

Monthly Local Market Update for January 2025

A Research Tool Provided by Illinois REALTORS®



City of Chicago

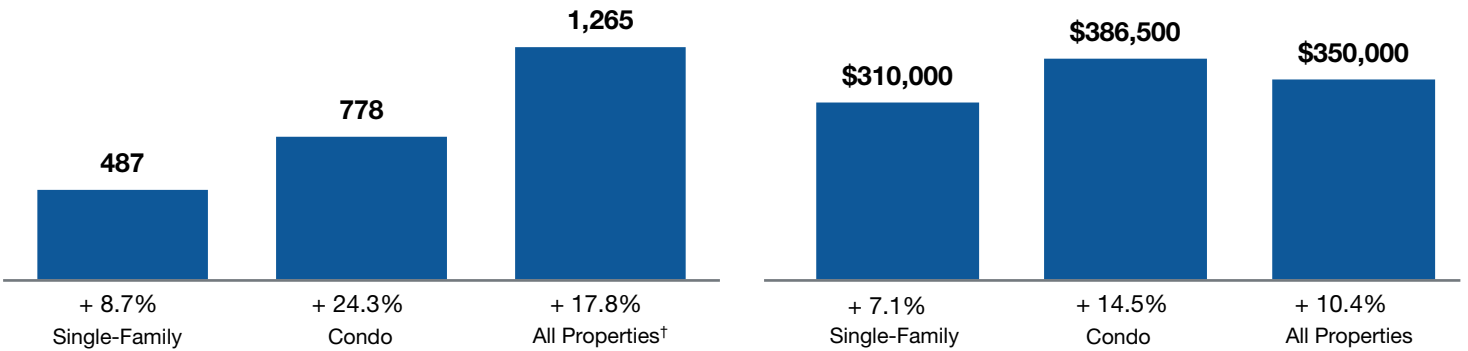
| Key Metrics for All Properties | January | | | Year to Date | | |
|------------------------------------|--|--|----------------|---|---|----------------|
| | 2024 | 2025 | Percent Change | Thru Jan 2024 | Thru Jan 2025 | Percent Change |
| Closed Sales | 1,074 | 1,265 | + 17.8% | 1,074 | 1,265 | + 17.8% |
| Previous Month's Closed Sales | 1,503 <small>in December 2023</small> | 1,606 <small>in December 2024</small> | + 6.9% | 22,437 <small>in December 2023</small> | 22,100 <small>in December 2024</small> | - 1.5% |
| Median Sales Price* | \$317,000 | \$350,000 | + 10.4% | \$317,000 | \$350,000 | + 10.4% |
| Inventory of Homes for Sale | 4,219 | 3,593 | - 14.8% | -- | -- | -- |
| Days on Market Until Sale | 43 | 41 | - 4.7% | 43 | 41 | - 4.7% |

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

Activity by Property Type for January 2025

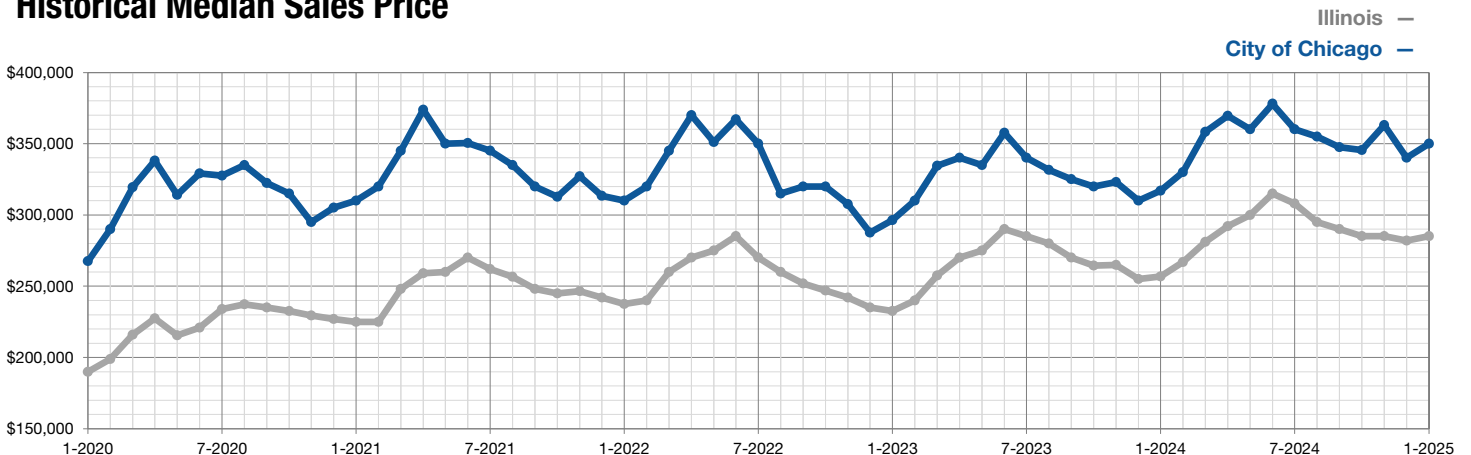
Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price



