

Illinois MSA-Level Quarterly Housing Market Forecast August 2024

The goal of this report is to provide timely housing market data and market projections to inform the Illinois real estate industry, prospective homebuyers and sellers, and the public.

This report highlights trends in housing market activity through June 2024 for the State of Illinois and in a group of large MSAs within the state. For each geographic area, this report summarizes a set of key housing market indicators to highlight recent trends and current conditions for closed property sales activity, median sales prices, and inventory. Based on these and other housing market and economic data, the Institute for Housing Studies developed a three-month outlook to estimate potential changes in homebuying activity and house prices. The report also includes supplemental tables and charts at the end of the report summarizing recent and longer-term trends to provide additional context on housing market activity in each MSA.

The June 2024 data highlight the variation in market conditions across Illinois' largest local real estate markets. Almost all areas reflected statewide declines in sales activity in June 2024 compared to the previous year with only the Champaign MSA experiencing an increase in sales activity. All areas in the state experienced increased sales prices in June 2024 compared to the previous year. Statewide, inventory increased compared to last year in most MSAs. The only areas experiencing inventory declines were the City of Chicago, Moline-Rock Island, and Rockford. In the coming months, levels of sales activity statewide and in most MSAs are expected to decline in the late summer, which is consistent with usual seasonal trends. However, closed sales activity is also expected to decline compared the same period last year. House prices statewide are also expected to follow seasonal trends and decline in the coming months, but most MSAs are projected to see price increases compared to the previous year.

State of Illinois

- **Recent trends** – Closed sales for all property types in Illinois decreased by 16.7 percent in June compared to closed sales activity in June 2023. Over this same period, sales prices increased by 8.6 percent. Low inventories contributed to these conditions. In June 2024, the inventory of for-sale homes increased slightly by 1.9 percent compared to the previous year. Despite these slight increases, inventory has remained near historic lows.
- **Three-month outlook** - IHS's three-month housing market forecast indicates that the level of closed sales activity will decrease by over 17 percent between June and September 2024 and total sales between July and September are estimated to be over 11 percent lower than the same period in 2023. Home prices are estimated to follow seasonal trends and decline by 2 percent between June and July 2024 and dip further in September, dropping over 6 percent since June. Despite these projected seasonal declines, this would still reflect a 9 percent increase in prices between September 2023 and 2024.

Bloomington-Normal

- **Recent trends** – Closed sales for all property types in the Bloomington-Normal MSA decreased by 10.7 percent in June compared to closed sales activity in June 2023. The Bloomington-Normal MSA saw modest increases in home prices between June 2024 and June 2023, with prices increasing 3.9 percent. Inventory also increased 3.1 percent from year to year.
- **Three-month outlook** – IHS's three-month housing market forecast projects that sales will follow seasonal trends and drop over the next three months, with closed sales projected to decline by 18.6 percent between June and September 2024. The three-month period between July and September are expected to have roughly the same number of closed sales as during the same period in 2023. Prices are expected to increase in July but then drop down again during September, landing at over 1 percent higher than they were in June. Despite this slight drop, prices this September are projected to be over 4 percent higher than they were in September of last year.

Champaign-Urbana

- **Recent trends** – In June 2024, closed sales for all property types in the Champaign-Urbana MSA decreased by 33 percent compared to closed sales activity in June 2023. Over this same period, home prices in Champaign-Urbana were up 6.7 percent from June 2023. The MSA also saw inventory growth, with an 11 percent increase over the last year.
- **Three-month outlook** - IHS's three-month housing market forecast estimates a 4.5 percent increase in home sales between June and July 2024, but an end-of-summer dip of almost 22 percent between June and September. In this projection, the three-month period from July to September would have 7 percent fewer closed sales than the previous year. Home prices are also projected to follow seasonal trends and drop almost 7.9 percent between June and September 2024, but September prices would remain 2.8 percent higher than the previous year.

City of Chicago

- **Recent trends** – In June 2024, closed sales for all property types in the City of Chicago decreased by 15 percent compared to closed sales activity in June 2023. Home prices were up 6.3 percent in June 2024 compared to June 2023. Inventory decreased by 8.6 percent compared to June 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 23 percent between June and September of 2024. Home prices are estimated to decline by 4.1 percent between June and July 2024 and dip further in September, dropping 9.9 percent since June. Despite declines, this scenario would still represent a 5.4 percent increase in prices since September of last year.

Chicago PMSA

- **Recent trends** – In June 2024, closed sales for all property types in the Chicago PMSA decreased by 15.3 percent compared to closed sales activity in June 2023. Home prices in the Chicago PMSA were up 7.1 percent in June 2024 compared to June 2023. Inventory remained virtually unchanged from the previous year.

- **Three-month outlook** - IHS's three-month housing market forecast estimates a 10.7 percent decline in sales between June and July, and a further decline of over 21 percent between June and September. The three-month period from July to September are estimated to have 11 percent fewer closed sales than the same period in 2023. Prices are projected to follow seasonal trends and drop 6.5 percent between June and September, though these prices would still be 7.8 percent higher than September of 2023.

Decatur

- **Recent trends** – In June 2024, closed sales for all property types in the Decatur MSA decreased by 7.3 percent compared to closed sales activity in June 2023. Over this same period, the Decatur MSA saw price growth of 3.6 percent between June 2023 and 2024. Inventory increased by 11.3 percent compared to June 2023.
- **Three-month outlook** – IHS's three-month housing market forecast estimates a 14 increase in sales between June and July, and a further increase of 4.4 percent between June and September. The three-month period from July to September are estimated to have 3 percent more closed sales than the same period in 2023. Prices are projected to follow seasonal trends and drop 10.3 percent between June and September, though these prices would still be 7.5 percent higher than September of 2023.

Kankakee

- **Recent trends** – In June 2024, closed sales for all property types in the Kankakee MSA decreased by 17.7 percent compared to closed sales activity in June 2023. Home prices in Kankakee were up 7.1 percent in June 2024 compared to June 2023. Inventory increased by 18.8 percent compared to June 2023.
- **Three-month outlook** - IHS's three-month housing market forecast estimates a 11.8 increase in sales between June and July, and a further increase of 2.2 percent between June and September. The three-month period from July to September are estimated to have 4.1 percent fewer closed sales than the same period in 2023. Prices are projected to follow seasonal trends and drop 4.2 percent between June and September, and these prices would be 3.6 percent lower than September of 2023.

Metro-East

- **Recent trends** – In June 2024, closed sales for all property types in the Metro-East MSA decreased by 21.8 percent compared to closed sales activity in June 2023. Home prices were up 4.4 percent in June 2024 compared to June 2023. Inventory increased by 11.8 percent compared to June 2023.
- **Three-month outlook** - IHS's three-month housing market forecast estimated that the number of closed sales will drop by 2.6 percent between June and September 2024. Closed sales during the three months from July to September are projected to be 6.5 percent lower than during the same period last year. Prices are also expected to have an end-of-summer drop of 12 percent between June and September, but prices will still be over 6 percent above levels seen the previous September.

Moline-Rock Island

- **Recent trends** – In June 2024, closed sales for all property types in Moline-Rock Island MSA decreased by 18.9 percent compared to closed sales activity in June 2023. Home prices were up 8.4 percent in June 2024 compared to June 2023. Inventory decreased by 9.1 percent compared to June 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will increase 6.6 percent between June and September 2024. Closed sales during the three months from July to September are projected to be 9.6 percent lower than during the same period last year. In the same period of time, home prices are predicted to drop by 2.5 percent. In this scenario, prices in September will be about 2.5 percent below what they were a year earlier.

Peoria-Pekin

- **Recent trends** – In June 2024, closed sales for all property types in the Peoria-Pekin MSA decreased by 26.1 percent compared to closed sales activity in June 2023. Home prices were up 5.7 percent in June 2024 compared to June 2023. Inventory increased by 3.4 percent compared to June 2023.

- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will decrease 5.8 percent between June and September 2024. Closed sales during the three months from July to September are projected to be 10.5 percent lower than during the same period last year. Between June and September, home prices are predicted to follow seasonal trends and drop by 14.9 percent. In this scenario, prices in September will be roughly the same as they were a year earlier.

Rockford

- **Recent trends** – In June 2024, closed sales for all property types in the Rockford MSA decreased by 12.6 percent compared to closed sales activity in June 2023. Home prices were up 13.9 percent in June 2024 compared to June 2023. Inventory decreased by 10.1 percent compared to June 2023.
- **Three-month outlook** - IHS's three-month housing market forecast indicates closed sales will increase 11.8 percent between June and September 2024. Closed sales during the three months from July to September are projected to be 10.4 percent lower than during the same period last year. Between June and September, home prices are predicted to follow seasonal trends and drop by 3.4 percent. In this scenario, prices in September will increase by 7.2 percent compared to the previous year.

Springfield

- **Recent trends** – In June 2024, closed sales for all property types in the Springfield MSA decreased by 9.9 percent compared to closed sales activity in June 2023. Home prices were up 8.3 percent in June 2024 compared to June 2023. Inventory increased by 18.4 percent compared to June 2023.

Three-month outlook - IHS's three-month housing market forecast indicates closed sales will decrease 6.9 percent between June and September 2024. Closed sales during the three months from July to September are projected to be 3.4 percent higher than during the same period last year. Between June and September, home prices are predicted to follow seasonal trends and drop by 6.1 percent. In this scenario, prices in September will increase by 4.1 percent compared to the previous year.

