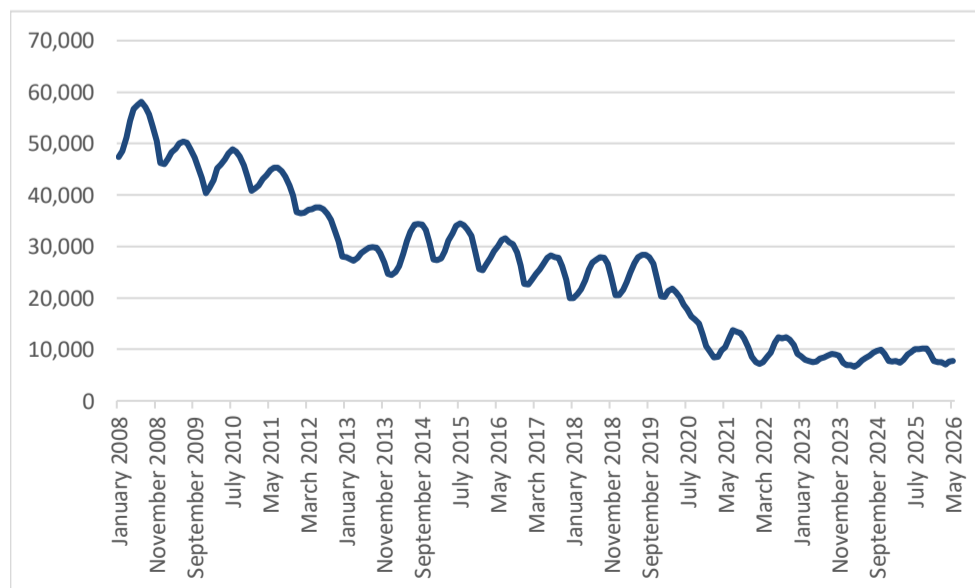


Monthly Inventory

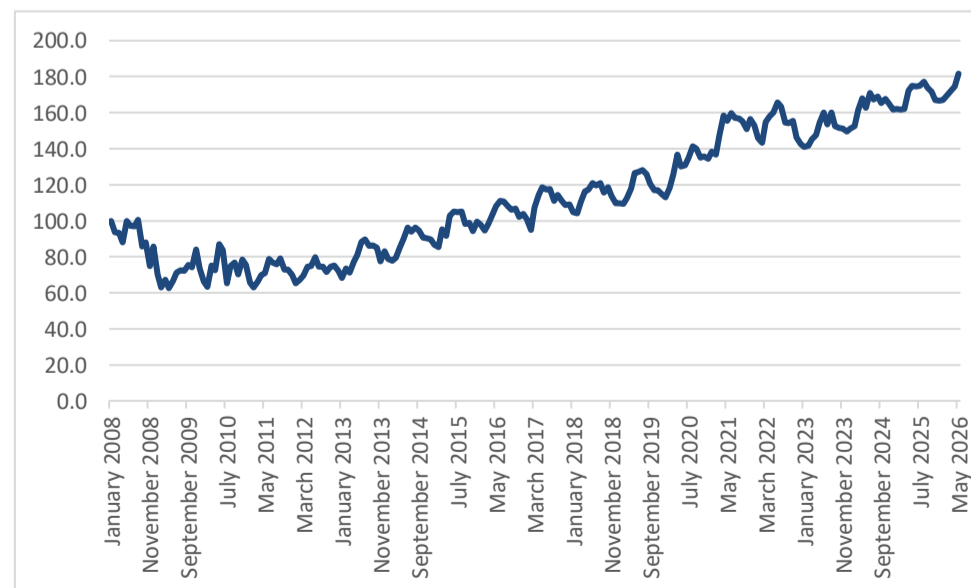


Chicago Metro Long Term Trends - Single Family

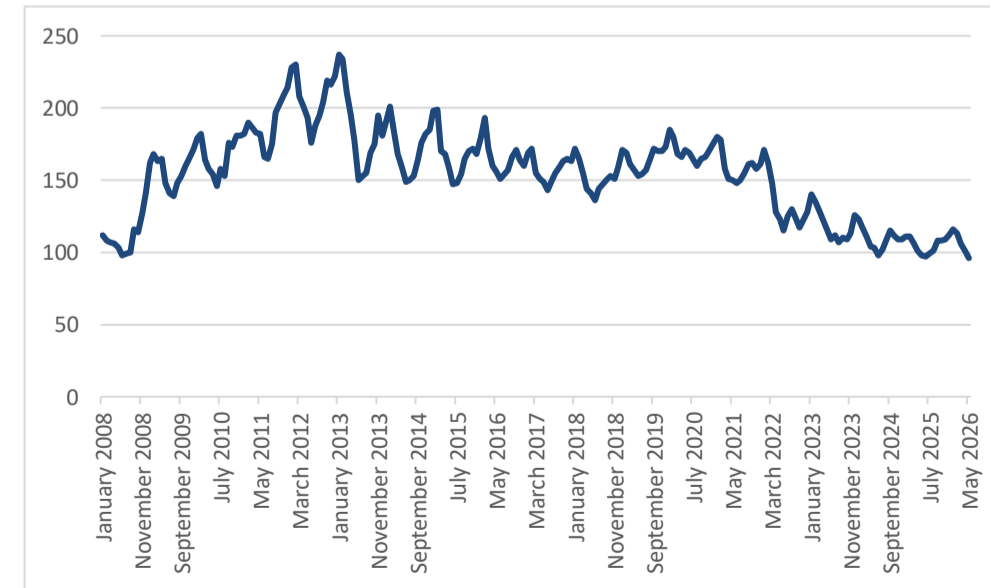
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Single Family Homes
Summary of Recent Trends

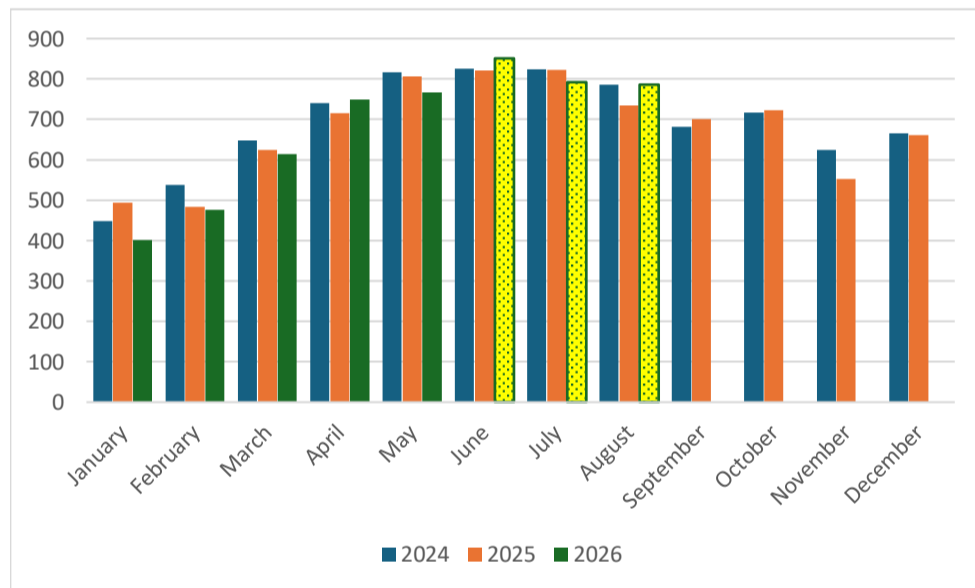
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	448	494	402		38	39	36		1,750	1,722	1,527		\$289,500	\$310,000	\$306,450		132	121	131	
February	538	484	476		43	38	38		1,766	1,699	1,503		\$300,000	\$319,450	\$345,000		125	119	118	
March	648	625	614		41	44	36		1,736	1,687	1,373		\$335,000	\$335,800	\$339,500		113	114	116	
April	741	716	749		37	33	31		1,776	1,747	1,374		\$340,000	\$350,000	\$365,000		108	108	109	
May	817	806	767		29	31	27		1,914	1,859	1,293		\$320,000	\$350,000	\$375,000		116	107	103	
June	825	821	851		27	27			1,892	1,848			\$363,000	\$370,000	\$395,019		104	103		
July	824	822	792		29	26			1,956	1,901			\$350,000	\$350,000	\$380,985		108	109		
August	786	735	786		29	26			2,035	1,881			\$340,000	\$362,500	\$373,520		116	107		
September	682	701			29	32			2,164	1,909			\$327,000	\$345,000			123	115		
October	717	723			31	31			2,172	1,894			\$325,000	\$350,000			119	114		
November	624	552			34	32			2,024	1,774			\$339,951	\$335,000			111	119		
December	666	661			37	29			1,701	1,545			\$325,000	\$310,000			116	129		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

