

Monthly Local Market Update for December 2024

A Research Tool Provided by Illinois REALTORS®



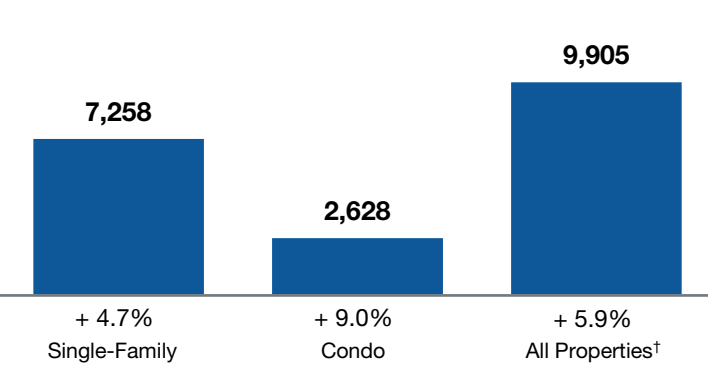
Entire State of Illinois

Key Metrics for All Properties	December			Year to Date		
	2023	2024	Percent Change	Thru Dec 2023	Thru Dec 2024	Percent Change
Closed Sales	9,356	9,905	+ 5.9%	132,380	130,908	- 1.1%
Previous Month's Closed Sales	9,680 <small>in November 2023</small>	10,080 <small>in November 2024</small>	+ 4.1%	123,024 <small>in November 2023</small>	121,003 <small>in November 2024</small>	- 1.6%
Median Sales Price*	\$255,000	\$282,500	+ 10.8%	\$269,000	\$290,000	+ 7.8%
Inventory of Homes for Sale	17,296	17,509	+ 1.2%	--	--	--
Days on Market Until Sale	30	32	+ 6.7%	29	28	- 3.4%

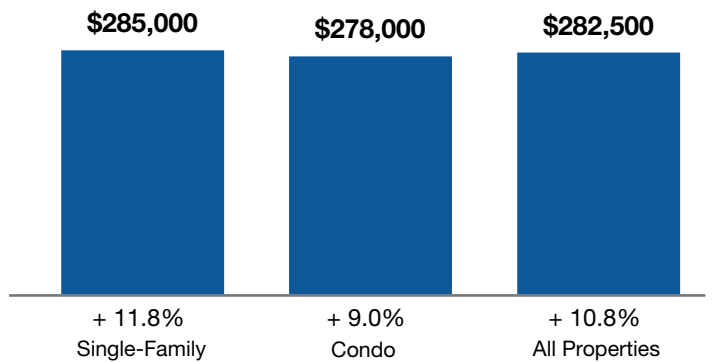
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Activity by Property Type for December 2024

