

**INSTITUTE FOR
HOUSING STUDIES**
at DePaul University

ILLINOIS HOUSING
MARKET
forecast

Illinois Housing Market Forecast October 2024

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 September 2024 for the State of Illinois, the Chicago Metro Area, and the City of Chicago. For each geographic area, this report highlights 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 September 2024 data highlight the continuation of recent trends where a still-limited supply of for-sale housing (as indicated by low inventories) and competitive real estate markets (as indicated by short time on market) are leading to continued rising prices in Illinois, the Chicago region, and the City of Chicago. While recent declines in interest rates may soon spur increased market activity, September still followed the previous trends of low levels of sales activity paired with rising house prices in Illinois and Chicago area house prices. In the coming months, levels of single-family sales activity statewide, in the Chicago region, and the City of Chicago are expected to decline following seasonal trends and be lower than compared to last year's levels. Despite slowing sales activity, house prices statewide, in the Chicago region, and in the City of Chicago are expected to be higher compared to the same time period in 2023.

State of Illinois

- **Recent trends** – In September 2024, there were 10,700 closed sales of single-family homes, townhomes, and condominiums in Illinois. Prices for single-family homes in Illinois continued to grow in September 2024, increasing by 8 percent compared to prices over the same period in 2023. This growth occurred as single-family closed sales activity decreased by 6.7 percent compared to September 2023. Continued price growth was largely driven by competition for a limited inventory of for-sale homes. In September 2024, the inventory of for-sale single-family homes increased by 5 percent compared to the previous year and remained near historic lows. At the same time, the average number of days on the market for a single-family home remained flat compared to the previous year. Affordability conditions for single-family homebuying improved slightly in September 2024 compared to the previous month but remain low statewide.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed sales activity will decline by nearly 4 percent between September and October 2024, and total sales between October and December are estimated to be roughly 6 percent lower than the same period in 2023. Single-family house prices are estimated to decline slightly between September and October 2024 but follow seasonal trends and recede further by December, declining by 2 percent compared to September. Despite these projected seasonal declines, this would reflect a nearly 14 percent increase in prices between December 2023 and 2024.

Chicago Metropolitan Area

- **Recent trends** - In September 2024, there were 6,967 closed sales of single-family homes, townhomes, and condominiums in the Chicago Metro Area. Prices for single-family homes in the Chicago Metro Area increased by 7.8 percent in September 2024 compared to September 2023. The number of closed single-family home sales in the Chicago area decreased by 7.1 percent compared to the previous September. The inventory of for-sale single-family homes increased by 3 percent compared to the previous year. Meanwhile, the average number of days spent on the market declined by 8.5 percent compared to September 2023 indicating strong competition. Affordability conditions for single-family homebuying in the Chicago area improved slightly compared to the previous September, but remain challenging.

- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed sales activity for single-family homes will decrease by just under 3 percent between September and October 2024, and total sales between October and December are estimated to be 6.3 percent lower compared to the same period in 2023. Prices of single-family homes in the Chicago metropolitan area are projected to be roughly flat in October and recede by 1.6 percent through December. Despite these seasonal declines, this scenario would reflect a price increase of 14 percent between December 2023 and 2024.

City of Chicago

Single-Family Homes

- **Recent trends** - In September 2024, there were 1,643 closed sales of single-family homes, townhomes, and condominiums in the City of Chicago. Prices for single-family homes in the City of Chicago increased by 7.7 percent in September 2024 compared to September 2023. The number of closed single-family sales in Chicago decreased by 7.2 percent compared to the previous September. The inventory of for-sale homes declined by 11.1 percent compared to September 2023, and the days on market decreased by 11.5 percent. Affordability conditions for single-family homebuyers in Chicago improved slightly in September compared to the previous month.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed sales activity will increase by just over 1 percent between September and October 2024, and total sales between October and December are estimated to be roughly 2 percent lower than the same period in 2023. Single-family house prices in the City of Chicago are expected to decline slightly between September and October and decline by roughly 3 percent between September and December 2024. Despite projected monthly seasonal declines, this would reflect a price increase of 14 percent between December 2023 and 2024.

City of Chicago

Condominiums and Townhomes

- **Recent trends** - Prices for condos and townhomes in the City of Chicago increased by 7.1 percent in September 2024 compared to September 2023. The number of closed condo sales in Chicago decreased by 15 percent compared to the previous September. The inventory of for-sale condos declined by 7.5 percent compared to September 2023 while the days on market increased by 5.7 percent compared to the previous year.

- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed condominium sales activity will decline by nearly 11 percent between September and October 2024, and total condominium sales in Chicago between October and December are estimated to decline by nearly 6 percent compared to the same period in 2023. Condo prices are projected to decrease by about 1.7 percent between September and October and decline by roughly 4.5 percent by December 2024. Despite this forecasted 3-month seasonal decline, condo prices are projected to still increase by 2.6 percent between November 2023 and 2024.

Conditions Affecting Homebuying

Evolving economic and housing market conditions continue to paint a complex picture for homebuyers and sellers in 2024. The [rate of inflation](#) has continued to slow, and the Federal Reserve instituted a half-point rate cut at their September meeting. The [national](#) unemployment rate dipped slightly in September compared to previous months but remained elevated compared levels from recent years. The [Illinois](#) unemployment rate was slightly higher compared to the previous month, and 0.7% higher than the previous year. The [consumer sentiment index](#) improved slightly in September compared to August 2024. Nationally and in the Chicago area, foreclosure activity remains low relative to pre-pandemic levels.¹

These economic indicators highlight challenges and opportunities facing the current homebuying market. Mortgage [interest rates](#) have been steadily declining since July, and in September reached their lowest level since early 2023. House prices continue to grow in most parts of the country, indicated by [the Case Shiller Home Price Index](#) increasing to an all-time high in July 2024. Inventories of for-sale homes have [continued to increase](#) in some markets nationally which may contribute to a slowdown in price growth, but inventory levels remain low in most Illinois housing markets despite modest recent increases. Nationally, homebuying sentiment [improved due to declining interest rates, and reached its highest level in two years](#). In September, inventories remained low, but increased statewide and in the Chicago Metro Area while declining in the City of Chicago. These tight inventories suggest that the market will continue to be highly competitive and challenging for homebuyers. Further interest rate declines and increased inventories could ease housing affordability pressures locally but contribute to increased demand as prospective homebuyers who have been waiting for lower rates enter the market.

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

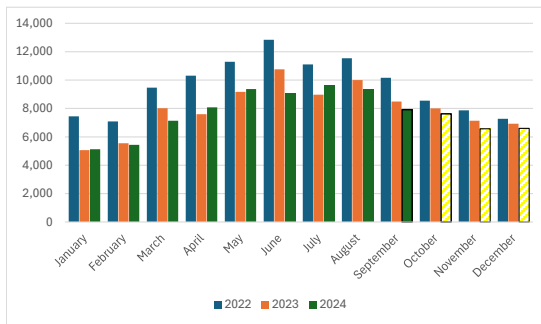
	Closed Sales			Monthly YoY Trend	Days on Market			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend	Affordability			Monthly YoY Trend
	2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024	
January	7,447	5,060	5,132		38	41	36		13,603	14,214	12,253		\$243,000	\$229,950	\$255,000		208	172	147	
February	7,085	5,549	5,443		40	44	40		12,705	13,021	12,106		\$242,250	\$235,000	\$260,000		202	163	142	
March	9,470	8,020	7,131		37	41	37		13,138	12,706	11,668		\$265,000	\$255,550	\$281,000		178	152	133	
April	10,317	7,594	8,083		29	34	31		14,496	12,412	12,162		\$276,500	\$275,000	\$290,000		158	140	125	
May	11,294	9,174	9,368		24	29	27		15,574	12,792	13,454		\$286,000	\$280,000	\$305,000		149	136	120	
June	12,848	10,764	9,024		20	25	23		18,336	13,606	14,120		\$300,000	\$300,000	\$325,000		139	125	114	
July	11,109	8,968	9,637		20	23	23		19,713	13,925	14,984		\$280,000	\$290,000	\$319,000		150	128	117	
August	11,538	9,999	9,307		23	24	24		19,089	14,567	15,810		\$270,000	\$285,000	\$300,000		158	126	129	
September	10,161	8,483	7,916		26	25	26		19,546	15,200	15,962		\$260,000	\$274,000	\$296,000		152	130	134	
October	8,556	8,010	7,623		29	26			19,109	15,302			\$251,000	\$265,000	\$295,083		145	130		
November	7,868	7,138	6,569		31	28			17,761	15,012			\$245,000	\$265,000	\$292,706		155	135		
December	7,277	6,931	6,598		35	31			15,252	12,936			\$240,000	\$255,000	\$290,001		160	148		

