

Community Market Report



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Chicago, Illinois

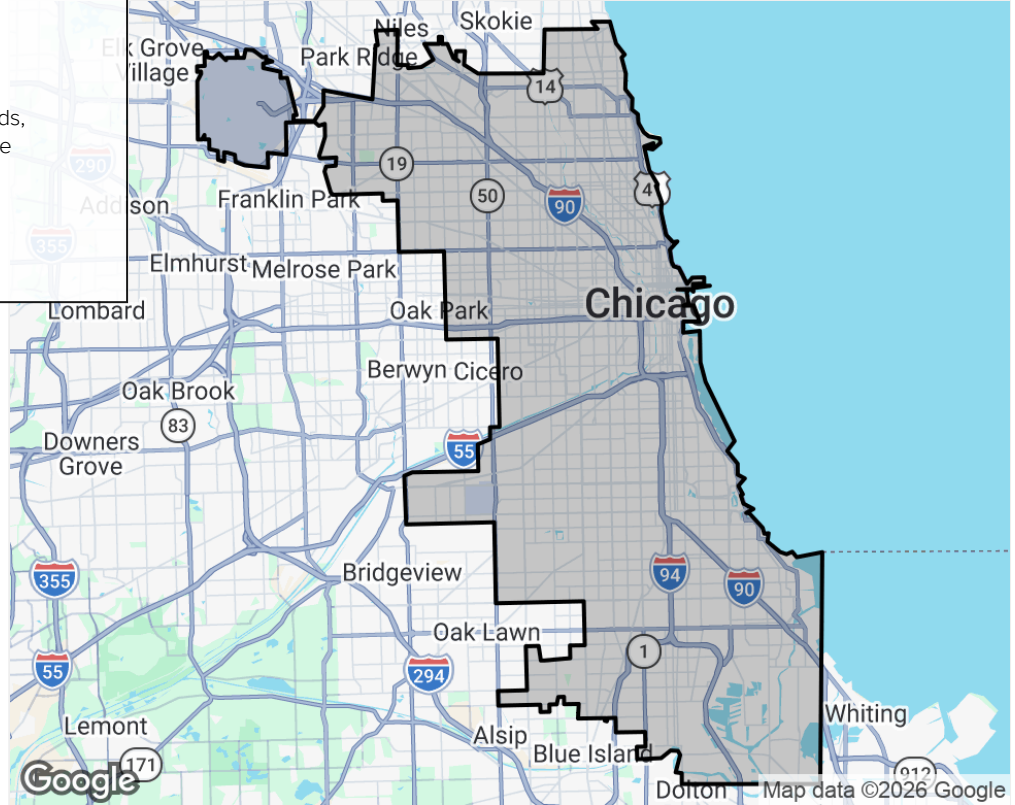
March 2026





About Chicago

Welcome to your personalized market report for Chicago in Illinois. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Scan to view the full digital market report for Chicago.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Chicago, Illinois. The data in the Sold Listings table is based on homes sold within the month of February 2026.

	Current Period Feb 2026	Last Month Jan 2026	Change From Last Month	Last Year Feb 2025	Change From Last Year
Homes Sold	1,239	1023	▲ 21%	1334	▼ 7%
Median Sale Price	\$381,000	\$345,000	▲ 10%	\$359,250	▲ 6%
Median List Price	\$385,000	\$349,900	▲ 10%	\$359,000	▲ 7%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$629,672,843	\$478,922,160	▲ 31%	\$659,198,757	▼ 4%
Median Days on Market	18 days	22 days	▼ 4 days	21 days	▼ 3 days
Homes Sold Year to Date	2,262	1,023	▲ 121%	2,621	▼ 14%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of March 31, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