Monthly Local Market Update for January 2025

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

Includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties

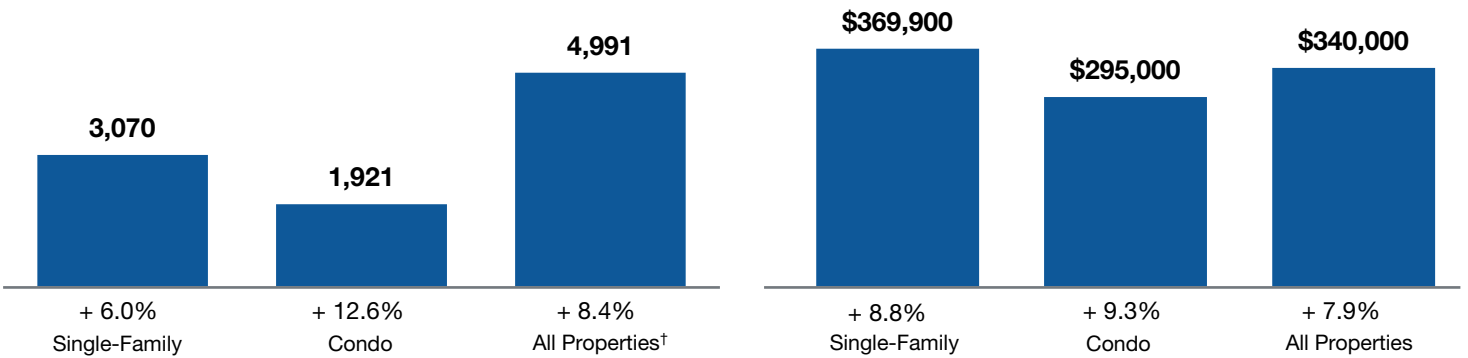
| Key Metrics for All Properties | January | | | Year to Date | | |
|------------------------------------|--|--|----------------|---|---|----------------|
| | 2024 | 2025 | Percent Change | Thru Jan 2024 | Thru Jan 2025 | Percent Change |
| Closed Sales | 4,603 | 4,991 | + 8.4% | 4,603 | 4,991 | + 8.4% |
| Previous Month's Closed Sales | 6,100 <small>in December 2023</small> | 6,635 <small>in December 2024</small> | + 8.8% | 89,620 <small>in December 2023</small> | 88,521 <small>in December 2024</small> | - 1.2% |
| Median Sales Price* | \$315,000 | \$340,000 | + 7.9% | \$315,000 | \$340,000 | + 7.9% |
| Inventory of Homes for Sale | 10,830 | 10,939 | + 1.0% | -- | -- | -- |
| Days on Market Until Sale | 34 | 35 | + 2.9% | 34 | 35 | + 2.9% |