IHS Three Month Outlook

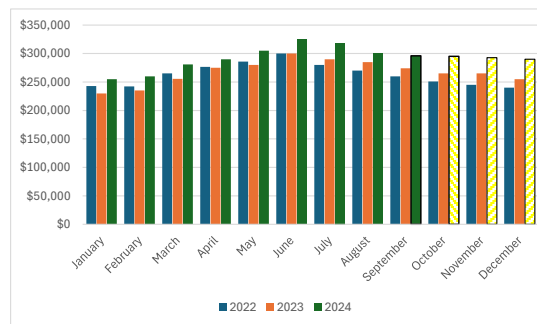
Sources: ShowingTime Data and IHS Housing Market Forecast

Illinois Short Term Trends - Single Family

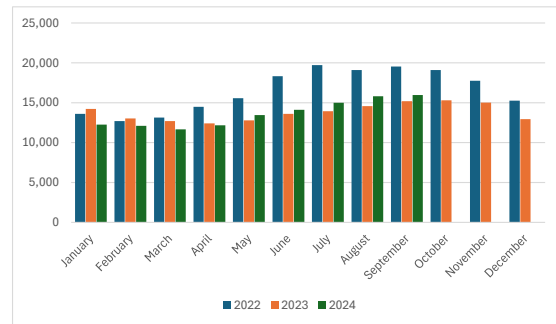
Monthly Closed Sales



Monthly Median Sales Price

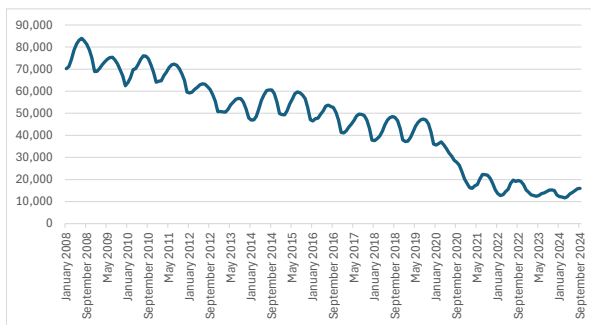


Monthly Inventory

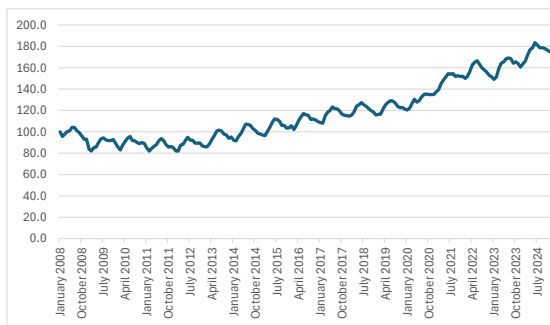


Illinois Long Term Trends - Single Family

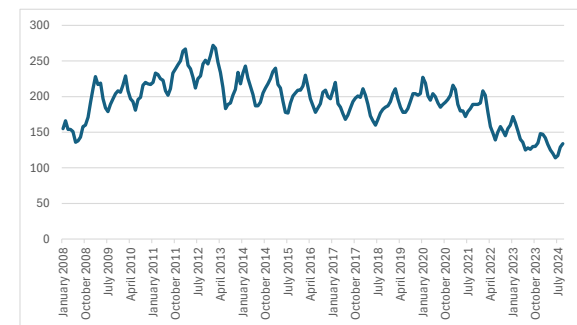
Illinois Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