Closed Sales

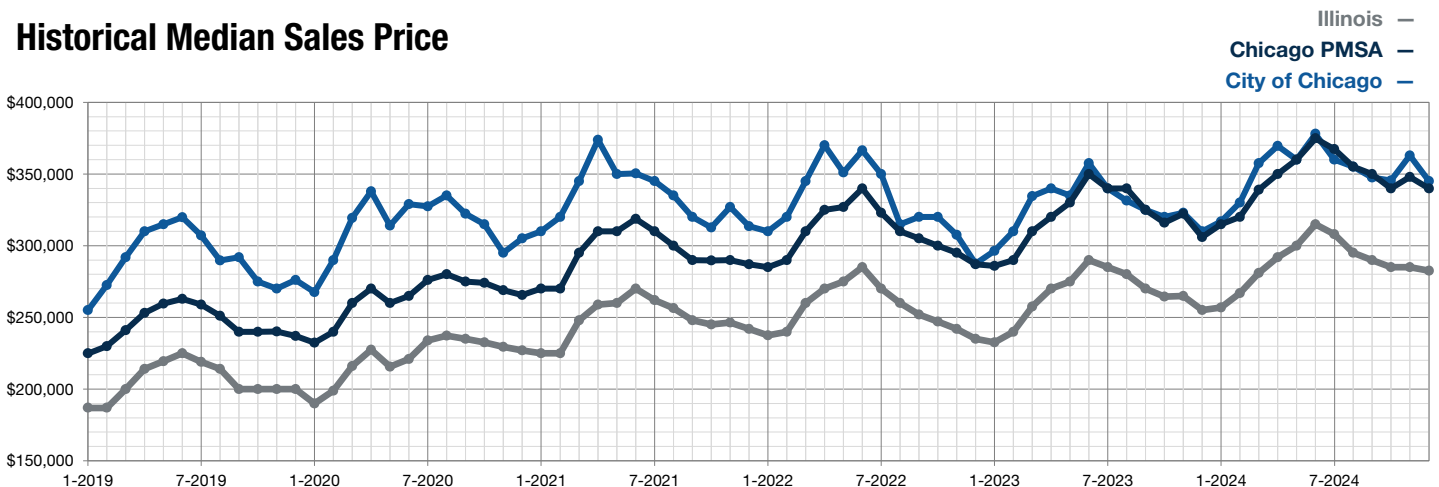


Median Sales Price



† 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

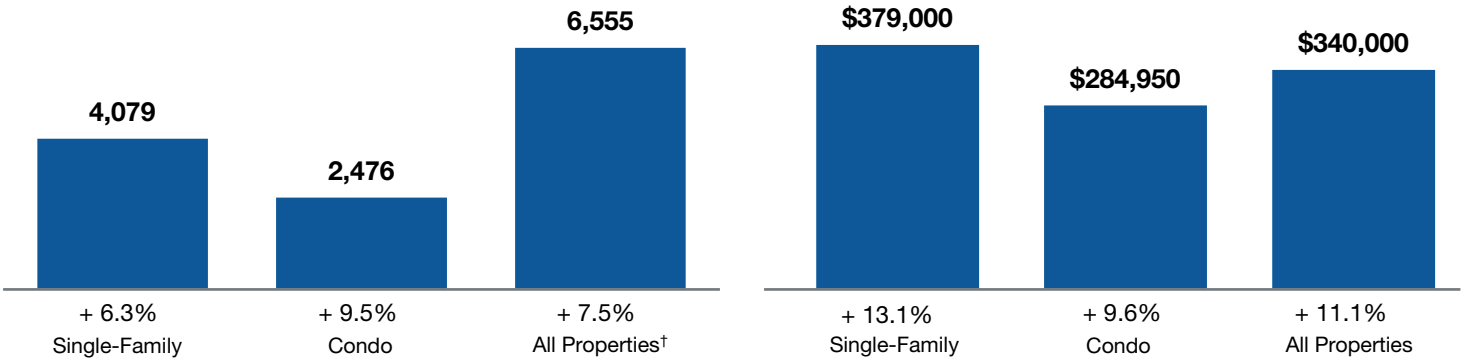
Key Metrics for All Properties	December			Year to Date		
	2023	2024	Percent Change	Thru Dec 2023	Thru Dec 2024	Percent Change
Closed Sales	6,100	6,555	+ 7.5%	89,620	88,413	- 1.3%
Previous Month's Closed Sales	6,365 <small>in November 2023</small>	6,647 <small>in November 2024</small>	+ 4.4%	83,520 <small>in November 2023</small>	81,858 <small>in November 2024</small>	- 2.0%
Median Sales Price*	\$305,950	\$340,000	+ 11.1%	\$324,500	\$350,000	+ 7.9%
Inventory of Homes for Sale	11,269	11,001	- 2.4%	--	--	--
Days on Market Until Sale	28	29	+ 3.6%	27	25	- 7.4%

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Activity by Property Type for December 2024

