

# Annual Report on the Illinois Housing Market

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## FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF ILLINOIS

Information is based on multiple listing service (MLS) data from participating Illinois REALTORS® local boards/associations.

The Chicagoland PMSA, as defined by the U.S. Census Bureau, includes the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will.

Activity for the Chicagoland region is based in whole or in part on data supplied by Midwest Real Estate Data, LLC as of the 7th calendar day of each month. Midwest Real Estate Data, LLC does not guarantee nor is it in any way responsible for its accuracy.

Provided by Illinois REALTORS®



# 2016



# 2016 Annual Report on the Illinois Housing Market

**Change  
from 2015:**

**+ 2.0%**

Single-Family

**+ 3.5%**

Condo

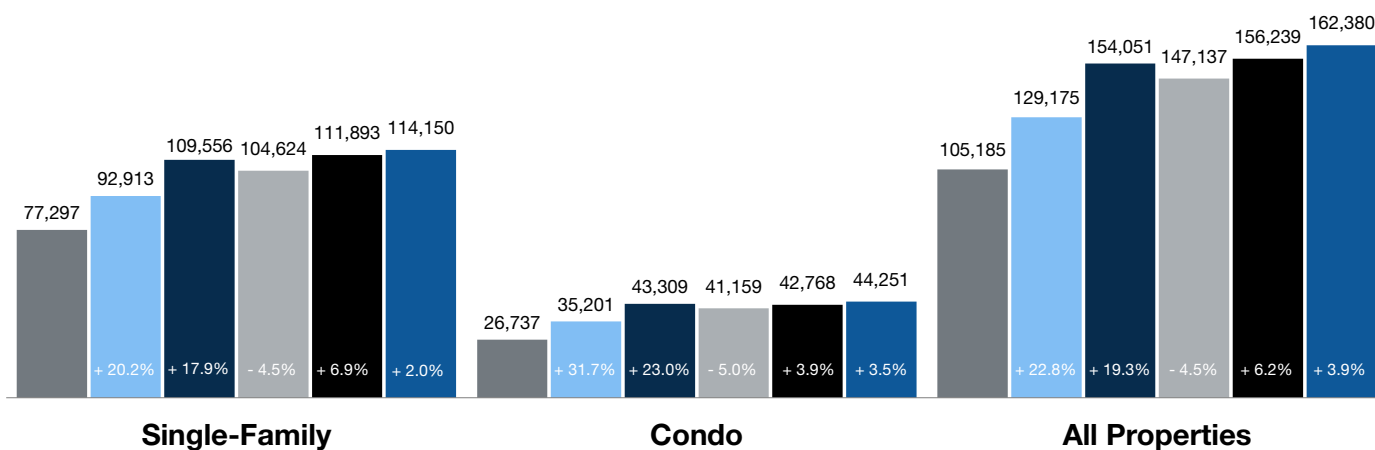
**+ 3.9%**

All Properties

## Annual Closed Sales

Activity for all properties is not necessarily a sum of single-family and condo activity.