Chicago Metro - Single Family Homes
Summary of Recent Trends

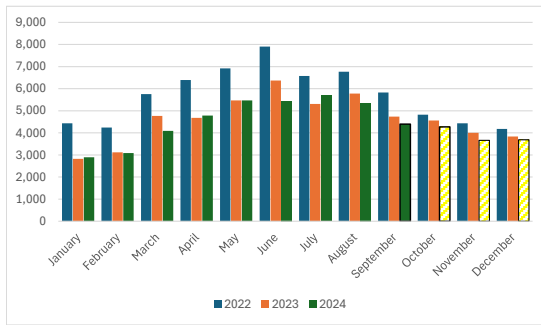
	Closed Sales			Monthly YoY Trend	Days on Market			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend	Affordability			Monthly YoY Trend
	2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024	
January	4,433	2,822	2,895	↘	33	37	34	↘	7,468	8,645	6,846	↘	\$315,000	\$313,400	\$340,000	↘	171	134	118	↘
February	4,245	3,118	3,087	↘	36	41	37	↘	7,123	7,956	6,888	↘	\$322,000	\$315,000	\$350,000	↘	162	129	112	↘
March	5,753	4,768	4,092	↘	30	37	32	↘	7,488	7,688	6,539	↘	\$342,500	\$336,000	\$374,900	↘	147	123	106	↘
April	6,395	4,678	4,786	↘	24	31	26	↘	8,556	7,476	6,905	↘	\$365,000	\$350,000	\$386,000	↘	128	117	100	↘
May	6,914	5,469	5,466	↘	20	26	22	↘	9,388	7,574	7,777	↘	\$370,000	\$367,200	\$395,000	↘	123	110	99	↘
June	7,908	6,366	5,439	↘	17	21	20	↘	11,288	8,200	8,119	↘	\$385,000	\$385,000	\$419,995	↘	115	104	94	↘
July	6,572	5,311	5,702	↘	17	21	20	↘	12,408	8,403	8,571	↘	\$360,000	\$370,000	\$407,250	↘	125	107	98	↘
August	6,766	5,775	5,341	↘	20	21	20	↘	12,079	8,709	9,147	↘	\$352,000	\$375,000	\$400,000	↘	130	102	103	↘
September	5,824	4,734	4,396	↘	23	23	21	↘	12,381	9,069	9,342	↘	\$340,000	\$360,000	\$388,000	↘	124	106	109	↘
October	4,825	4,557	4,271	↘	26	24			11,941	9,013			\$331,750	\$350,000	\$387,494	↘	117	105		
November	4,436	4,005	3,661	↘	29	25			10,913	8,781			\$329,100	\$353,050	\$385,643	↘	123	108		
December	4,176	3,837	3,688	↘	32	28			9,178	7,341			\$320,000	\$335,000	\$381,807	↘	128	120		

IHS Three Month Outlook

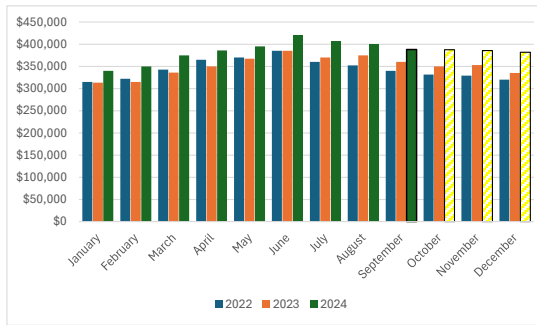
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

