

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®



2021



2021 Annual Report on the Illinois Housing Market

**Change
from 2020:**

+ 6.9%

Single-Family

+ 26.4%

Condo

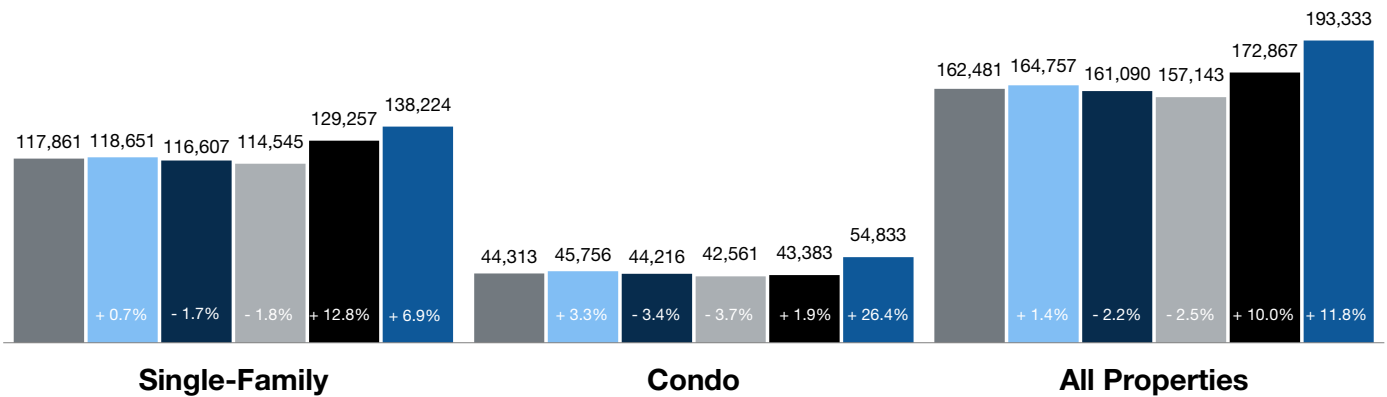
+ 11.8%

All Properties

Annual Closed Sales

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

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



**Change
from 2020:**

+ 12.6%

Single-Family

+ 10.8%

Condo

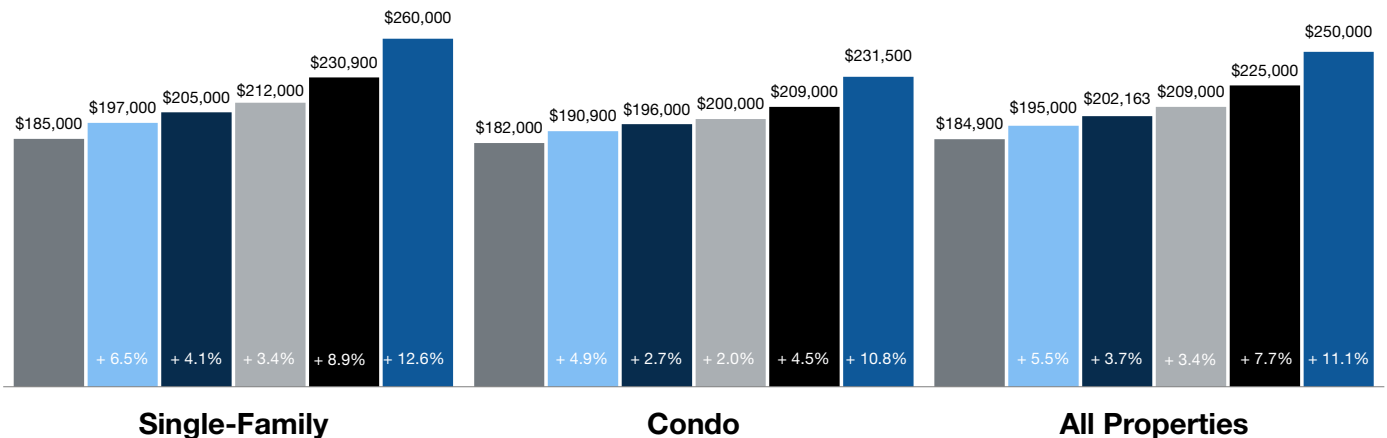
+ 11.1%

All Properties

Annual Median Sales Price

Does not account for seller concessions.