■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



**Change  
from 2015:**

**+ 7.7%**

Single-Family

**+ 5.2%**

Condo

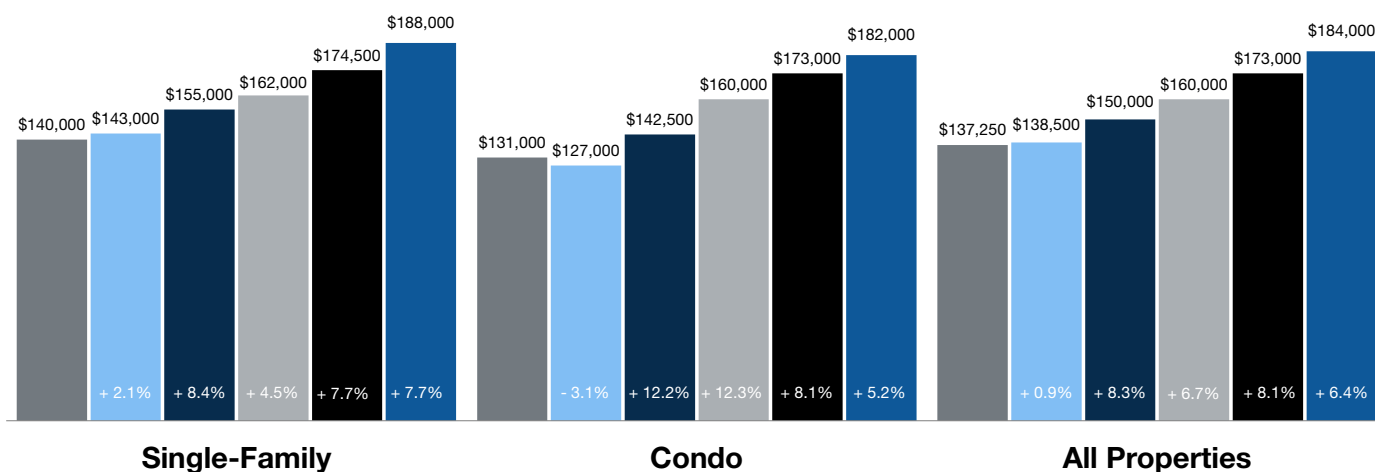
**+ 6.4%**

All Properties

## Annual Median Sales Price

Does not account for seller concessions.