Conditions Affecting Homebuying

High-level economic and housing market factors continue to paint a [complex picture](#) for homebuyers and sellers in 2024. The [national](#) and [Illinois](#) unemployment rates have continued to increase slightly in recent months but remain low relative to historic standards. The rate of inflation [has slowed](#) leading many to anticipate the Federal Reserve will institute a rate cut in the coming months. However, the consumer sentiment index has [seen mixed trends](#), improving annually to 68 in June 2024 compared to 64 in June 2023, but declining from its recent peak of 79 in March 2024. Nationally and in the Chicago area, [foreclosure activity](#) remains low relative to pre-pandemic levels.¹

These mixed economic indicators highlight challenges facing the homebuying market. Mortgage interest [rates remain high](#), rising to 6.95 percent at the start of July 2024, up from 6.81 percent in early July 2023. Despite high interest rates, house prices continue to grow in most parts of the country with the Case Shiller Home Price Index [increasing to an all-time](#) high in April 2024. Inventories of for-sale homes have [started to increase](#) in some markets nationally and inventory in many Illinois markets experienced increases in June which may contribute to a slowdown in price growth. Nationally, [homebuying sentiment](#) remains low as high interest rates, rising prices, and limited inventories of for-sale homes contribute to challenging affordability conditions. In Illinois, tight inventories will likely lead to a continued highly competitive and challenging housing market for homebuyers, but potential interest rate declines and increased inventories could ease this pressure locally.

About the Institute for Housing Studies at DePaul University's (IHS) Housing Market Forecast Model

The IHS Housing Market Forecast is designed to help the public understand how current housing market and economic characteristics might affect conditions for home buying and selling in the coming months. The outlook is based on a forecasting model that is updated monthly and incorporates data on current and historic housing market activity. The Institute for Housing Studies uses a forecasting model known as an Autoregressive Integrated Moving Average (ARIMA) which integrates historical data to predict future housing prices, taking into account the patterns, trends, and seasonal variations identified from past data. The underlying data used in the market forecast and price indices, as well as summary statistics, are from ShowingTime.

¹ For Chicago area data on foreclosure activity, see the Appendix

Data Appendix

Illinois - All Properties
Summary of Recent Trends

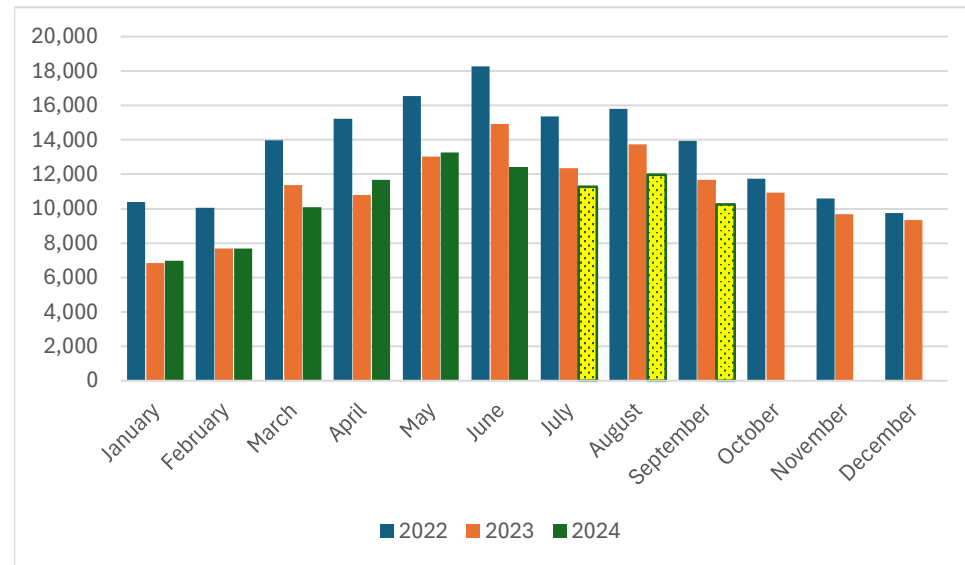
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	10,398	6,840	6,977	↘	19,958	19,521	16,661	↘	\$237,500	\$232,500	\$256,900	↘
February	10,048	7,668	7,685	↘	19,017	18,126	16,856	↘	\$240,000	\$240,000	\$267,000	↘
March	13,981	11,374	10,081	↘	19,685	17,825	16,265	↘	\$260,000	\$257,500	\$281,500	↘
April	15,227	10,792	11,686	↘	21,317	17,330	17,094	↘	\$270,000	\$270,000	\$292,000	↘
May	16,537	13,041	13,266	↘	22,754	17,932	18,841	↘	\$275,000	\$275,000	\$300,000	↘
June	18,281	14,917	12,422	↘	26,374	19,043	19,404	↘	\$285,000	\$290,000	\$315,050	↘
July	15,372	12,343	11,273	↘	27,811	19,233		↘	\$270,000	\$285,000	\$309,237	↘
August	15,802	13,727	11,974	↘	26,847	20,036		↘	\$260,000	\$280,000	\$303,423	↘
September	13,944	11,689	10,247	↘	27,421	21,030		↘	\$252,000	\$270,000	\$294,797	↘
October	11,729	10,916			26,520	21,101			\$247,000	\$264,500		
November	10,579	9,680			24,556	20,414			\$242,000	\$265,000		
December	9,762	9,354			20,882	17,307			\$235,000	\$255,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