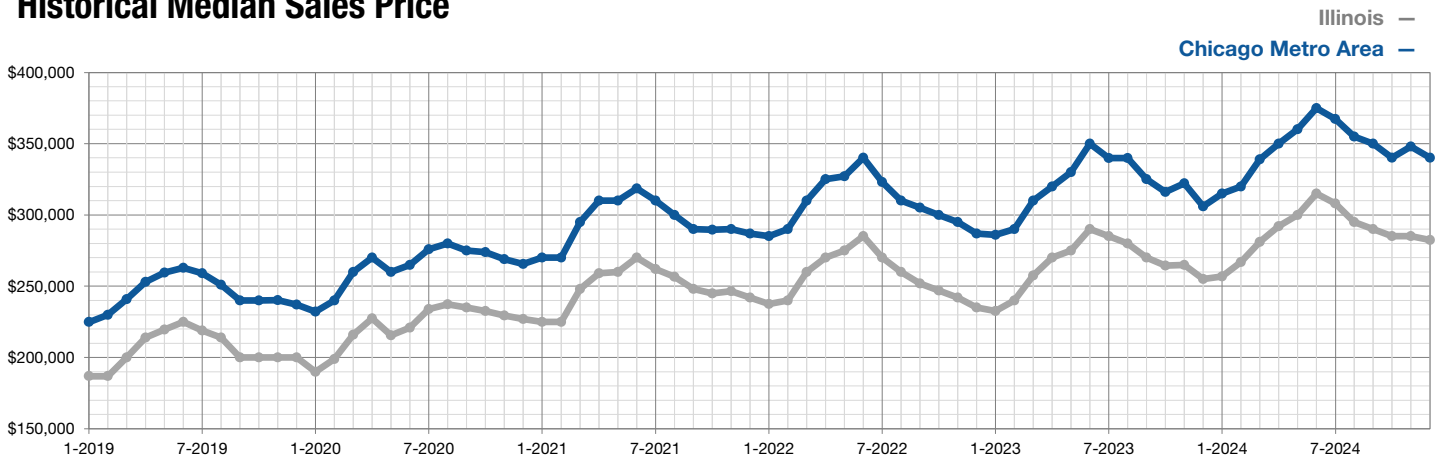
Closed Sales

Median Sales Price



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Historical Median Sales Price



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City of Chicago

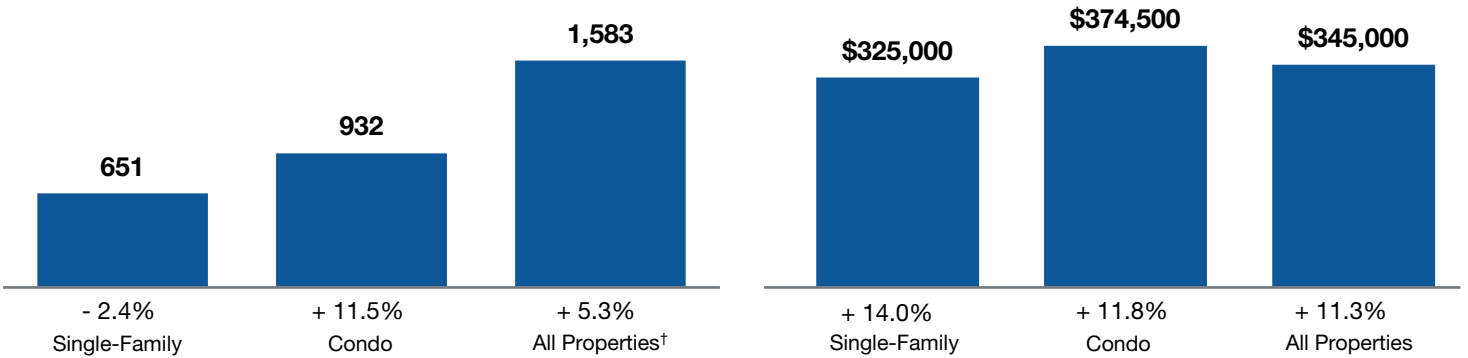
Key Metrics for All Properties	December			Year to Date		
	2023	2024	Percent Change	Thru Dec 2023	Thru Dec 2024	Percent Change
Closed Sales	1,503	1,583	+ 5.3%	22,437	22,071	- 1.6%
Previous Month's Closed Sales	1,428 <small>in November 2023</small>	1,505 <small>in November 2024</small>	+ 5.4%	20,934 <small>in November 2023</small>	20,488 <small>in November 2024</small>	- 2.1%
Median Sales Price*	\$310,000	\$345,000	+ 11.3%	\$330,000	\$355,000	+ 7.6%
Inventory of Homes for Sale	4,175	3,541	- 15.2%	--	--	--
Days on Market Until Sale	34	36	+ 5.9%	34	32	- 5.9%

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Activity by Property Type for December 2024

Closed Sales

Median Sales Price



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Historical Median Sales Price