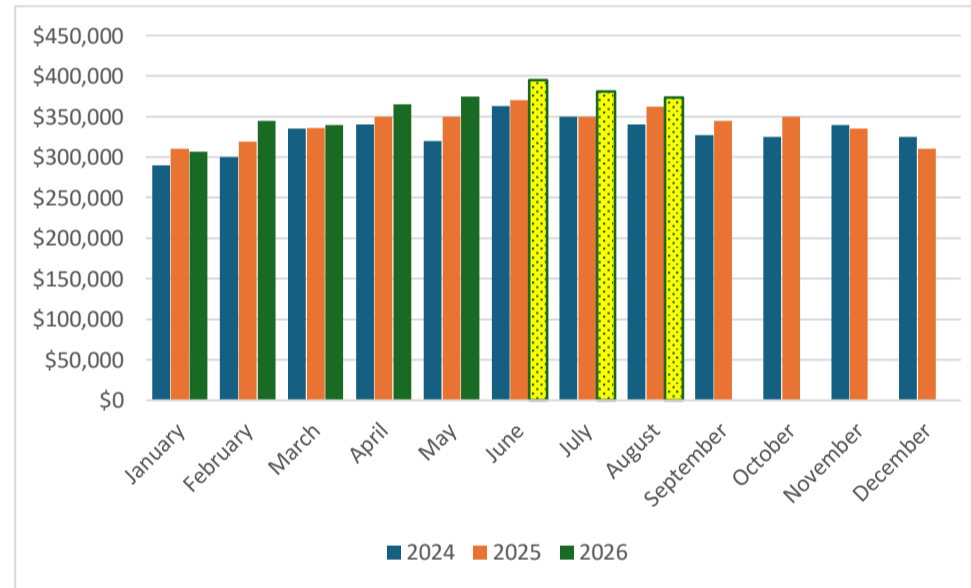
City of Chicago Short Term Trends - Single Family