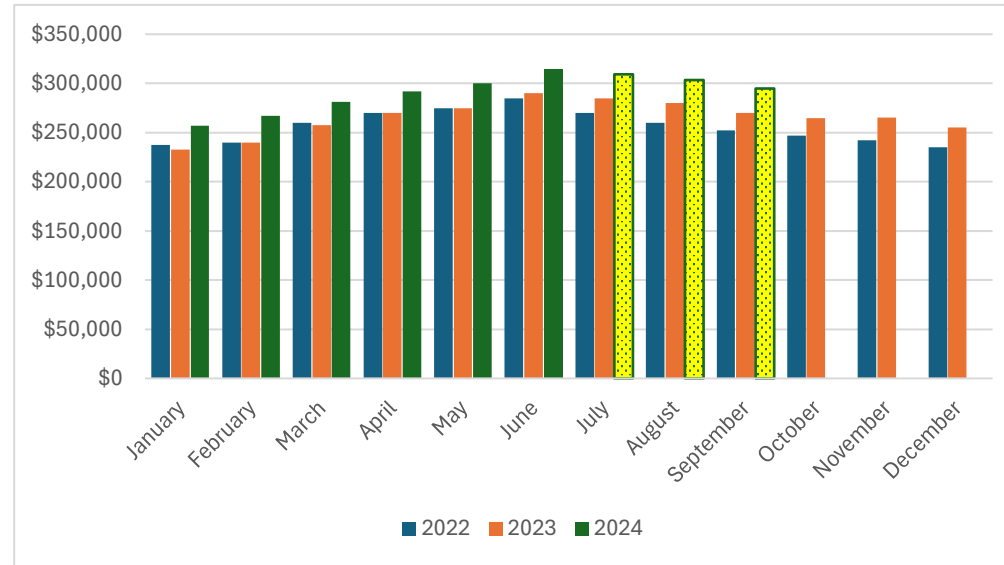
Short Term Trends

Monthly Closed Sales

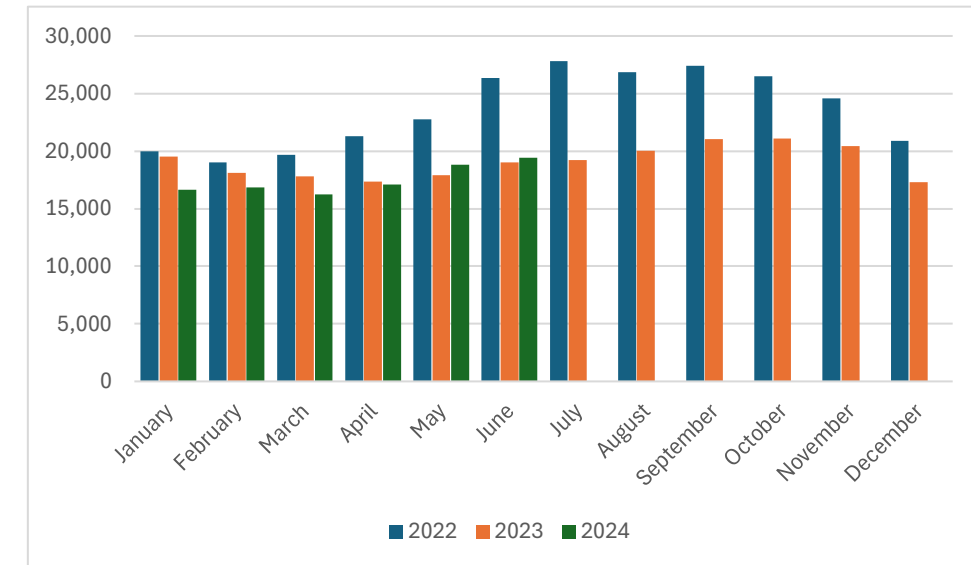


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

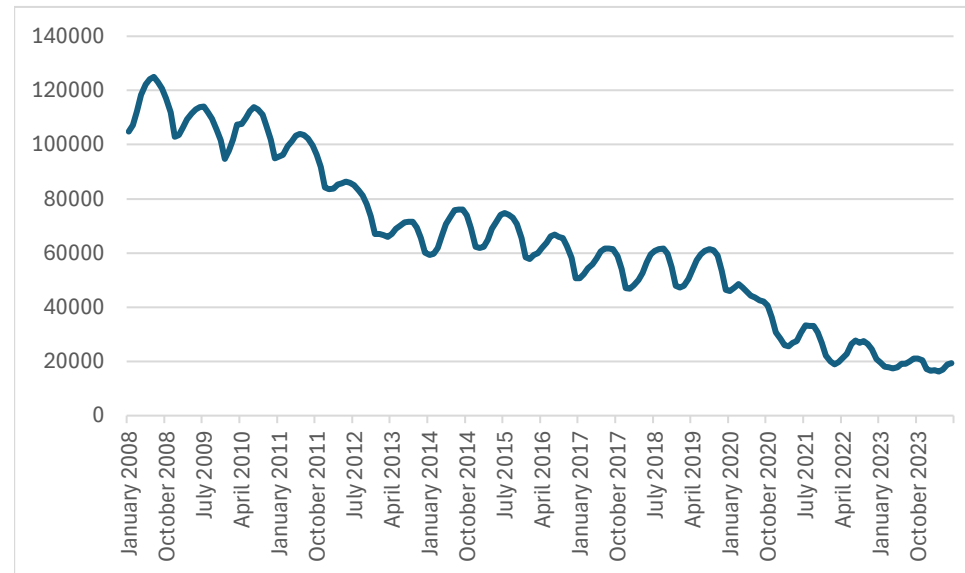


Monthly Inventory

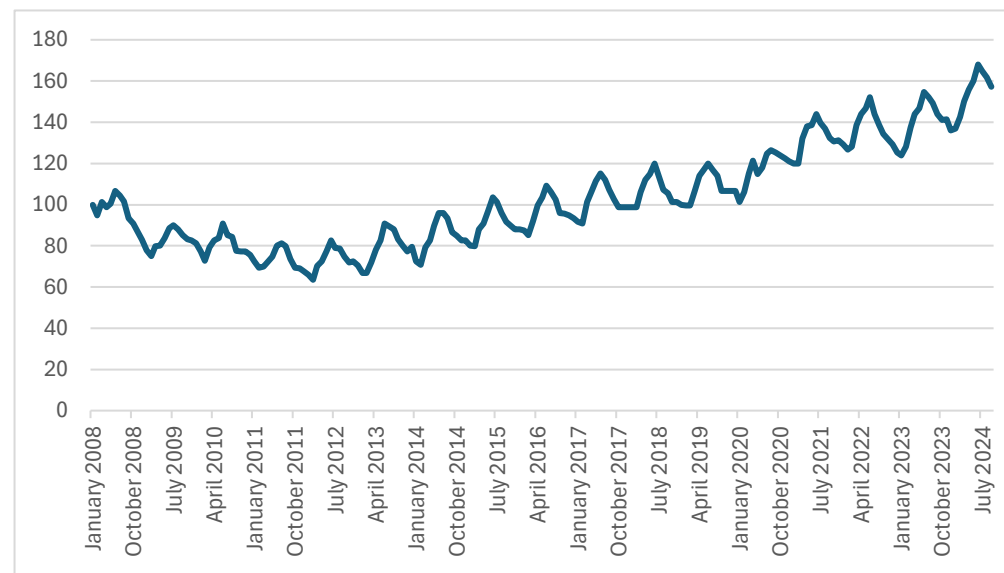


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Bloomington - All Properties
Summary of Recent Trends

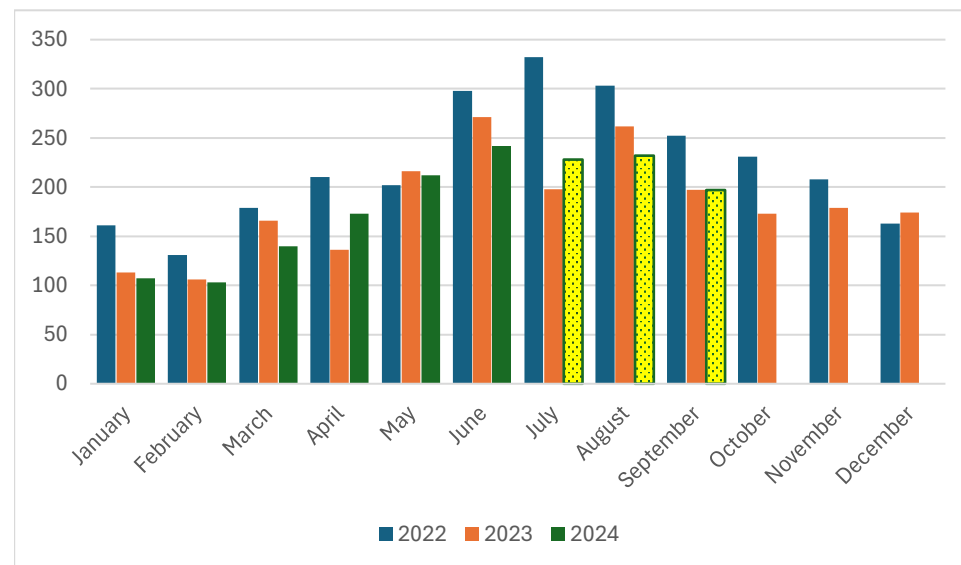
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	161	113	107		132	155	174		\$180,000	\$182,500	\$214,000	
February	131	106	103		97	164	183		\$175,500	\$192,250	\$230,000	
March	179	166	140		114	189	173		\$185,000	\$207,500	\$284,500	
April	210	136	173		133	197	167		\$186,250	\$232,500	\$227,500	
May	202	216	212		153	195	220		\$216,025	\$224,500	\$262,500	
June	298	271	242		194	224	231		\$220,000	\$242,000	\$251,500	
July	332	198	228		213	227			\$225,000	\$250,000	\$270,059	
August	303	262	232		182	245			\$203,000	\$215,000	\$250,860	
September	252	197	197		237	234			\$190,888	\$245,000	\$255,340	
October	231	173			219	238			\$204,900	\$213,000		
November	208	179			204	206			\$212,000	\$225,500		
December	163	174			177	162			\$172,500	\$216,250		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