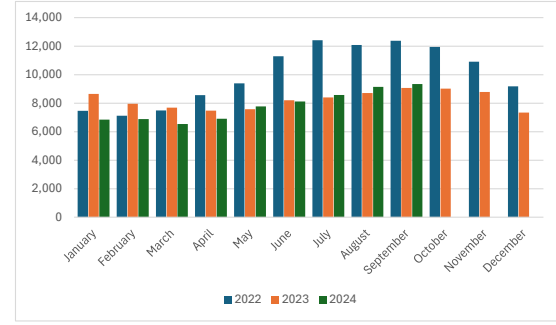
Monthly Closed Sales



Monthly Median Sales Price

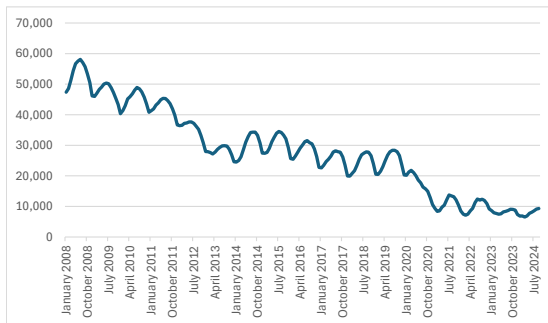


Monthly Inventory

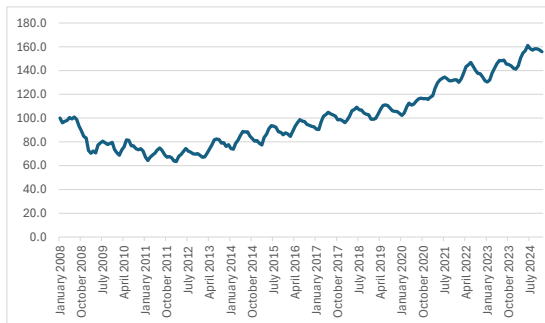


Long Term Trends

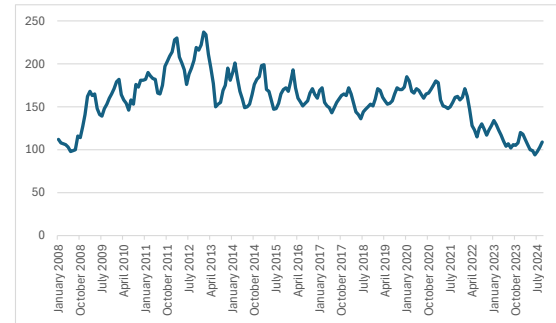
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Single Family Homes
Summary of Recent Trends

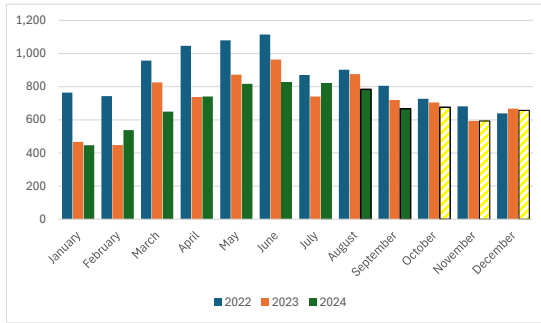
	Closed Sales			Monthly YoY Trend	Days on Market			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend	Affordability			Monthly YoY Trend
	2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024	
January	764	467	447		35	42	38		1,843	2,257	1,738		\$290,000	\$260,500	\$288,250		169	147	127	
February	743	448	538		34	48	43		1,813	2,159	1,749		\$287,000	\$290,000	\$300,000		165	128	119	
March	957	826	649		33	40	40		1,895	2,056	1,714		\$325,000	\$295,000	\$335,000		141	128	108	
April	1,047	738	741		30	43	37		1,959	2,024	1,747		\$350,000	\$297,500	\$340,000		121	125	103	
May	1,080	872	817		26	36	29		2,081	1,966	1,881		\$331,000	\$306,000	\$320,000		125	120	111	
June	1,115	964	825		24	29	27		2,409	2,069	1,848		\$354,000	\$335,000	\$365,000		114	109	98	
July	870	741	823		22	29	29		2,766	2,127	1,898		\$344,500	\$312,750	\$350,000		118	115	103	
August	902	876	784		24	27	29		2,759	2,178	1,947		\$310,000	\$317,500	\$340,000		134	110	110	
September	806	719	667		28	32	29		2,925	2,268	2,017		\$300,000	\$311,000	\$335,000		128	111	115	
October	727	705	676		31	34			2,798	2,294			\$306,000	\$300,000	\$331,905		115	111		
November	681	593	593		31	31			2,634	2,151			\$289,000	\$302,000	\$328,537		127	115		
December	639	667	657		35	34			2,239	1,816			\$275,000	\$285,000	\$324,782		136	129		

IHS Three Month Outlook

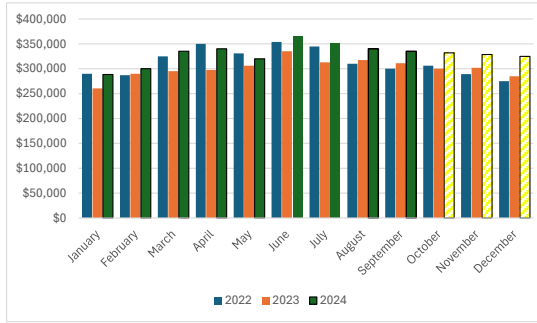
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