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

Activity by Property Type for January 2025

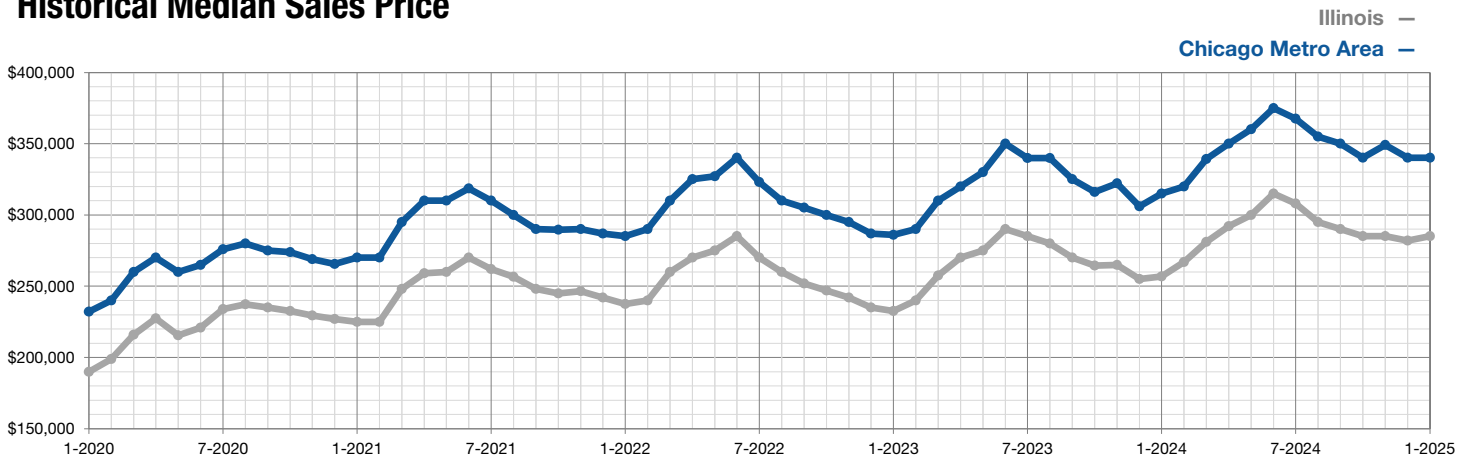
Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price



Monthly Local Market Update for January 2025

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

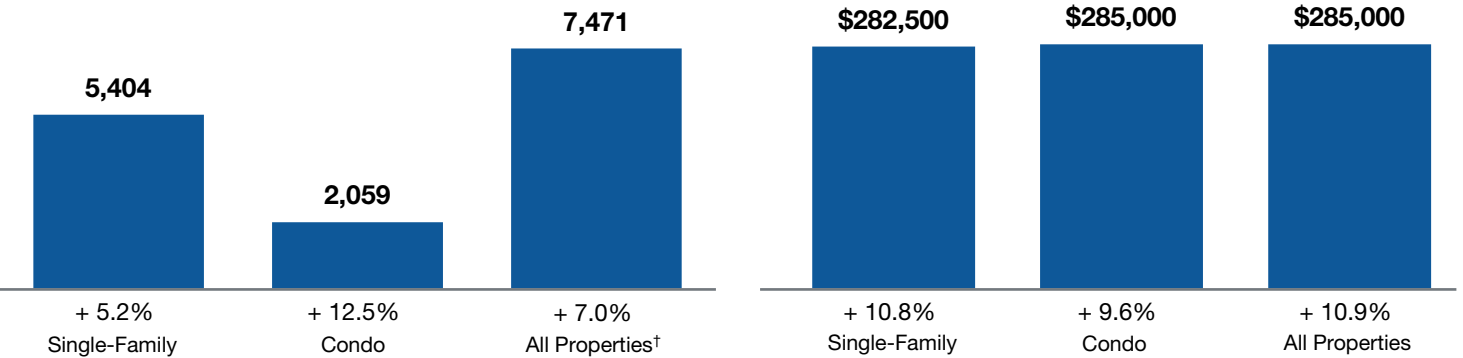
| Key Metrics for All Properties | January | | | Year to Date | | |
|------------------------------------|--|---|----------------|--|--|----------------|
| | 2024 | 2025 | Percent Change | Thru Jan 2024 | Thru Jan 2025 | Percent Change |
| Closed Sales | 6,983 | 7,471 | + 7.0% | 6,983 | 7,471 | + 7.0% |
| Previous Month's Closed Sales | 9,356 <small>in December 2023</small> | 10,019 <small>in December 2024</small> | + 7.1% | 132,364 <small>in December 2023</small> | 131,067 <small>in December 2024</small> | - 1.0% |
| Median Sales Price* | \$256,900 | \$285,000 | + 10.9% | \$256,900 | \$285,000 | + 10.9% |
| Inventory of Homes for Sale | 16,662 | 16,919 | + 1.5% | -- | -- | -- |
| Days on Market Until Sale | 36 | 38 | + 5.6% | 36 | 38 | + 5.6% |

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

Activity by Property Type for January 2025

Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price