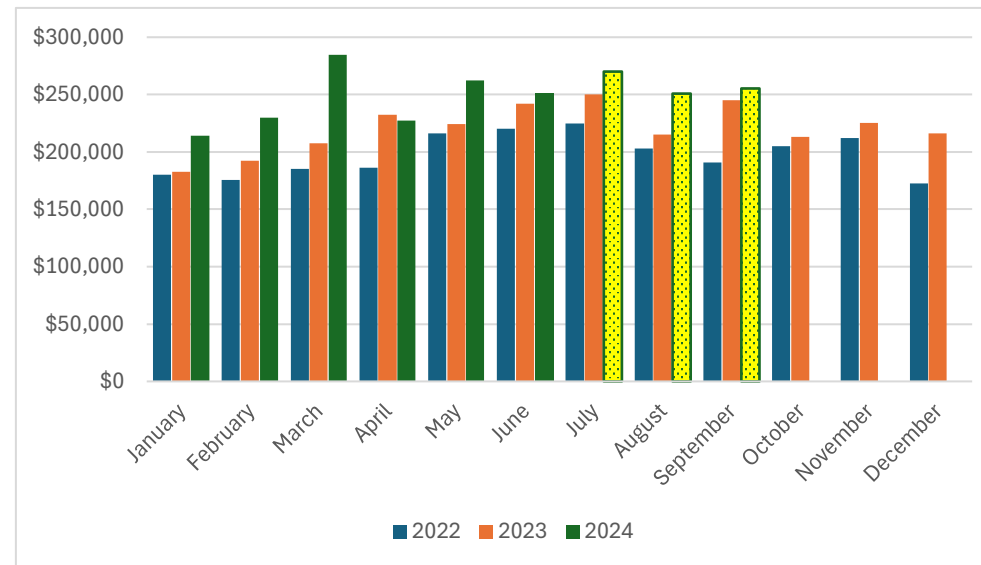
Short Term Trends

Monthly Closed Sales

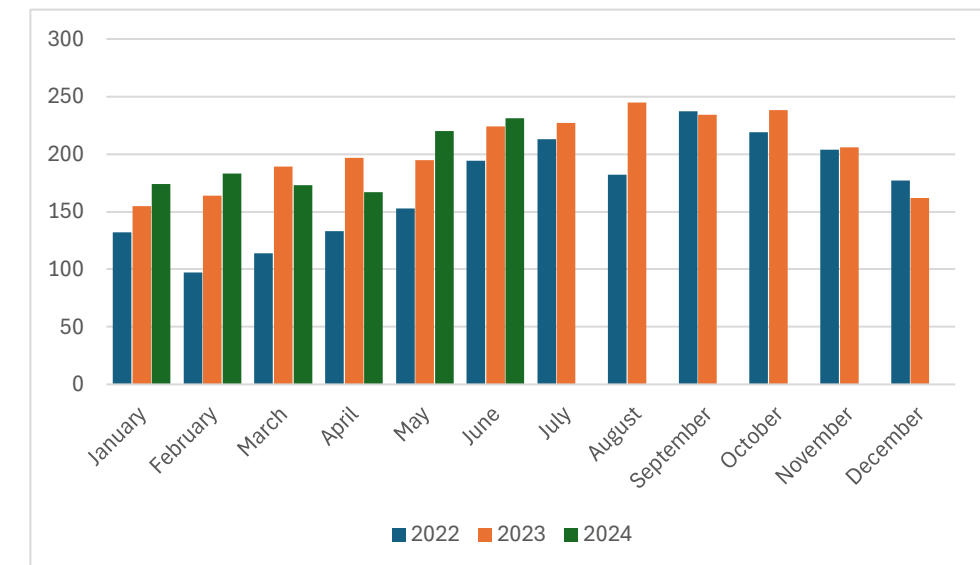


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

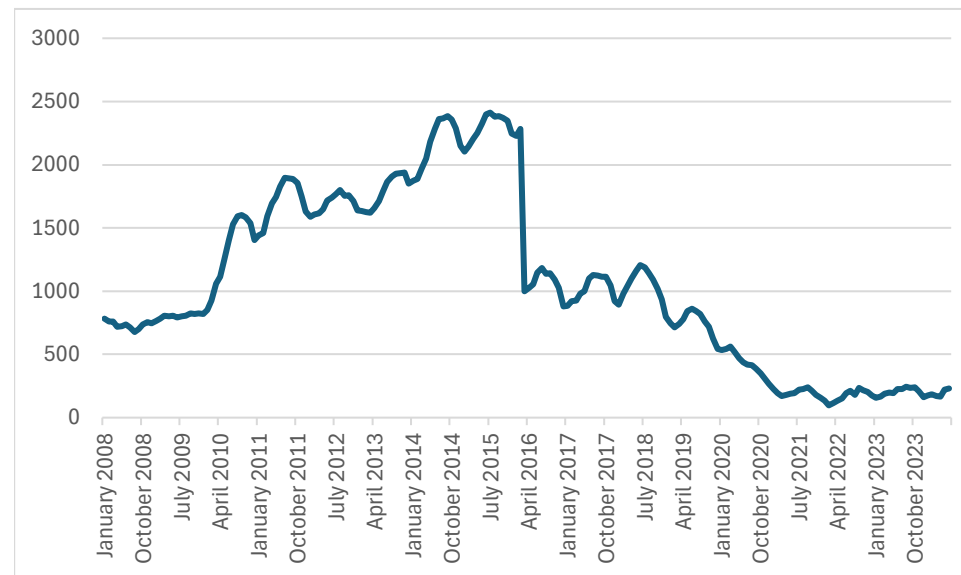


Monthly Inventory

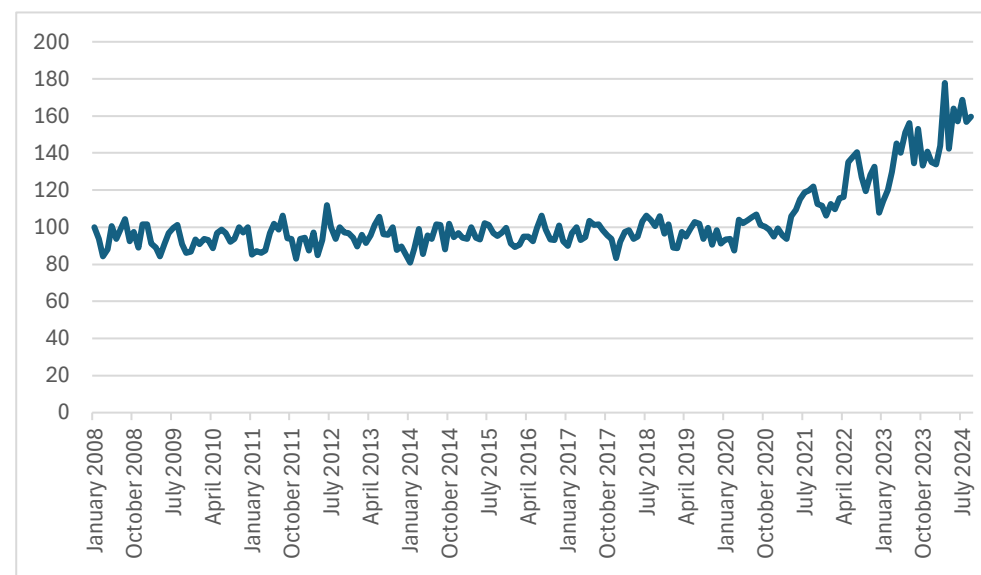


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Champaign-Urbana - All Properties
Summary of Recent Trends

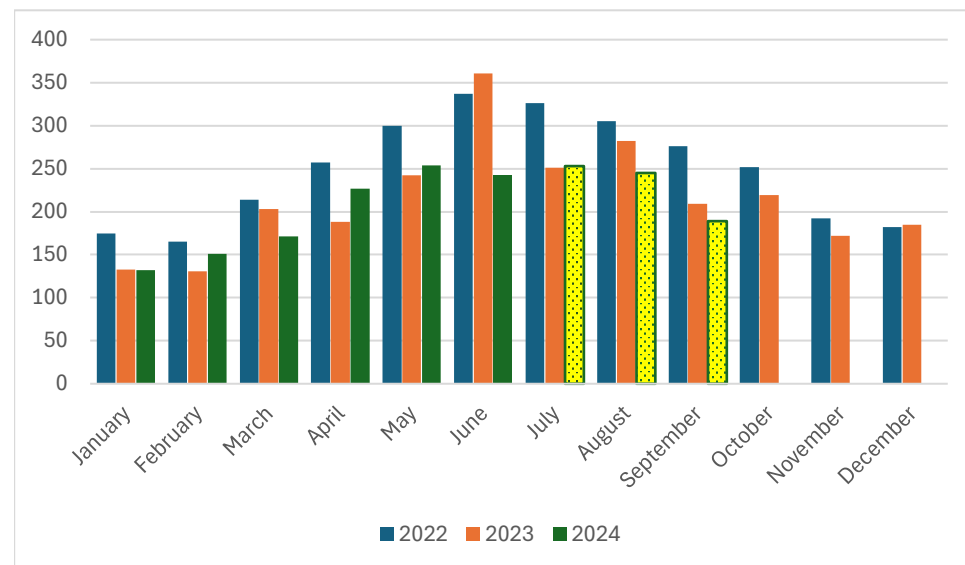
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	175	133	132		278	235	273		\$169,950	\$148,900	\$161,000	
February	165	131	151		242	214	249		\$177,000	\$158,900	\$195,000	
March	214	203	171		255	234	221		\$164,900	\$176,000	\$190,000	
April	257	188	227		263	212	247		\$189,900	\$189,600	\$223,500	
May	300	242	254		303	207	291		\$187,500	\$205,000	\$225,500	
June	337	361	242		360	264	293		\$210,000	\$225,000	\$240,000	
July	326	251	253		401	260			\$194,600	\$222,000	\$224,659	
August	305	282	245		397	307			\$194,700	\$204,075	\$220,498	
September	276	209	189		387	320			\$185,000	\$215,000	\$221,018	
October	252	219			381	324			\$175,000	\$214,900		
November	192	172			339	326			\$182,000	\$199,500		
December	182	185			284	309			\$163,000	\$195,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