■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



# 2016 Annual Report on the Illinois Housing Market

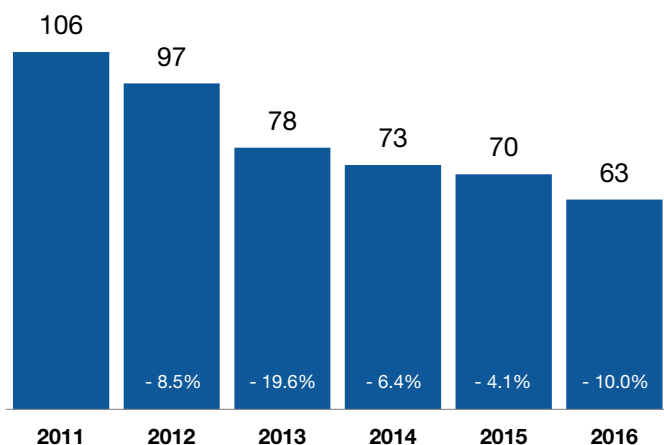
**63**

Days on Market in 2016

**- 10.0%**

Change from 2015

## Days on Market Until Sale



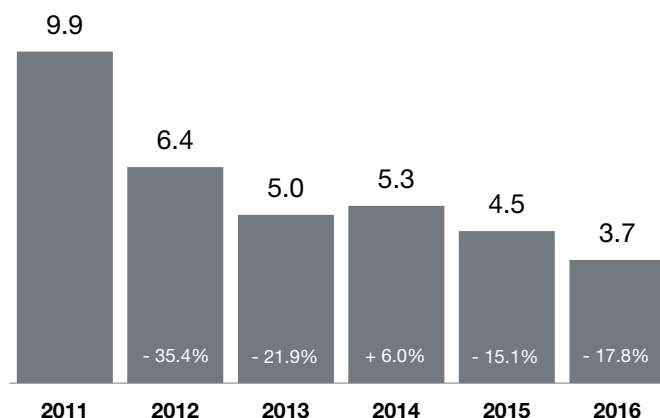
**3.7**

Months Supply in 2016

**- 17.8%**

Change from 2015

## Months Supply of Inventory



**Change from 2015:**

**- 17.3%**

Single-Family

**- 22.5%**

Condo

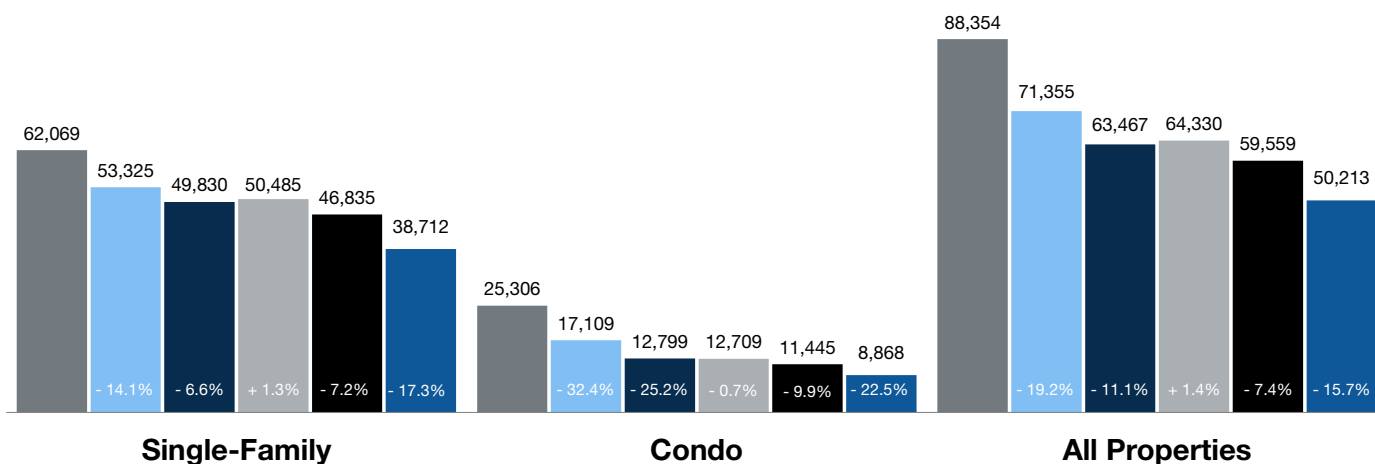
**- 15.7%**

All Properties

## Inventory of Homes for Sale

Activity for all properties is not necessarily a sum of single-family and condo activity.

■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



# 2016 Annual Report on the Illinois Housing Market



	Closed Sales			Median Sales Price		
	2015	2016	Percentage Change	2015	2016	Percentage Change
<b>State of Illinois</b>	<b>156,239</b>	<b>162,380</b>	<b>+ 3.9%</b>	<b>\$173,000</b>	<b>\$184,000</b>	<b>+ 6.4%</b>
<b>Chicagoland PMSA</b>	<b>111,700</b>	<b>116,500</b>	<b>+ 4.3%</b>	<b>\$210,000</b>	<b>\$222,500</b>	<b>+ 6.0%</b>
<b>City of Chicago</b>	<b>27,513</b>	<b>28,033</b>	<b>+ 1.9%</b>	<b>\$261,000</b>	<b>\$272,000</b>	<b>+ 4.2%</b>
Bloomington-Normal MSA*	2,442	2,531	+ 3.6%	\$158,000	\$156,000	- 1.3%
Champaign-Urbana MSA*	2,845	3,021	+ 6.2%	\$143,900	\$145,000	+ 0.8%
Chicago MSA*	111,700	116,500	+ 4.3%	\$210,000	\$222,500	+ 6.0%
Davenport-Moline-Rock Island MSA*	2,329	2,289	- 1.7%	\$99,900	\$99,900	0.0%
Decatur MSA*	1,274	1,220	- 4.2%	\$87,500	\$89,250	+ 2.0%
Kankakee MSA*	1,081	1,205	+ 11.5%	\$120,000	\$124,500	+ 3.8%
Metro-East MSA*	7,774	8,290	+ 6.6%	\$123,500	\$127,000	+ 2.8%
Peoria-Pekin MSA*	4,964	5,048	+ 1.7%	\$125,000	\$122,000	- 2.4%
Rockford MSA*	4,759	4,830	+ 1.5%	\$92,000	\$108,000	+ 17.4%
Springfield MSA*	2,971	2,965	- 0.2%	\$128,500	\$135,000	+ 5.1%

	Days on Market			Months Supply		
	2015	2016	Percentage Change	2015	2016	Percentage Change
<b>State of Illinois</b>	<b>70</b>	<b>63</b>	<b>- 10.0%</b>	<b>4.5</b>	<b>3.7</b>	<b>- 17.8%</b>
<b>Chicagoland PMSA</b>	<b>59</b>	<b>53</b>	<b>- 10.2%</b>	<b>3.9</b>	<b>3.0</b>	<b>- 23.1%</b>
<b>City of Chicago</b>	<b>50</b>	<b>45</b>	<b>- 10.0%</b>	<b>3.5</b>	<b>2.9</b>	<b>- 17.1%</b>
Bloomington-Normal MSA*	91	72	- 20.9%	4.4	3.7	- 15.9%
Champaign-Urbana MSA*	80	72	- 10.0%	4.8	4.3	- 10.4%
Chicago MSA*	59	53	- 10.2%	3.9	3.0	- 23.1%
Davenport-Moline-Rock Island MSA*	71	69	- 2.8%	4.6	4.3	- 6.5%
Decatur MSA*	84	77	- 8.3%	7.0	7.6	+ 8.6%
Kankakee MSA*	96	78	- 18.8%	6.4	4.8	- 25.0%
Metro-East MSA*	109	82	- 24.8%	6.4	4.6	- 28.1%
Peoria-Pekin MSA*	80	82	+ 2.5%	5.4	5.3	- 1.9%
Rockford MSA*	80	69	- 13.8%	4.5	3.6	- 20.0%
Springfield MSA*	69	67	- 2.9%	3.6	3.3	- 8.3%

\* For a complete list of counties in each MSA, visit [www.illinoisrealtor.org/marketstats](http://www.illinoisrealtor.org/marketstats).