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021





2021 Annual Report on the Illinois Housing Market

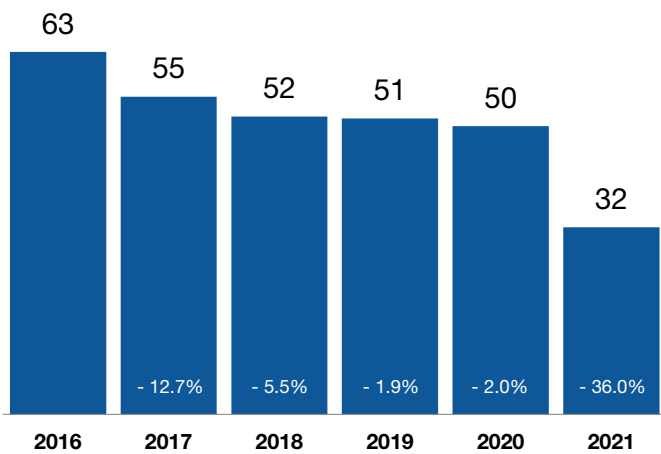
32

Days on Market in 2021

- 36.0%

Change from 2020

Days on Market Until Sale



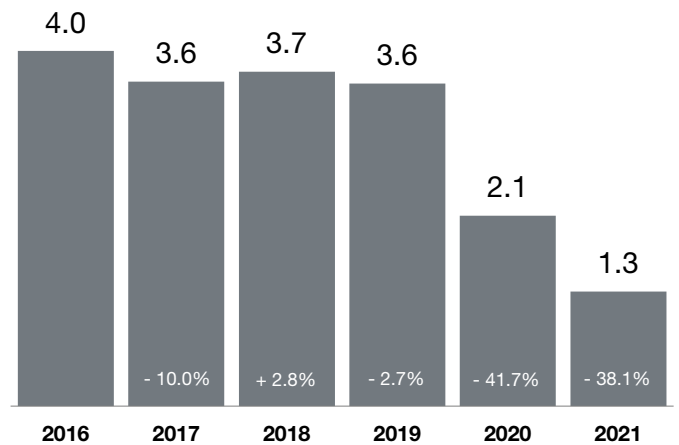
1.3

Months Supply in 2021

- 38.1%

Change from 2020

Months Supply of Inventory



Change from 2020:

- 31.7%

Single-Family

- 40.4%

Condo

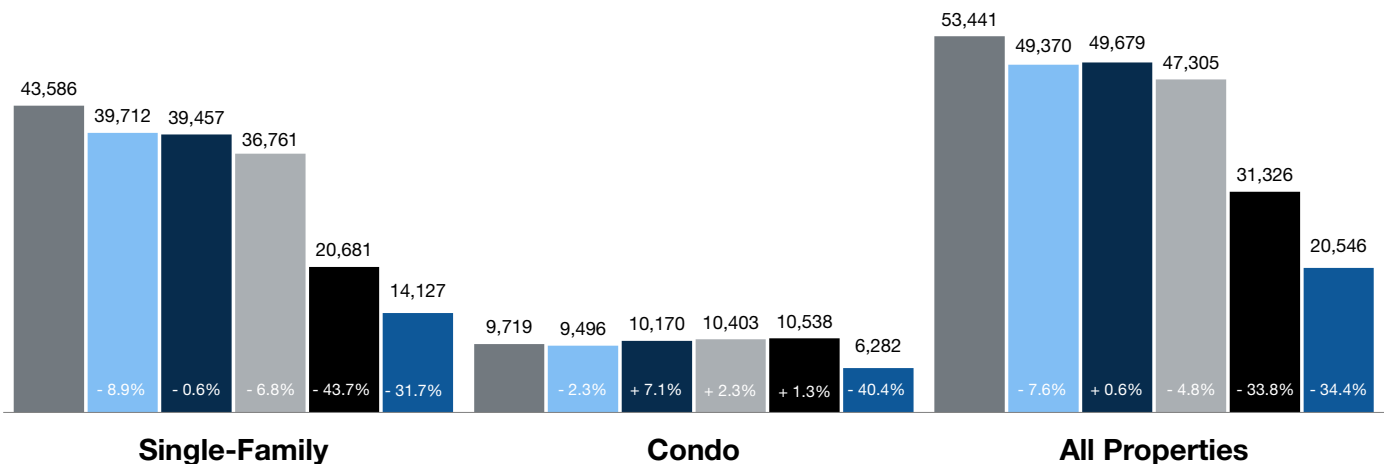
- 34.4%

All Properties

Inventory of Homes for Sale

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

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



2021 Annual Report on the Illinois Housing Market



| | Closed Sales | | | Median Sales Price | | |
|---------------------------|----------------|----------------|-------------------|--------------------|------------------|-------------------|
| | 2020 | 2021 | Percentage Change | 2020 | 2021 | Percentage Change |
| State of Illinois | 172,867 | 193,333 | + 11.8% | \$225,000 | \$250,000 | + 11.1% |
| Chicago Metro Area | 120,471 | 137,898 | + 14.5% | \$267,900 | \$299,000 | + 11.6% |
| City of Chicago | 26,063 | 33,195 | + 27.4% | \$315,500 | \$335,000 | + 6.2% |
| Bloomington MSA* | 2,898 | 3,062 | + 5.7% | \$161,000 | \$178,000 | + 10.6% |
| Carbondale–Marion MSA* | 1,501 | 1,567 | + 4.4% | \$122,000 | \$130,000 | + 6.6% |
| Champaign–Urbana MSA* | 3,118 | 3,347 | + 7.3% | \$165,000 | \$175,000 | + 6.1% |
| Danville MSA* | 712 | 768 | + 7.9% | \$76,250 | \$93,000 | + 22.0% |
| Decatur MSA* | 1,519 | 1,604 | + 5.6% | \$104,900 | \$112,238 | + 7.0% |
| Kankakee MSA* | 1,274 | 1,355 | + 6.4% | \$160,000 | \$179,000 | + 11.9% |
| Metro East MSA* | 9,587 | 10,224 | + 6.6% | \$153,000 | \$164,900 | + 7.8% |
| Moline–Rock Island MSA* | 2,607 | 2,821 | + 8.2% | \$119,900 | \$128,000 | + 6.8% |
| Peoria MSA* | 6,171 | 6,665 | + 8.0% | \$129,000 | \$131,000 | + 1.6% |
| Rockford MSA* | 5,279 | 5,515 | + 4.5% | \$139,900 | \$154,000 | + 10.1% |
| Springfield MSA* | 3,296 | 3,270 | - 0.8% | \$152,000 | \$151,250 | - 0.5% |

| | Days on Market | | | Months Supply | | |
|---------------------------|----------------|-----------|-------------------|---------------|------------|-------------------|
| | 2020 | 2021 | Percentage Change | 2020 | 2021 | Percentage Change |
| State of Illinois | 50 | 32 | - 36.0% | 2.1 | 1.3 | - 38.1% |
| Chicago Metro Area | 41 | 28 | - 31.7% | 2.1 | 1.2 | - 42.9% |
| City of Chicago | 39 | 36 | - 7.7% | 3.7 | 2.0 | - 45.9% |
| Bloomington MSA* | 49 | 23 | - 53.1% | 1.1 | 0.6 | - 45.5% |
| Carbondale–Marion MSA* | 94 | 66 | - 29.8% | 3.7 | 2.1 | - 43.2% |
| Champaign–Urbana MSA* | 64 | 36 | - 43.8% | 1.7 | 1.0 | - 41.2% |
| Danville MSA* | 73 | 42 | - 42.5% | 2.3 | 1.3 | - 43.5% |
| Decatur MSA* | 59 | 31 | - 47.5% | 1.8 | 1.1 | - 38.9% |
| Kankakee MSA* | 50 | 32 | - 36.0% | 1.8 | 1.1 | - 38.9% |
| Metro East MSA* | 74 | 53 | - 28.4% | 2.2 | 1.5 | - 31.8% |
| Moline–Rock Island MSA* | 53 | 30 | - 43.4% | 1.6 | 1.7 | + 6.3% |
| Peoria MSA* | 64 | 34 | - 46.9% | 1.9 | 1.0 | - 47.4% |
| Rockford MSA* | 40 | 22 | - 45.0% | 1.2 | 1.1 | - 8.3% |
| Springfield MSA* | 49 | 25 | - 49.0% | 1.3 | 0.7 | - 46.2% |

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