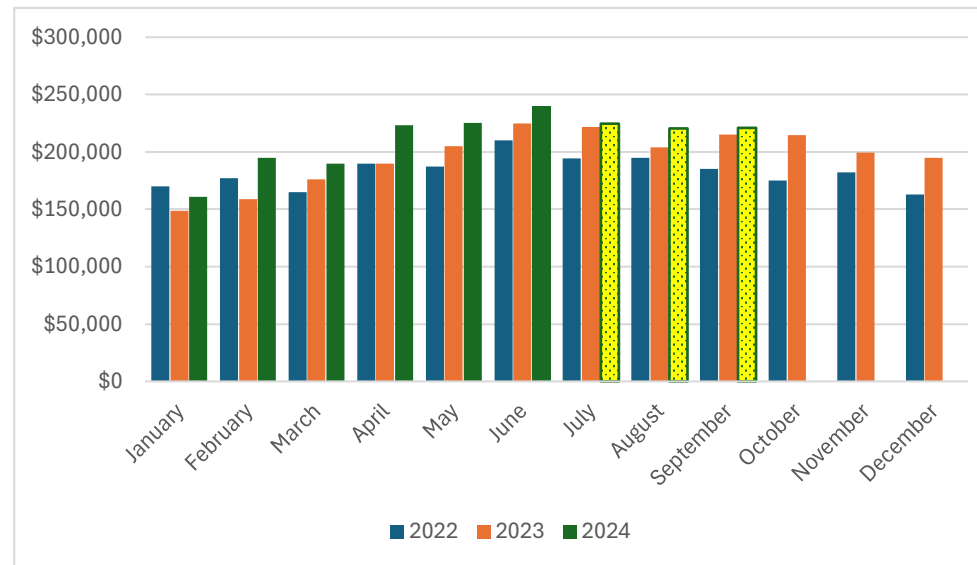
Short Term Trends

Monthly Closed Sales

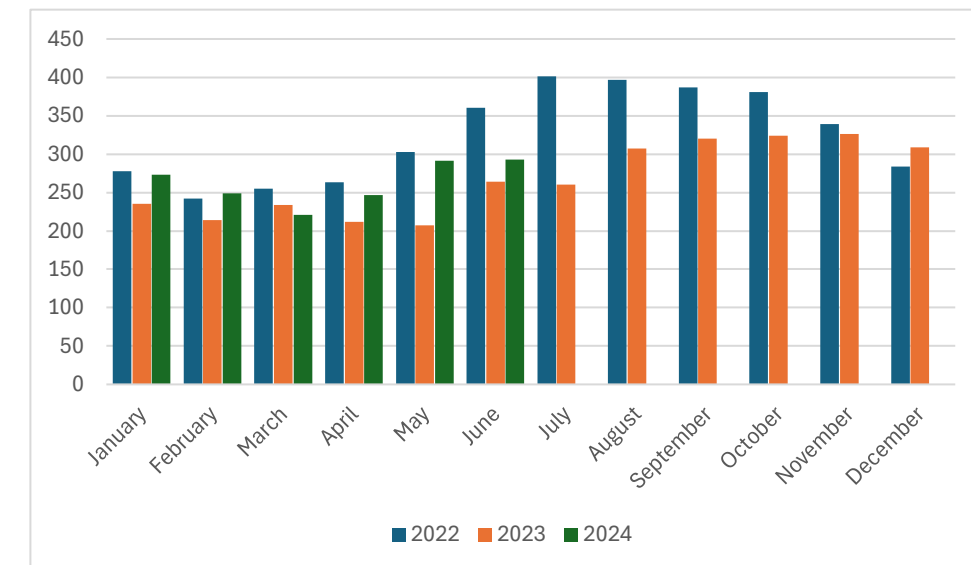


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

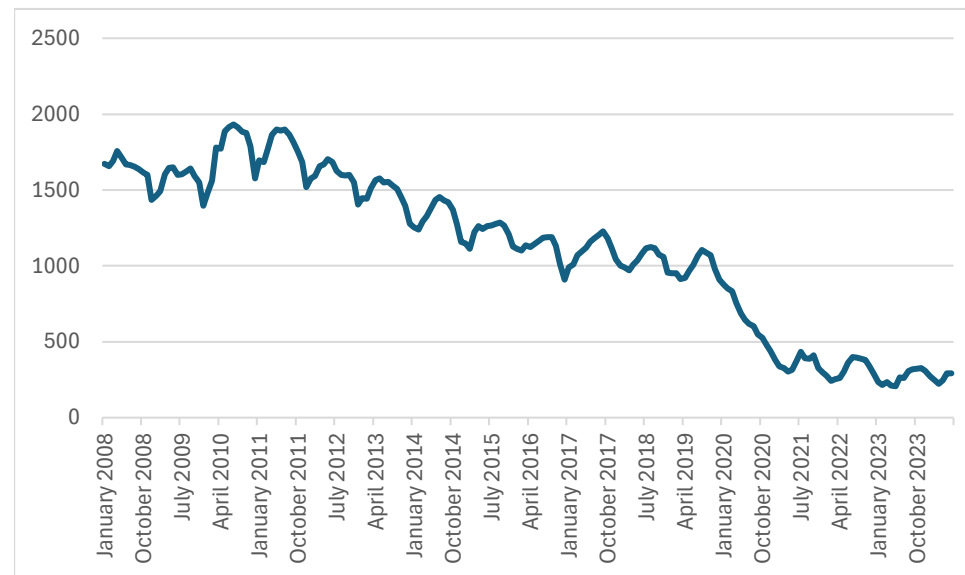


Monthly Inventory

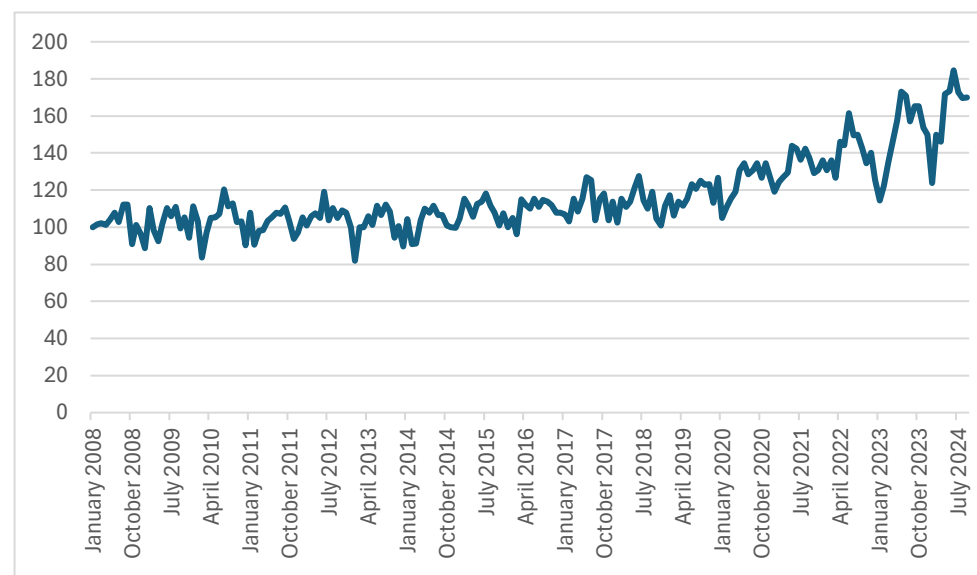


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



City of Chicago - All Properties
Summary of Recent Trends

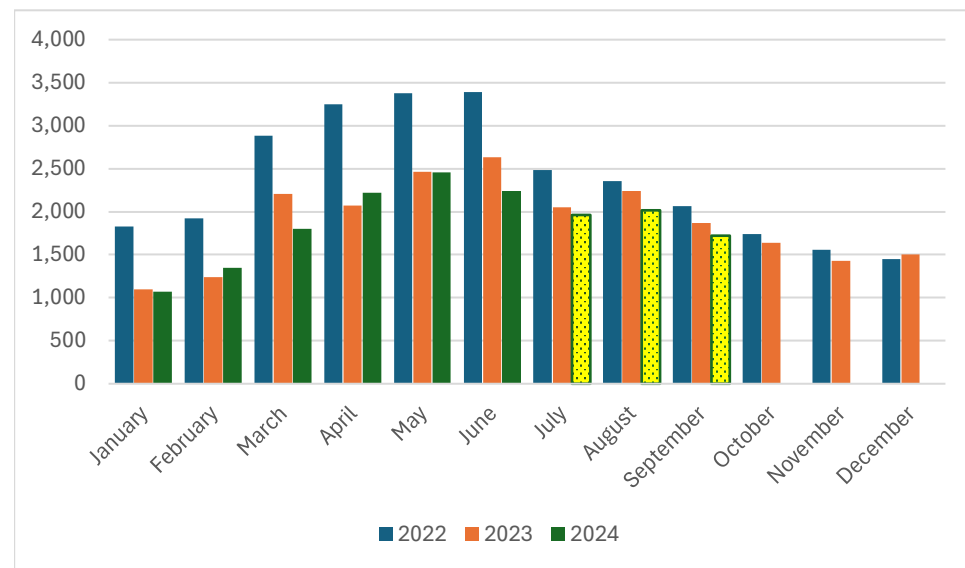
	Closed Sales			Monthly YoY Trend	Inventory			Monthly YoY Trend	Median Sales Price			Monthly YoY Trend
	2022	2023	2024		2022	2023	2024		2022	2023	2024	
January	1,831	1,096	1,073		5,788	5,340	4,218		\$310,000	\$296,408	\$316,000	
February	1,924	1,238	1,348		5,857	5,166	4,474		\$320,000	\$310,000	\$330,000	
March	2,883	2,208	1,803		6,102	5,054	4,435		\$345,000	\$334,450	\$357,500	
April	3,251	2,074	2,223		6,250	4,967	4,658		\$370,000	\$340,000	\$370,000	
May	3,377	2,462	2,459		6,574	5,076	4,919		\$351,000	\$335,000	\$360,000	
June	3,393	2,630	2,235		7,247	5,281	4,826		\$366,500	\$357,500	\$379,925	
July	2,481	2,052	1962		7,609	5,346			\$350,000	\$340,000	\$364,240	
August	2,356	2,242	2016		7,363	5,438			\$315,000	\$331,500	\$346,231	
September	2,064	1,866	1721		7,585	5,774			\$320,000	\$325,000	\$342,455	
October	1,740	1,637			7,122	5,732			\$320,000	\$320,000		
November	1,560	1,429			6,523	5,205			\$307,500	\$324,000		
December	1,447	1,503			5,368	4,185			\$287,500	\$310,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

