

Annual Report on the Illinois Housing Market

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 Chicago Metro Area 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®



2019



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**Change
from 2018:**

- 2.0%

Single-Family

- 3.9%

Condo

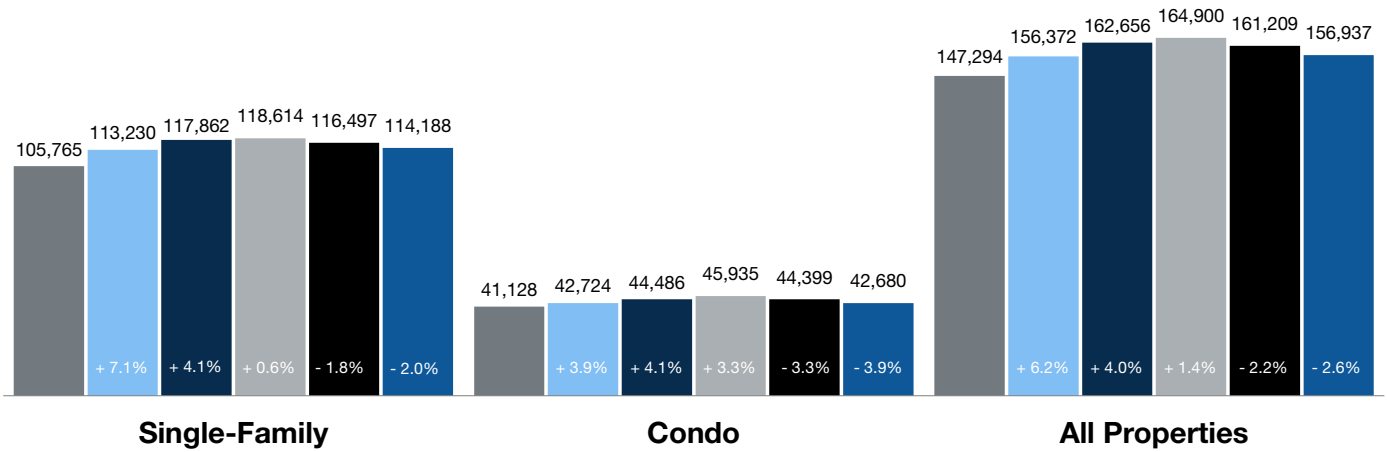
- 2.6%

All Properties

Annual Closed Sales

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

■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



**Change
from 2018:**

+ 3.4%

Single-Family

+ 2.4%

Condo

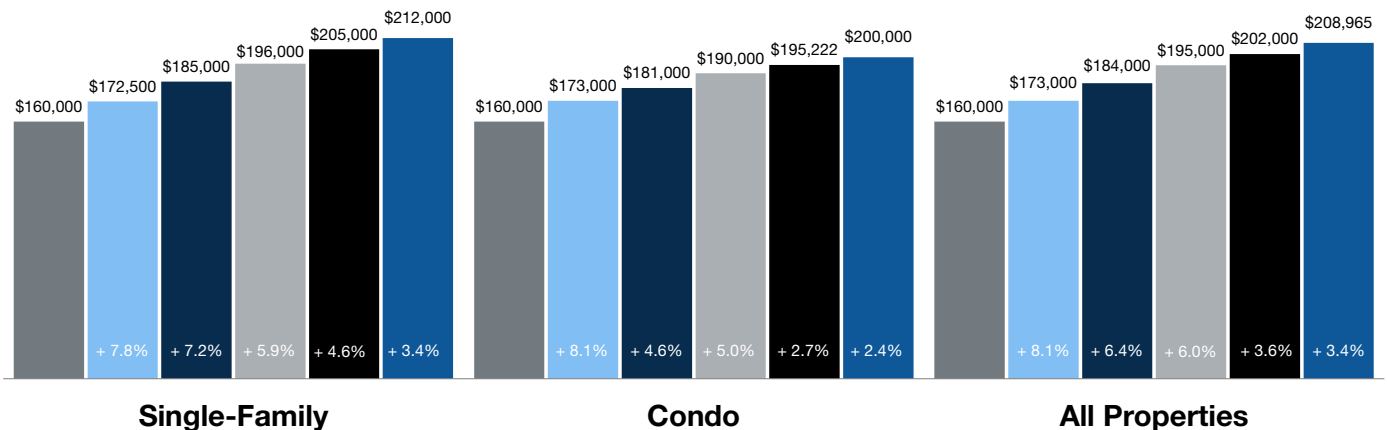
+ 3.4%

All Properties

Annual Median Sales Price

Does not account for seller concessions.