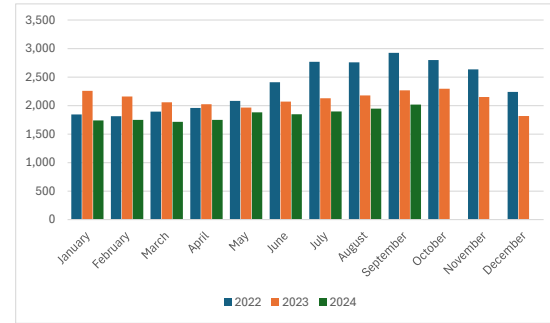
Monthly Closed Sales



Monthly Median Sales Price

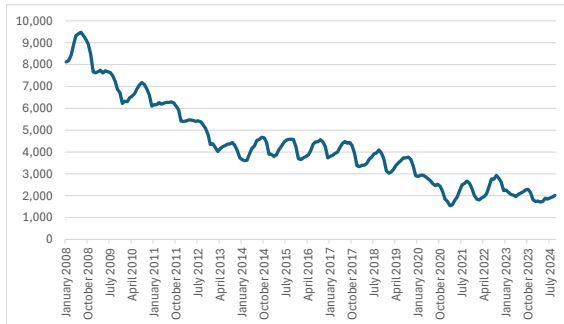


Monthly Inventory

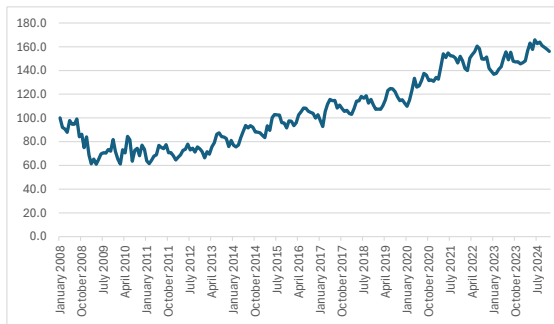


Long Term Trends

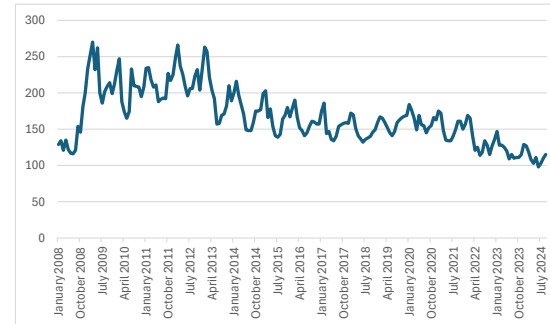
Monthly SF Inventory Trend



SF Monthly House Price Index



Monthly Affordability Conditions



City of Chicago - Condominiums/Townhomes
Summary of Recent Trends

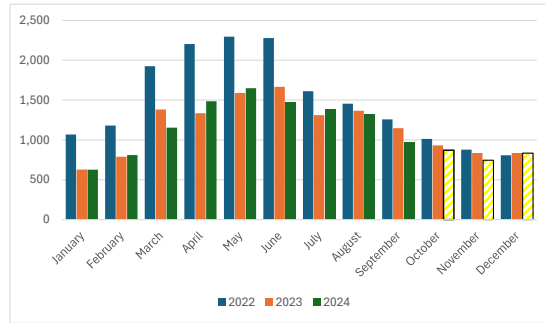
	Closed Sales			Monthly YoY Trend	Days on Market			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend	Affordability			Monthly YoY Trend
	2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024		2022	2023	2024	
January	1,067	629	626		54	55	47		3,944	3,082	2,470		\$334,000	\$332,500	\$337,450		146	115	108	
February	1,181	790	810		58	47	47		4,043	3,003	2,707		\$345,000	\$320,000	\$358,000		138	116	100	
March	1,926	1,382	1,154		43	44	36		4,206	2,995	2,699		\$356,500	\$360,750	\$370,000		128	104	98	
April	2,204	1,336	1,485		33	35	28		4,290	2,941	2,871		\$379,500	\$380,000	\$384,000		112	98	91	
May	2,297	1,590	1,649		30	33	26		4,492	3,106	3,010		\$365,000	\$359,900	\$395,000		114	102	90	
June	2,278	1,666	1,478		27	27	23		4,837	3,209	3,008		\$375,000	\$375,000	\$390,000		108	97	92	
July	1,611	1,311	1,388		26	28	27		4,842	3,216	3,060		\$355,000	\$365,000	\$375,000		115	99	96	
August	1,454	1,366	1,330		29	27	26		4,603	3,254	3,057		\$320,000	\$349,000	\$369,500		130	100	102	
September	1,258	1,148	976		30	28	29		4,659	3,500	3,237		\$335,000	\$336,000	\$360,000		114	103	107	
October	1,013	932	871		35	30			4,322	3,427			\$330,000	\$345,000	\$354,051		107	96		
November	879	835	745		38	34			3,887	3,043			\$325,000	\$345,000	\$350,656		113	101		
December	808	836	834		41	35			3,127	2,356			\$296,500	\$335,000	\$343,749		126	110		