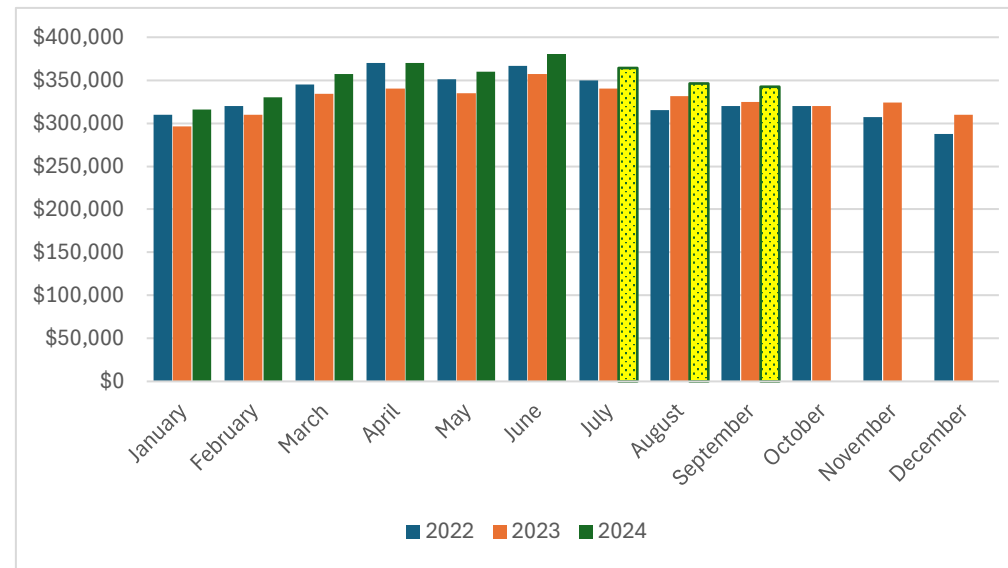
Short Term Trends

Monthly Closed Sales

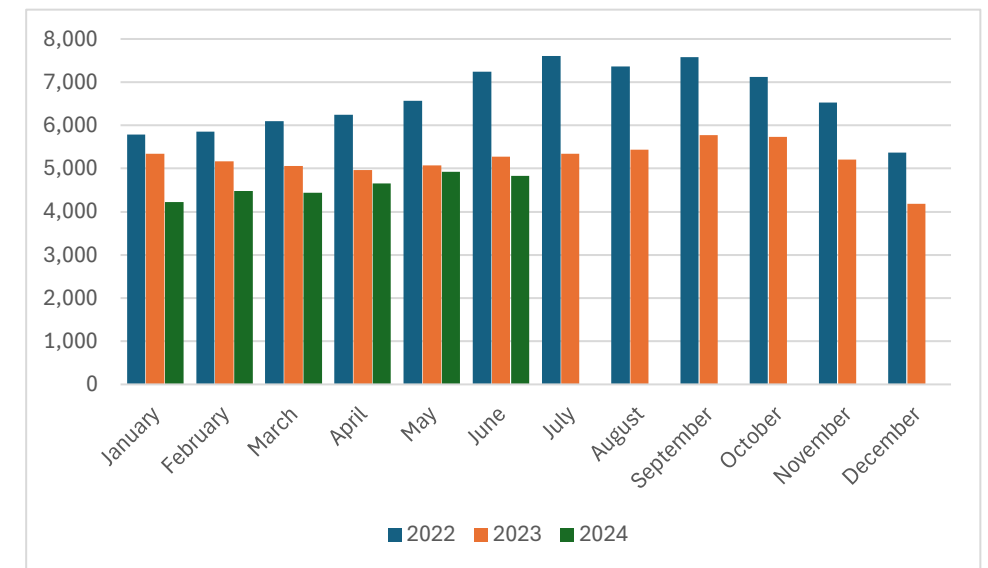


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

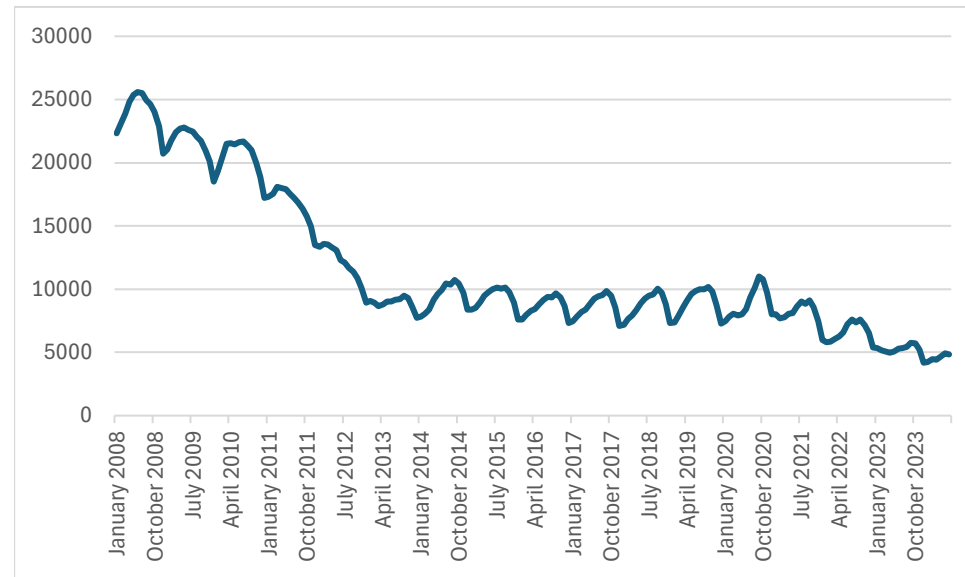


Monthly Inventory

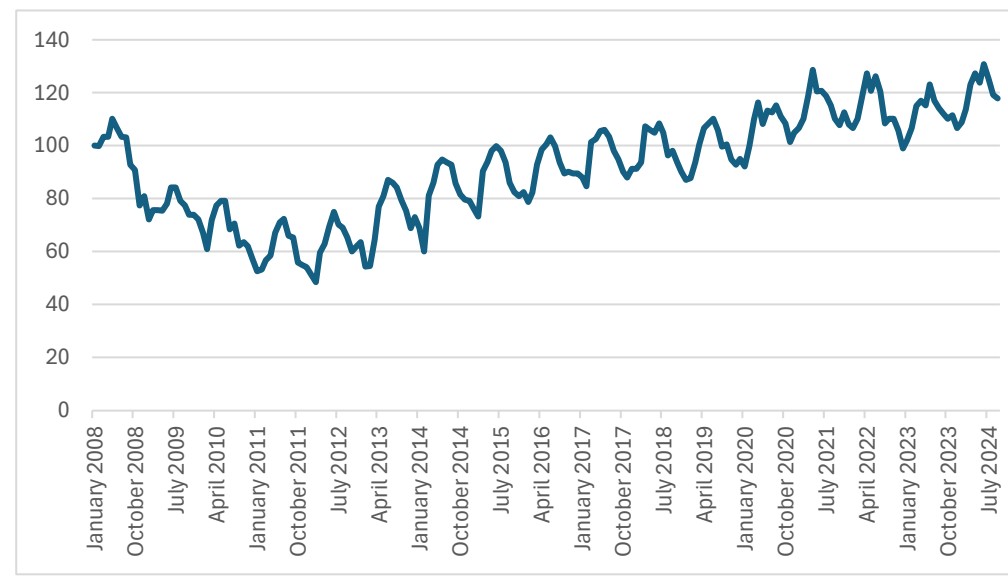


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Chicago PMSA - All
Summary of Recent Trends

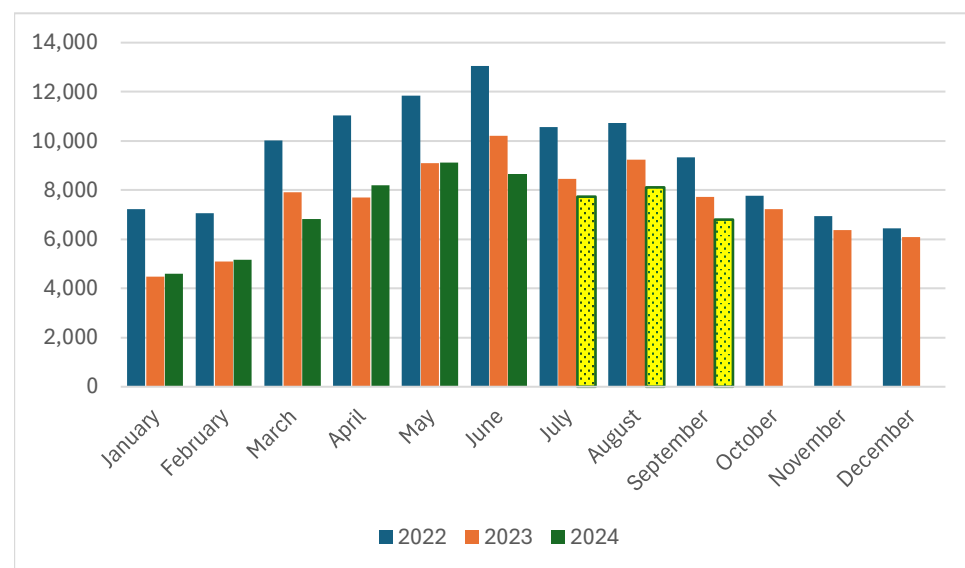
	Closed Sales				Inventory				Median Sales Price			
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	7,222	4,478	4,600	↘	13,426	13,490	10,839	↘	\$285,000	\$286,000	\$315,000	↘
February	7,061	5,084	5,159	↘	13,012	12,588	11,238	↘	\$290,000	\$290,000	\$320,000	↘
March	10,024	7,911	6,833	↘	13,585	12,329	10,739	↘	\$310,000	\$310,000	\$339,000	↘
April	11,043	7,689	8,191	↘	14,928	11,932	11,431	↘	\$325,000	\$320,000	\$350,000	↘
May	11,853	9,098	9,118	↘	16,075	12,265	12,789	↘	\$327,000	\$330,000	\$359,990	↘
June	13,044	10,221	8661	↘	18,771	13,202	13,253	↘	\$340,000	\$349,995	\$375,000	↘
July	10,561	8,457	7733	↘	19,959	13,313		↘	\$323,000	\$339,900	\$366,117	↘
August	10,731	9,247	8111	↘	19,299	13,753		↘	\$310,000	\$339,900	\$361,076	↘
September	9,345	7,731	6799	↘	19,692	14,471		↘	\$305,000	\$325,000	\$350,512	↘
October	7,764	7,236			18,772	14,380			\$299,990	\$316,500		
November	6,953	6,365			17,151	13,733			\$295,000	\$322,750		
December	6,455	6,099			14,287	11,289			\$287,000	\$306,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