■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019





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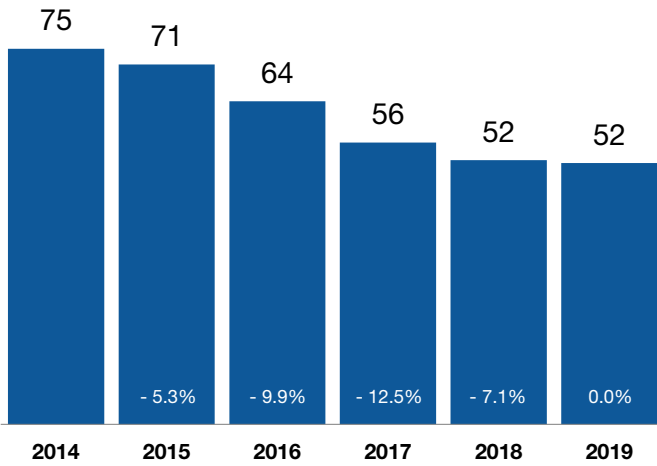
52

Days on Market in 2019

0.0%

Change from 2018

Days on Market Until Sale



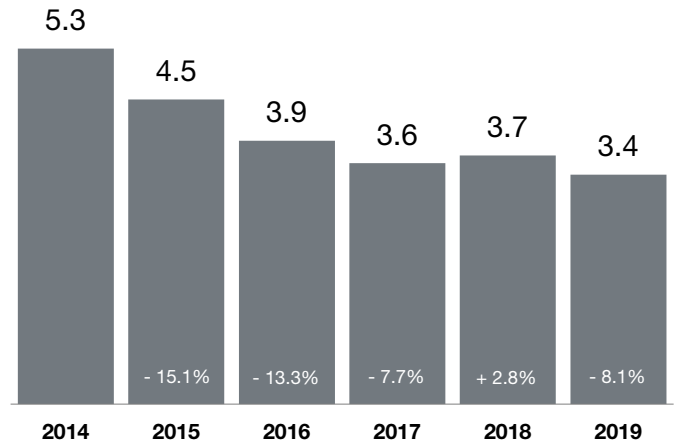
3.4

Months Supply in 2019

- 8.1%

Change from 2018

Months Supply of Inventory



Change from 2018:

- 9.3%

Single-Family

- 3.2%

Condo

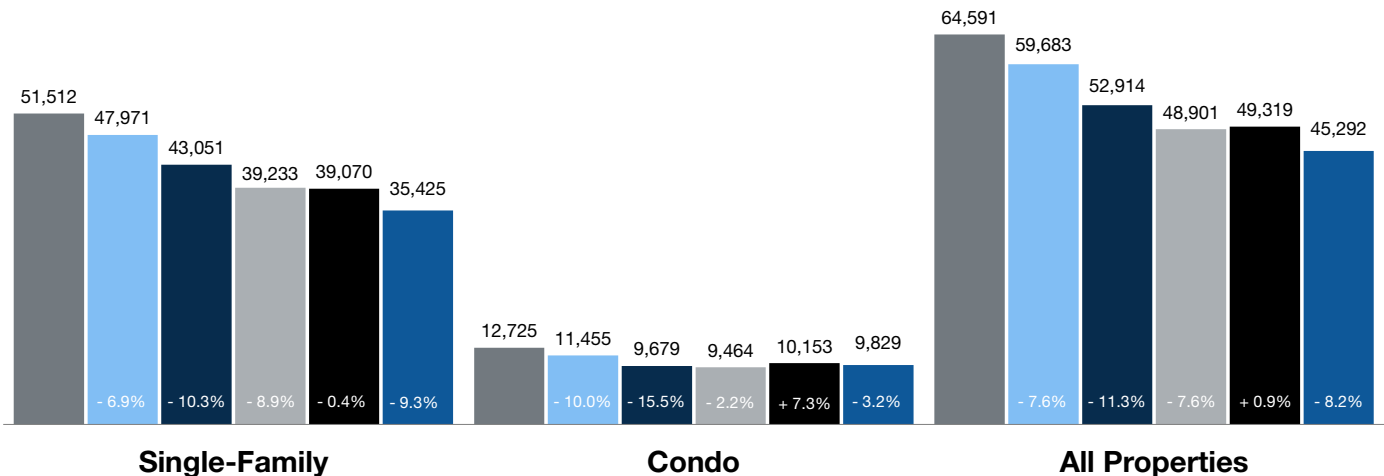
- 8.2%

All Properties

Inventory of Homes for Sale

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

■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



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	Closed Sales			Median Sales Price		
	2018	2019	Percentage Change	2018	2019	Percentage Change
State of Illinois	161,209	156,937	- 2.6%	\$202,000	\$208,965	+ 3.4%
Chicago Metro Area	114,195	110,420	- 3.3%	\$242,500	\$248,000	+ 2.3%
City of Chicago	27,526	26,176	- 4.9%	\$290,000	\$295,000	+ 1.7%
Bloomington MSA*	2,780	2,614	- 6.0%	\$161,000	\$155,000	- 3.7%
Carbondale–Marion MSA*	1,140	1,141	+ 0.1%	\$114,075	\$118,500	+ 3.9%
Champaign–Urbana MSA*	2,930	2,785	- 4.9%	\$149,500	\$155,000	+ 3.7%
Danville MSA*	726	701	- 3.4%	\$65,250	\$71,000	+ 8.8%
Decatur MSA*	1,311	1,325	+ 1.1%	\$90,000	\$95,000	+ 5.6%
Kankakee MSA*	1,169	1,186	+ 1.5%	\$140,000	\$145,000	+ 3.6%
Metro East MSA*	8,533	8,588	+ 0.6%	\$135,000	\$142,500	+ 5.6%
Moline–Rock Island MSA*	2,515	2,361	- 6.1%	\$111,000	\$114,250	+ 2.9%
Peoria MSA*	5,393	5,200	- 3.6%	\$125,000	\$121,500	- 2.8%
Rockford MSA*	4,952	4,781	- 3.5%	\$121,000	\$127,000	+ 5.0%
Springfield MSA*	2,869	3,171	+ 10.5%	\$134,900	\$143,000	+ 6.0%

	Days on Market			Months Supply		
	2018	2019	Percentage Change	2018	2019	Percentage Change
State of Illinois	52	52	0.0%	3.7	3.4	- 8.1%
Chicago Metro Area	42	42	0.0%	3.2	3.1	- 3.1%
City of Chicago	40	40	0.0%	3.4	3.2	- 5.9%
Bloomington MSA*	69	68	- 1.4%	3.3	2.4	- 27.3%
Carbondale–Marion MSA*	97	108	+ 11.3%	9.4	7.2	- 23.4%
Champaign–Urbana MSA*	74	73	- 1.4%	4.0	3.9	- 2.5%
Danville MSA*	80	84	+ 5.0%	5.7	4.3	- 24.6%
Decatur MSA*	86	66	- 23.3%	4.3	3.4	- 20.9%
Kankakee MSA*	60	61	+ 1.7%	4.4	3.2	- 27.3%
Metro East MSA*	66	77	+ 16.7%	4.0	3.6	- 10.0%
Moline–Rock Island MSA*	55	53	- 3.6%	3.5	3.8	+ 8.6%
Peoria MSA*	82	71	- 13.4%	4.5	4.3	- 4.4%
Rockford MSA*	51	43	- 15.7%	2.6	2.6	0.0%
Springfield MSA*	65	59	- 9.2%	3.9	2.6	- 33.3%

* For a complete list of counties in each MSA, visit www.illinoisrealtor.org/marketstats.