Monthly Closed Sales

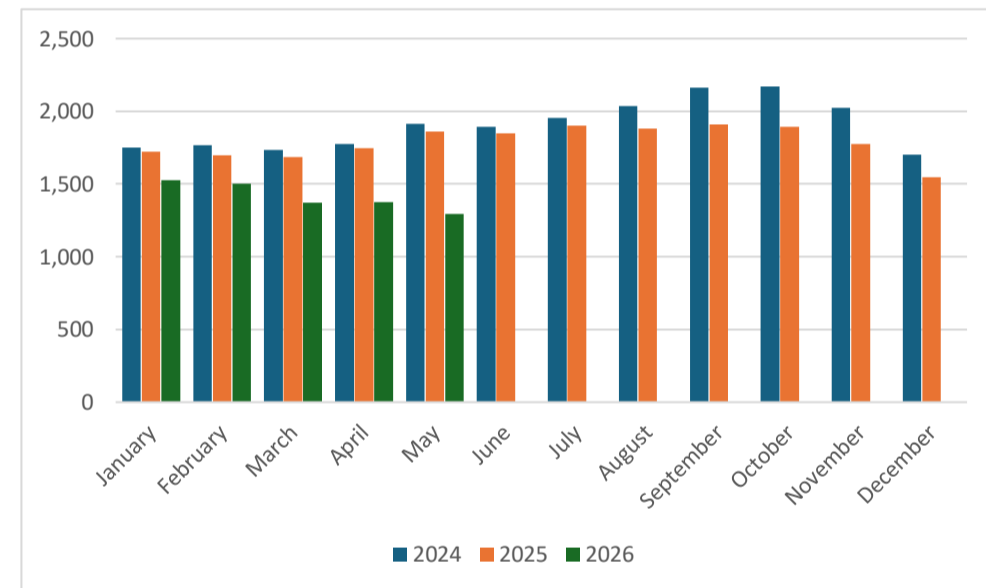


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

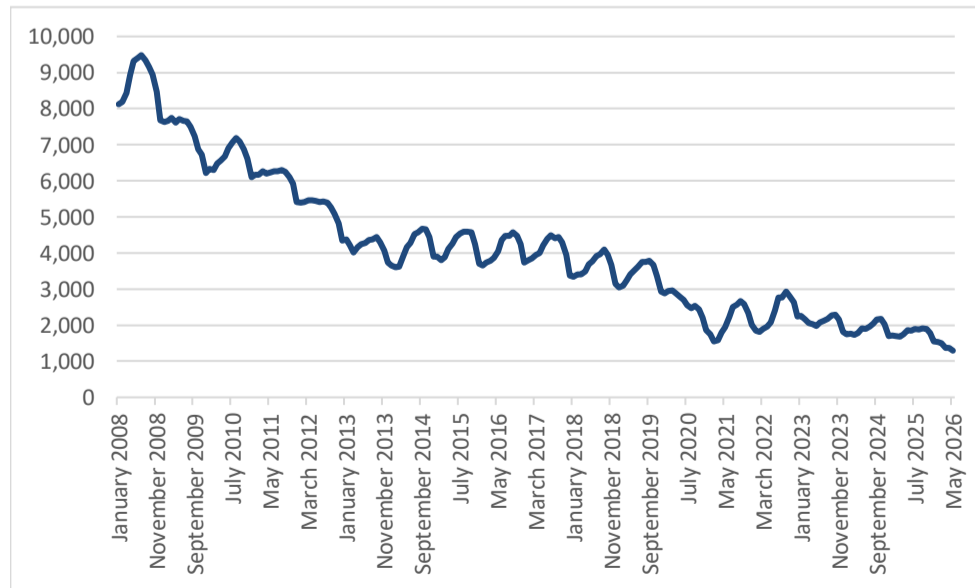


Monthly Inventory

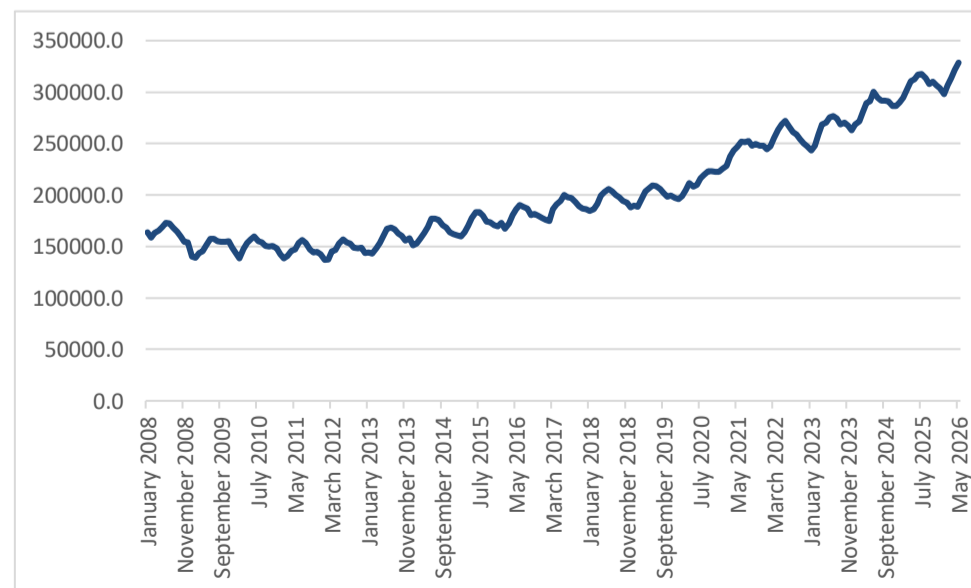


City of Chicago Long Term Trends - Single Family

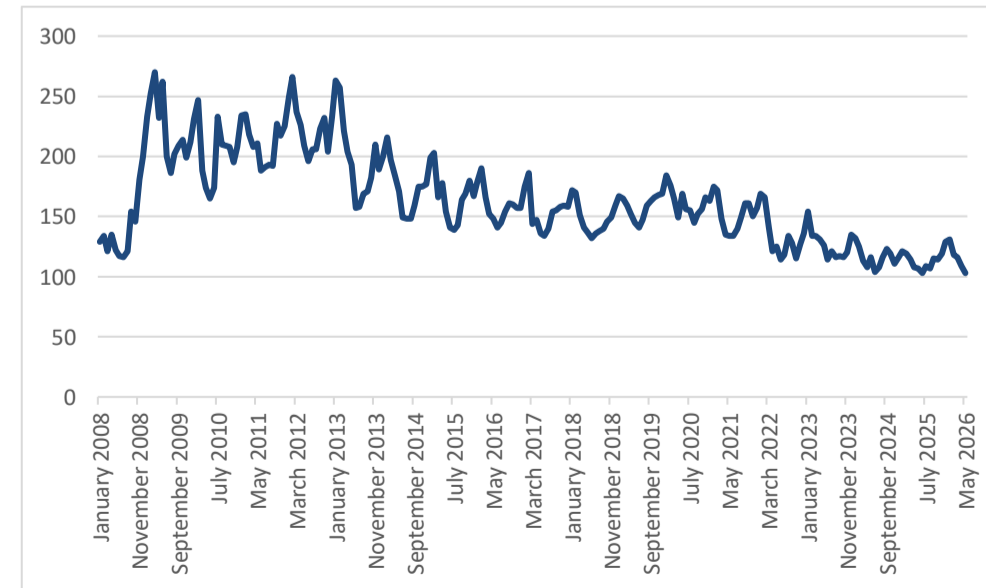
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Condominiums/Townhomes
Summary of Recent Trends

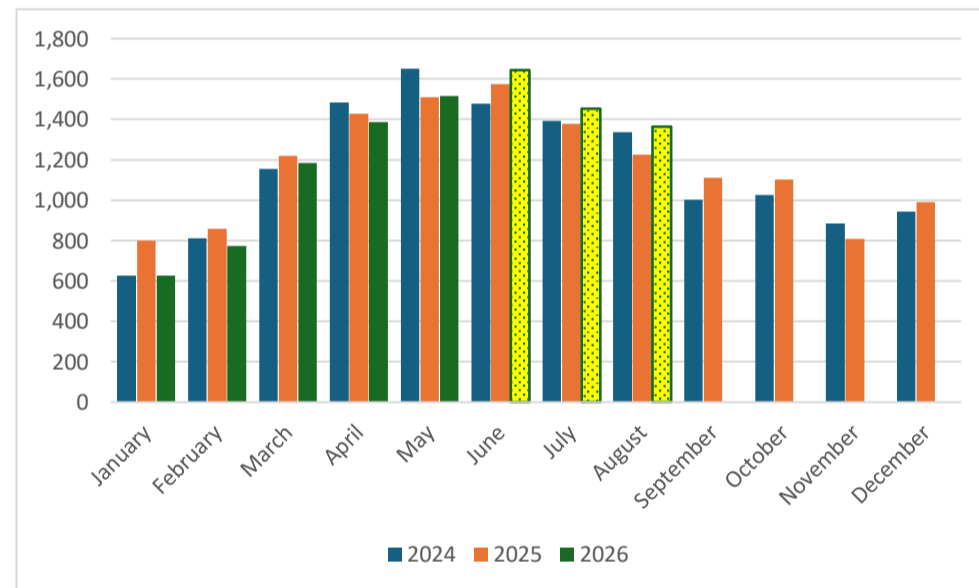
	Closed Sales				Days on Market				Inventory				Median Sales Price				Affordability			
	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend	2024	2025	2026	Monthly YoY Trend
January	626	799	626	↘	47	42	39	↘	2,486	2,356	1,865	↘	\$337,450	\$385,000	\$382,500	↘	113	97	105	↘
February	810	857	772	↗	47	46	38	↘	2,723	2,390	1,935	↘	\$358,000	\$385,000	\$408,750	↗	105	99	99	↘