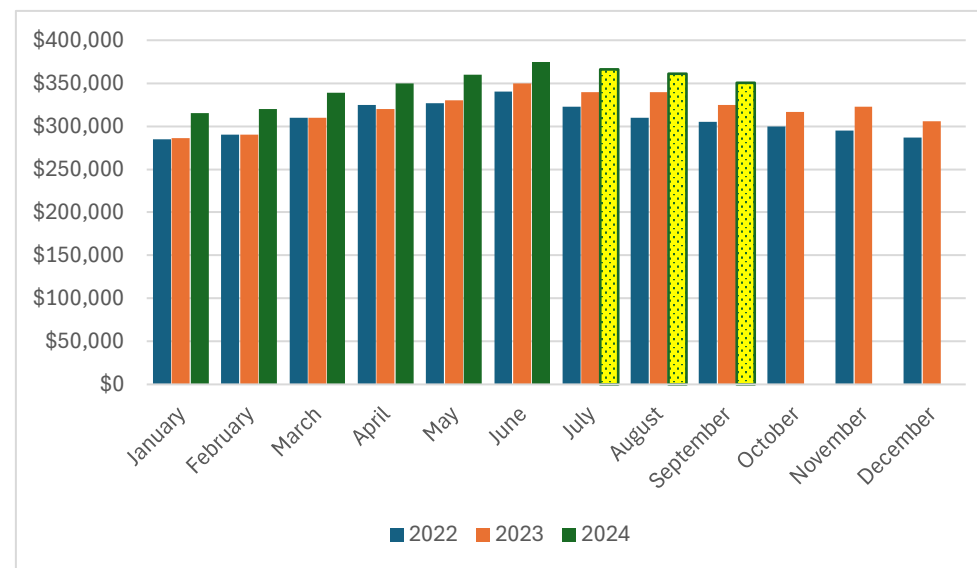
Short Term Trends

Monthly Closed Sales

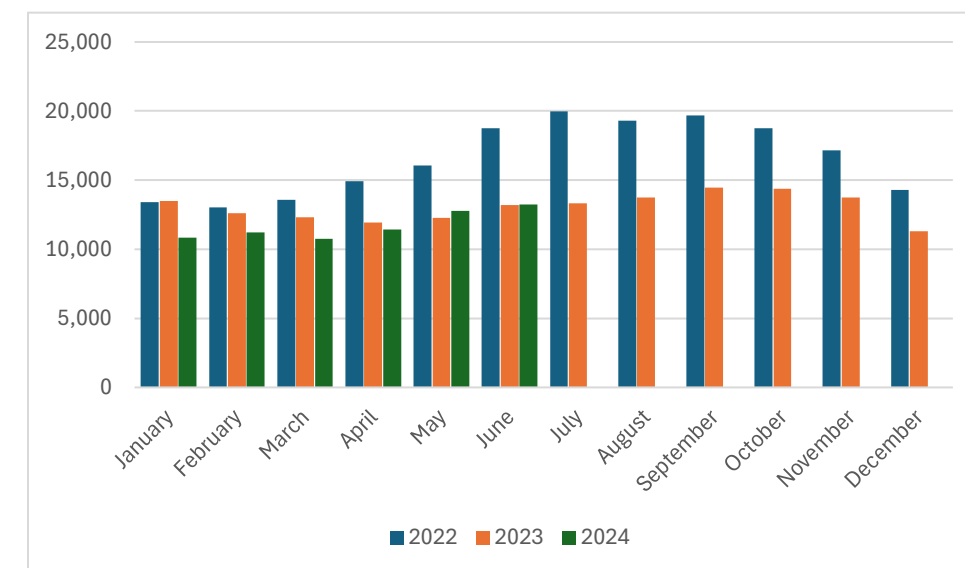


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

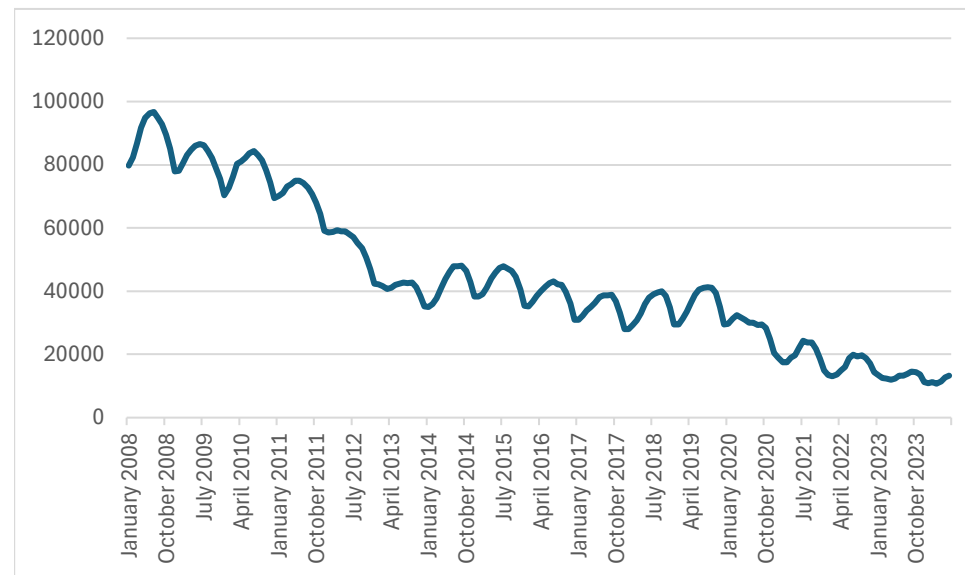


Monthly Inventory

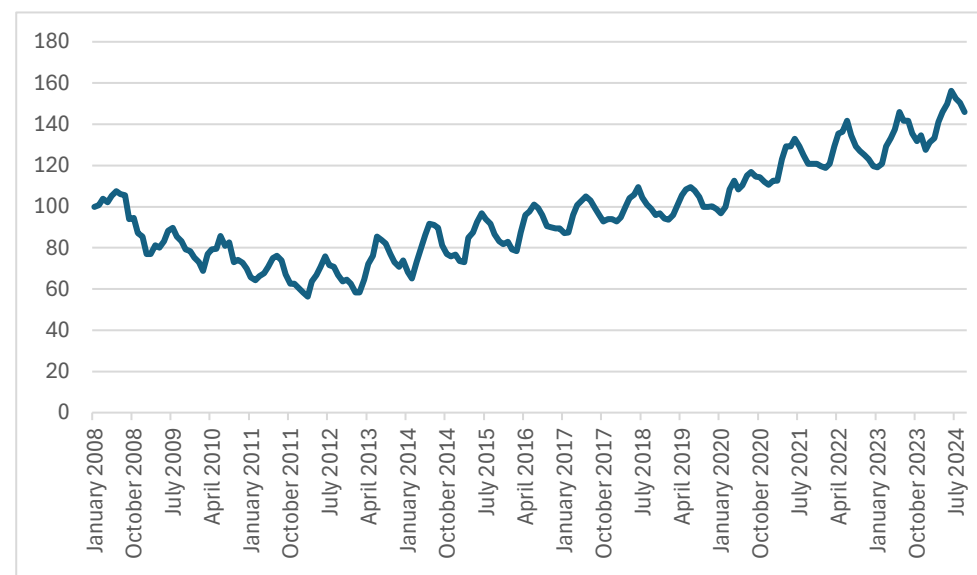


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Decatur - All Properties
Summary of Recent Trends

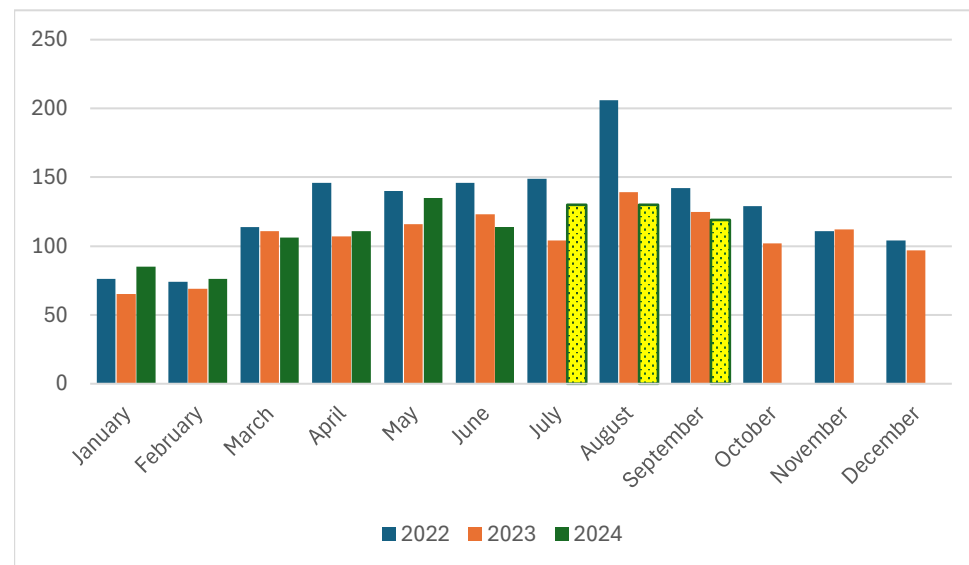
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	76	65	85	↘	201	135	145	↘	\$104,000	\$110,000	\$111,500	↗
February	74	69	76	↘	191	120	115	↘	\$104,500	\$110,500	\$113,500	↗
March	114	111	106	↘	202	114	115	↘	\$110,000	\$112,000	\$133,400	↗
April	146	107	111	↘	201	104	121	↘	\$118,500	\$120,000	\$129,900	↗
May	140	116	135	↘	239	119	139	↘	\$110,000	\$136,250	\$115,000	↗
June	146	123	114	↘	239	133	148	↘	\$130,500	\$139,950	\$145,000	↗
July	149	104	130	↘	234	152		↘	\$108,000	\$143,500	\$135,289	↗
August	206	139	130	↘	173	151		↘	\$119,950	\$130,000	\$135,737	↗
September	142	125	119	↘	173	164		↘	\$130,000	\$121,000	\$130,134	↗
October	129	102			185	165			\$102,624	\$127,000		
November	111	112			162	155			\$125,000	\$137,545		
December	104	97			136	142			\$122,450	\$120,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