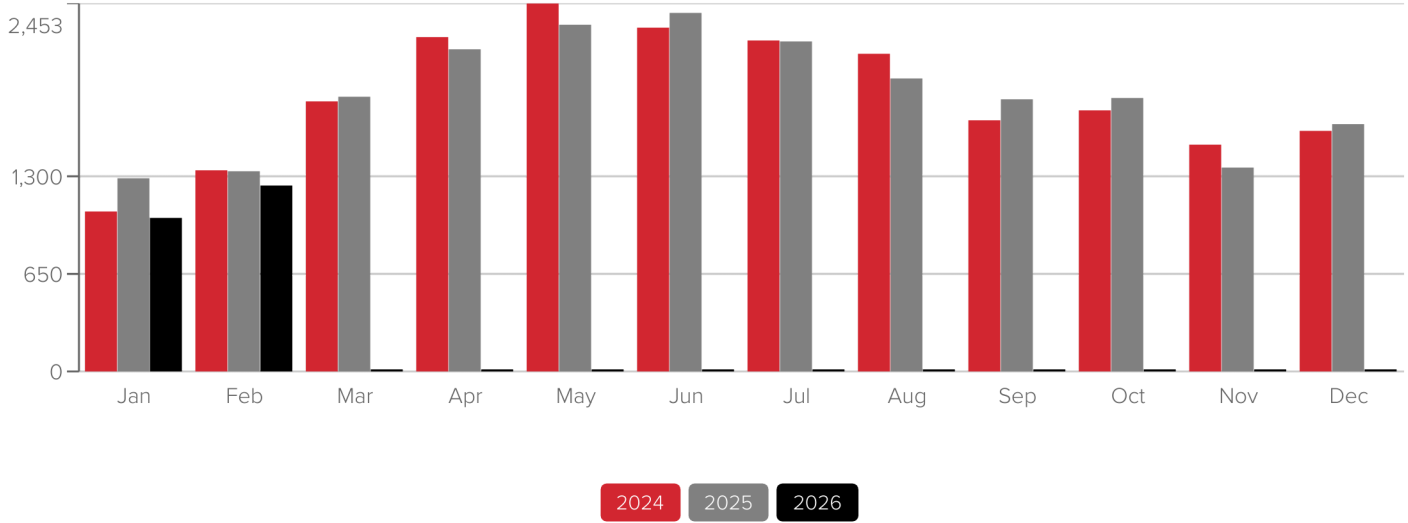
3,449 Homes for Sale	\$385,000 Median List Price	34 Median Days on Market
3,408 Homes Under Contract	\$18,500,000 High Price	\$15,000 Low Price

Values pulled on 3/31/2026






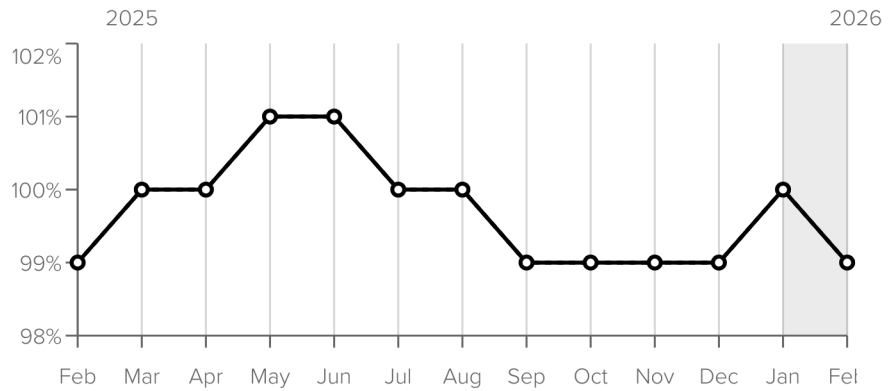
Homes Sold



Sale to List Price Ratio



99%
Average Sale to List
Price Ratio
February 2026

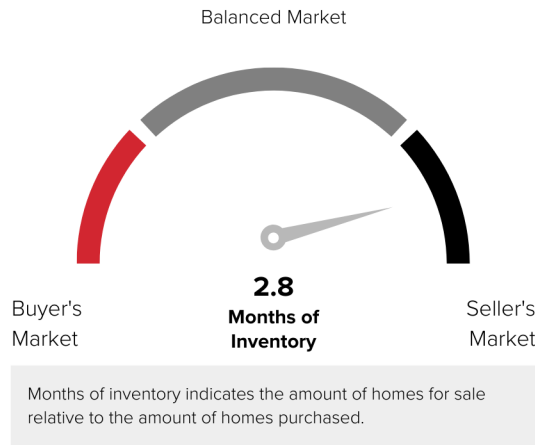





Market Conditions



18
Median Days on Market

33%
Properties Sold Over Original Asking Price
February 2026

Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers

Buyer's Market
More people selling homes than buying

- More homes to choose from
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it Impacts Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs



Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 3/31/26	Current Period Feb 2026	3 Month Trend	Current Period Feb 2026	6 Month Avg	
All Price Ranges	3,425	2.8	0.9	1,239	1,484	Seller's	
< \$200,000	601	2.9	0.8	208	256	● Seller's	
\$200,000 - \$400,000	1,264	2.8	0.8	446	575	● Seller's	
\$400,000 - \$600,000	554	2.0	0.7	271	284	● Seller's	
\$600,000 - \$800,000	332	2.5	0.9	132	155	● Seller's	
\$800,000 - \$1,000,000	169	2.2	0.8	77	80	● Seller's	
\$1,000,000 - \$1,200,000	78	2.6	1.0	30	32	● Seller's	
\$1,200,000 - \$1,400,000	65	3.1	0.8	21	28	● Seller's	
\$1,400,000 - \$1,600,000	48	3.2	1.0	15	17	● Seller's	
\$1,600,000 - \$1,850,000	63	3.9	1.3	16	16	● Seller's	
\$1,850,000 - \$2,000,000	35	5.0	1.8	7	8	● Balanced	
> \$2,000,000	216	13.5	3.6	16	27	● Buyer's	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory





Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Chicago, Illinois. The values are based on closed transactions in February 2026.