March	1,156	1,220	1,185	↗	36	34	29	↘	2,721	2,510	1,934	↘	\$370,000	\$408,750	\$440,000	↗	103	94	89	↘
April	1,485	1,428	1,386	↘	28	28	23	↘	2,894	2,816	2,084	↘	\$384,000	\$420,000	\$440,000	↗	96	90	90	↘
May	1,651	1,511	1,516	↘	26	23	23	↘	3,037	2,907	2,044	↘	\$395,000	\$412,500	\$453,000	↗	94	91	86	↘
June	1,479	1,575	1,644	↗	24	23		↘	3,041	2,843		↘	\$390,000	\$415,000	\$448,593	↗	97	92		↘
July	1,392	1,379	1,453	↗	27	26		↘	3,105	2,845		↘	\$375,000	\$395,000	\$435,432	↗	101	96		↘
August	1,336	1,225	1,364	↗	25	26		↘	3,138	2,723		↘	\$368,250	\$388,000	\$424,008	↗	107	100		↘
September	1,001	1,111		↗	29	30		↘	3,366	2,862		↘	\$360,000	\$375,000		↘	112	105		↘
October	1,026	1,101		↗	29	28		↘	3,281	2,733		↘	\$367,250	\$385,000		↘	105	104		↘
November	886	808		↘	31	29		↘	2,912	2,367		↘	\$399,500	\$392,500		↘	95	101		↘
December	944	991		↗	36	34		↘	2,293	1,824		↘	\$371,000	\$380,000		↘	102	105		↘