IHS Three Month Outlook

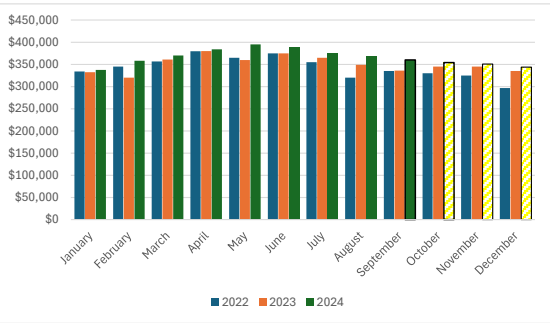
Sources: ShowingTime Data and IHS Housing Market Forecast

Short Term Trends

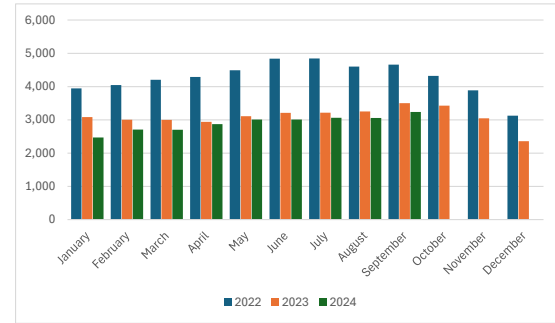
Monthly Closed Sales



Monthly Median Sales Price

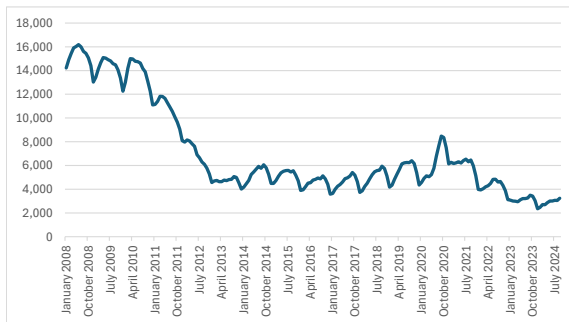


Monthly Inventory

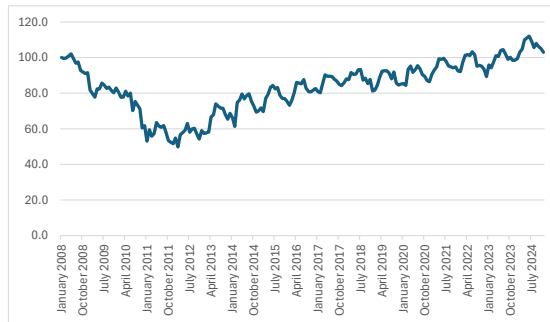


Long Term Trends

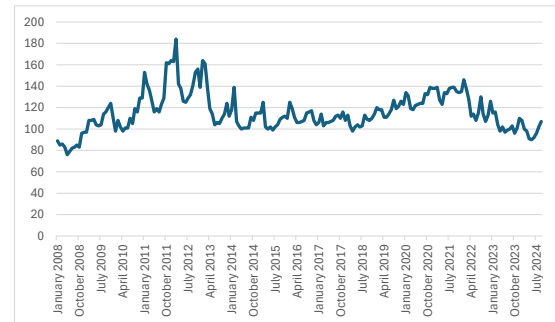
Monthly Condo/Townhome Inventory Trend



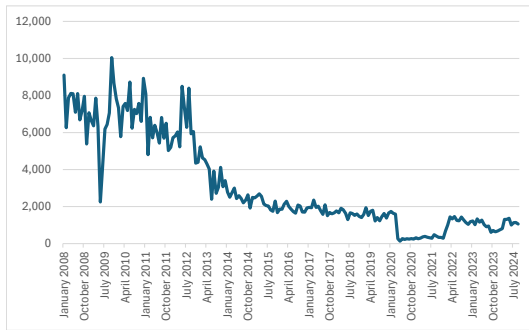
Condo/Townhome Monthly House Price Index



Monthly Affordability Conditions



Monthly Foreclosure Filings - Chicago Metro



Monthly Foreclosure Filings - City of Chicago