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

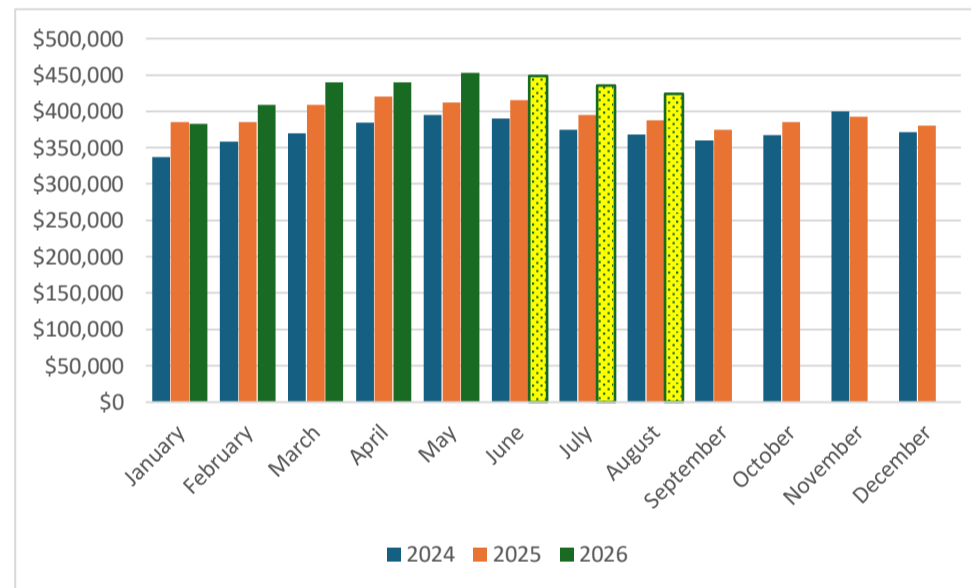
City of Chicago Short Term Trends - Condominiums/Townhomes

Monthly Closed Sales

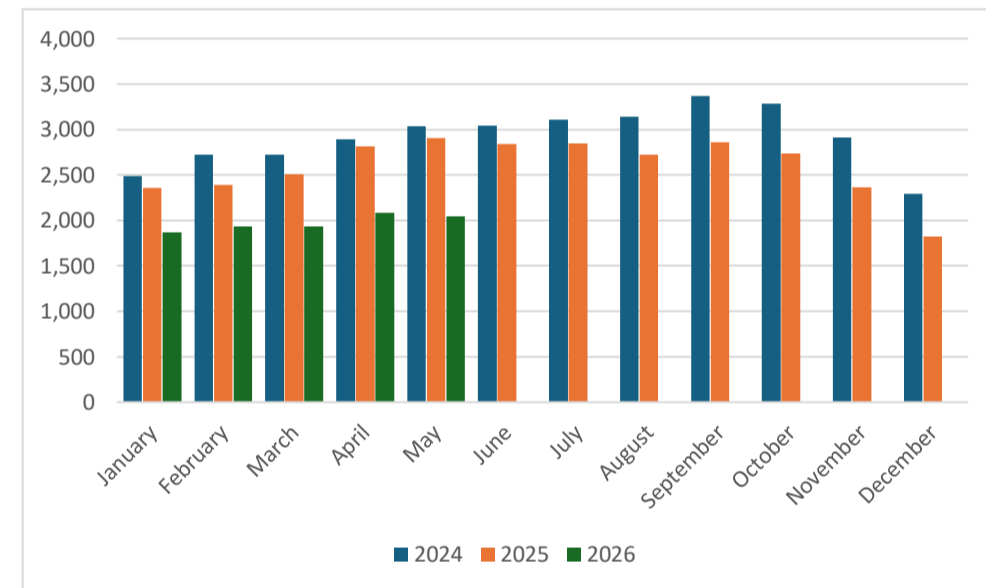


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

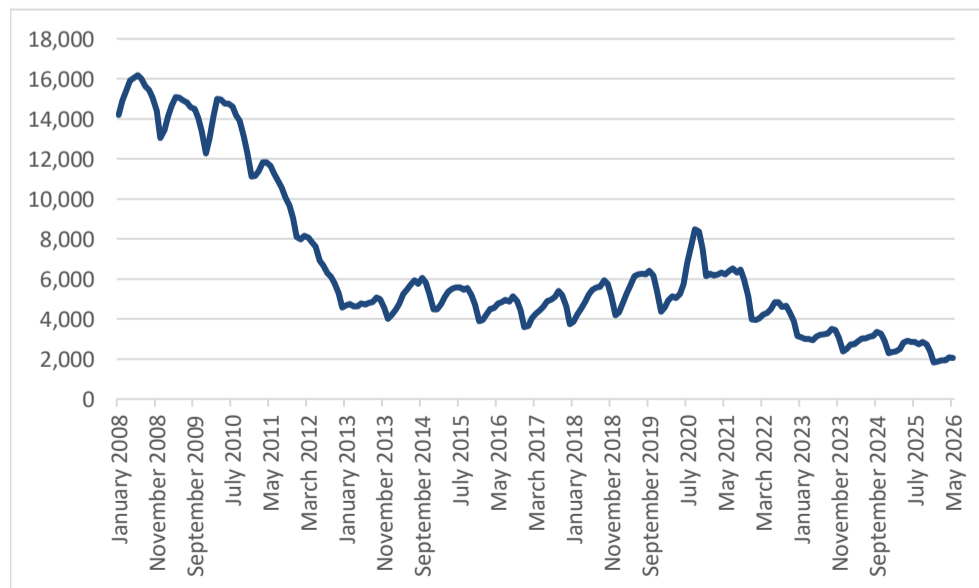


Monthly Inventory

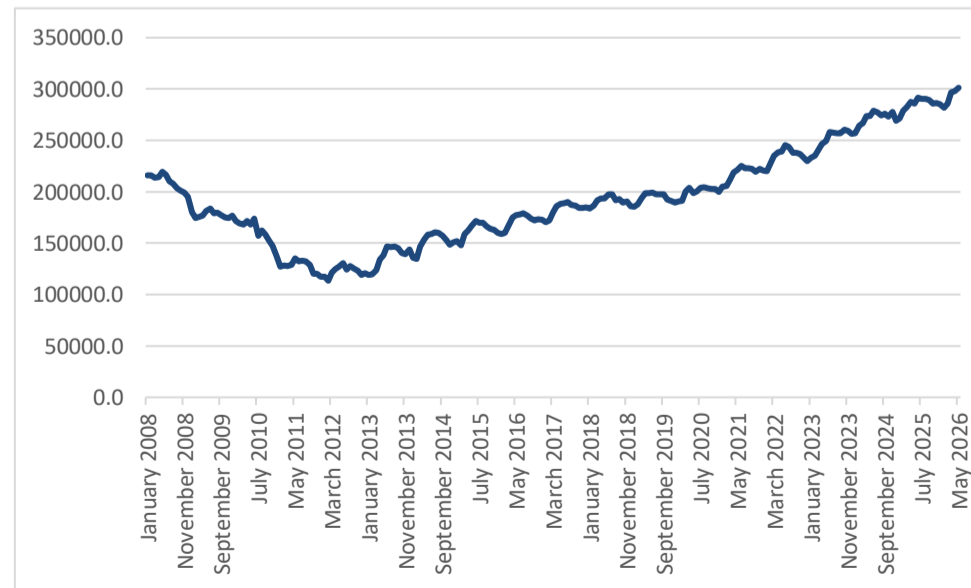


City of Chicago Long Term Trends - Condominiums/Townhomes

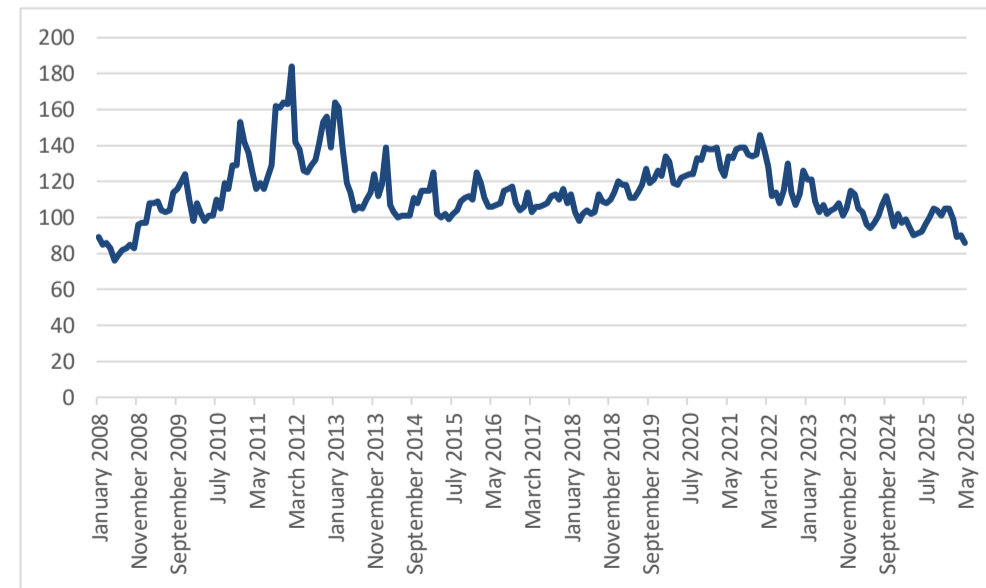
Monthly Condo/Townhome Inventory Trend



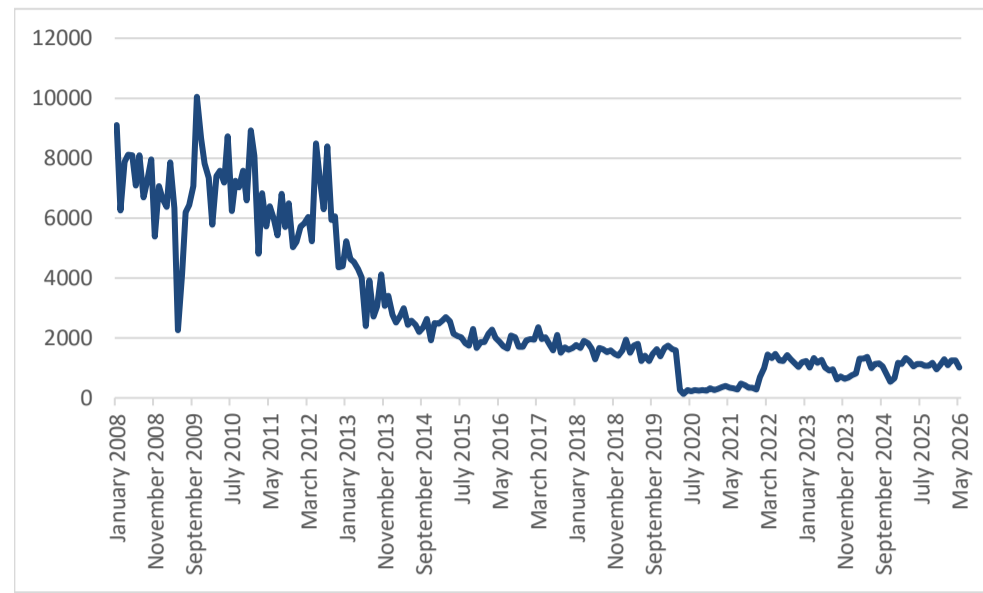
Condo/Townhome Monthly House Price Index



Monthly Affordability Conditions



Monthly Foreclosure Filings - Chicago Metro



Monthly Foreclosure Filings - City of Chicago