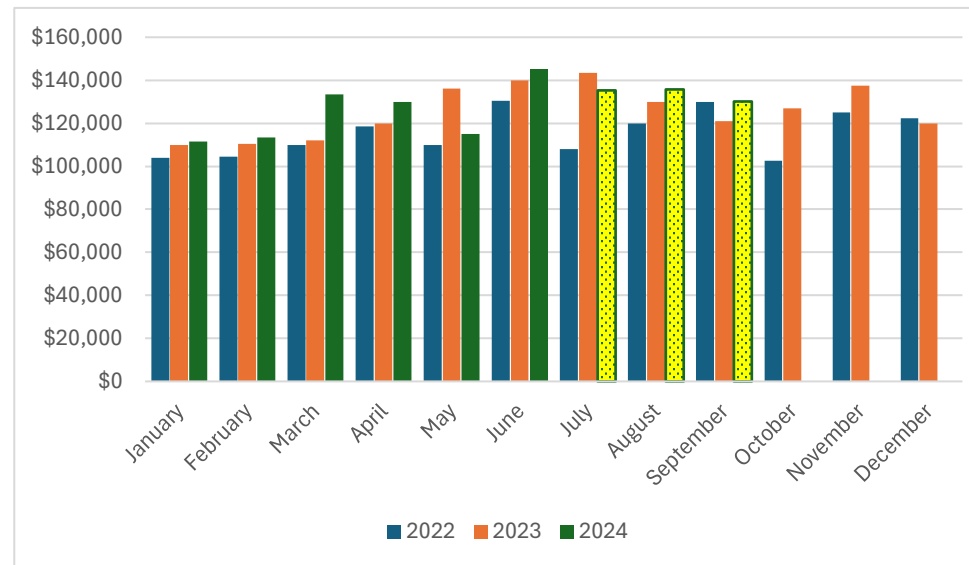
Short Term Trends

Monthly Closed Sales

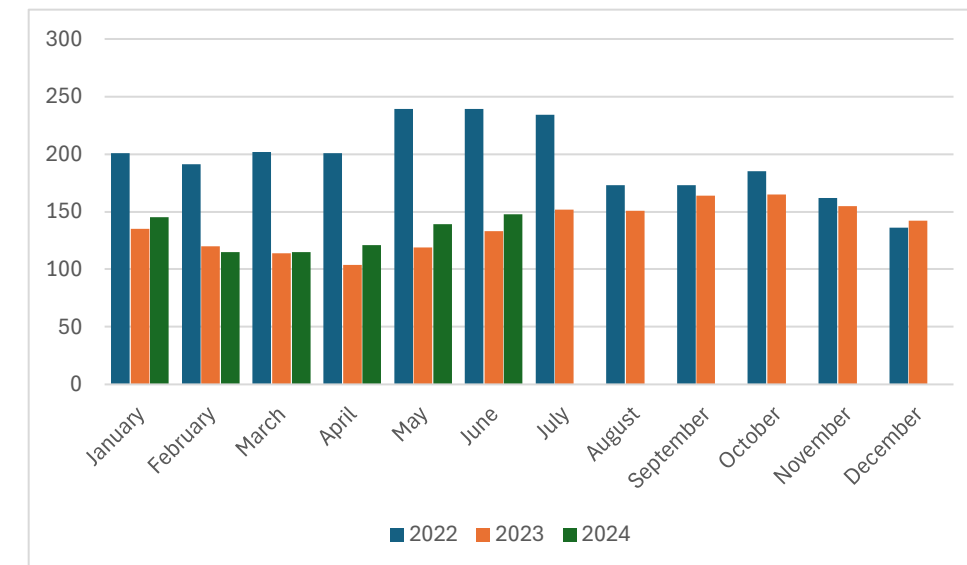


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

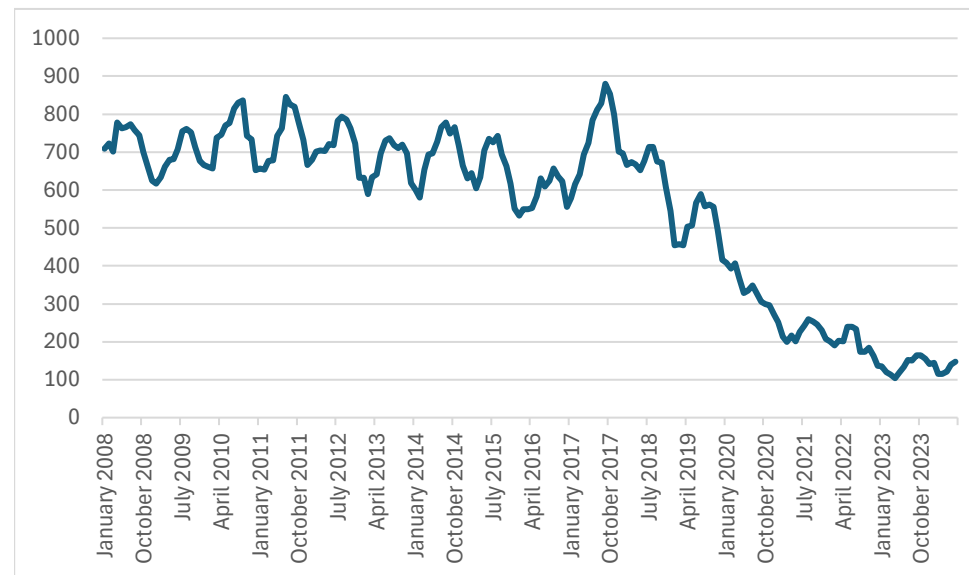


Monthly Inventory

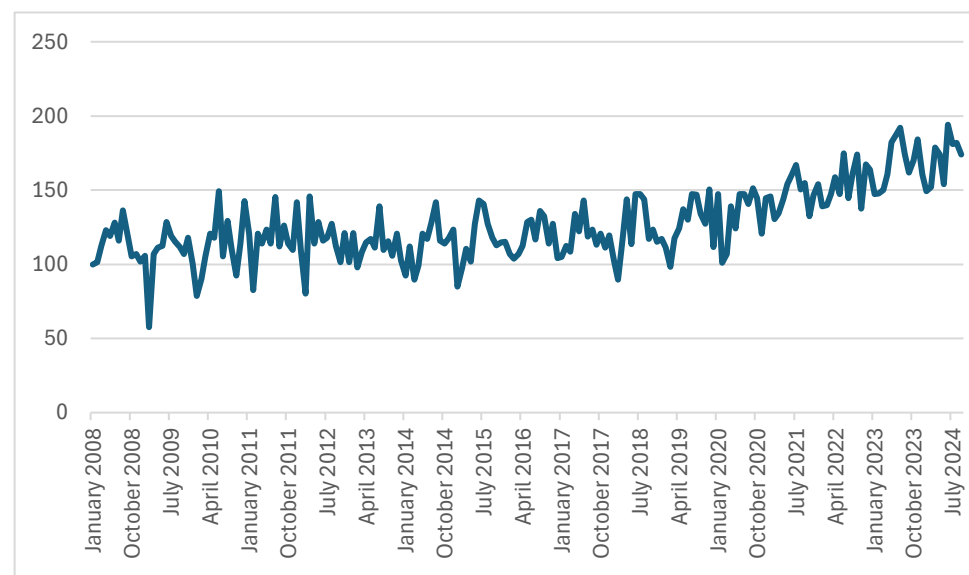


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Kankakee - All Properties
Summary of Recent Trends

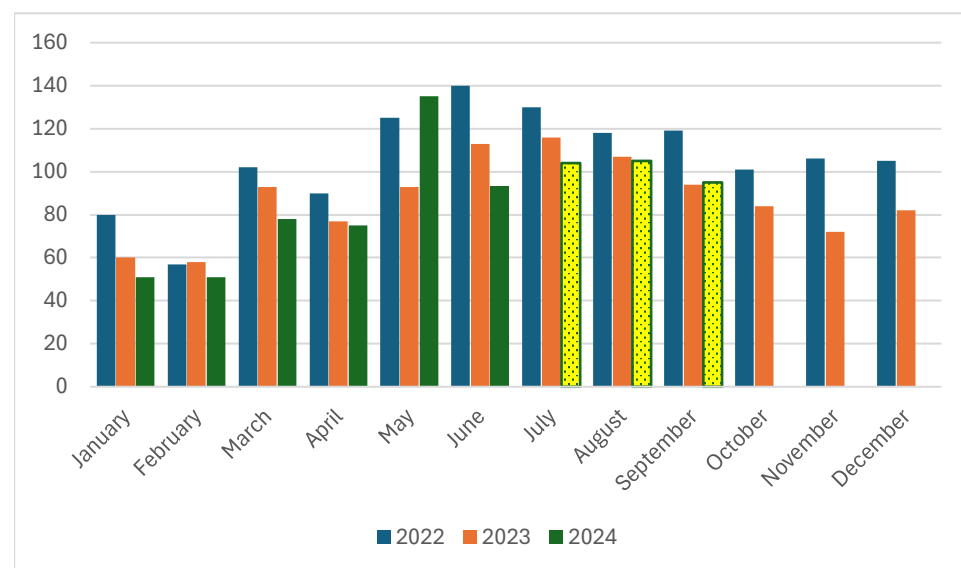
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	80	60	51		169	155	162		\$198,500	\$160,000	\$180,000	
February	57	58	51		158	140	161		\$147,500	\$164,250	\$197,000	
March	102	93	78		144	132	142		\$194,000	\$160,000	\$206,000	
April	90	77	75		166	129	136		\$188,000	\$170,000	\$222,500	
May	125	93	135		178	132	146		\$210,000	\$215,000	\$200,000	
June	140	113	93		204	128	152		\$210,000	\$212,000	\$227,000	
July	130	116	104		236	144			\$196,256	\$210,500	\$215,445	
August	118	107	105		218	150			\$196,000	\$210,000	\$219,625	
September	119	94	95		199	172			\$169,000	\$225,500	\$217,412	
October	101	84			199	175			\$191,000	\$207,500		
November	106	72			174	167			\$162,750	\$199,500		
December	105	82			154	160			\$187,500	\$186,250		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

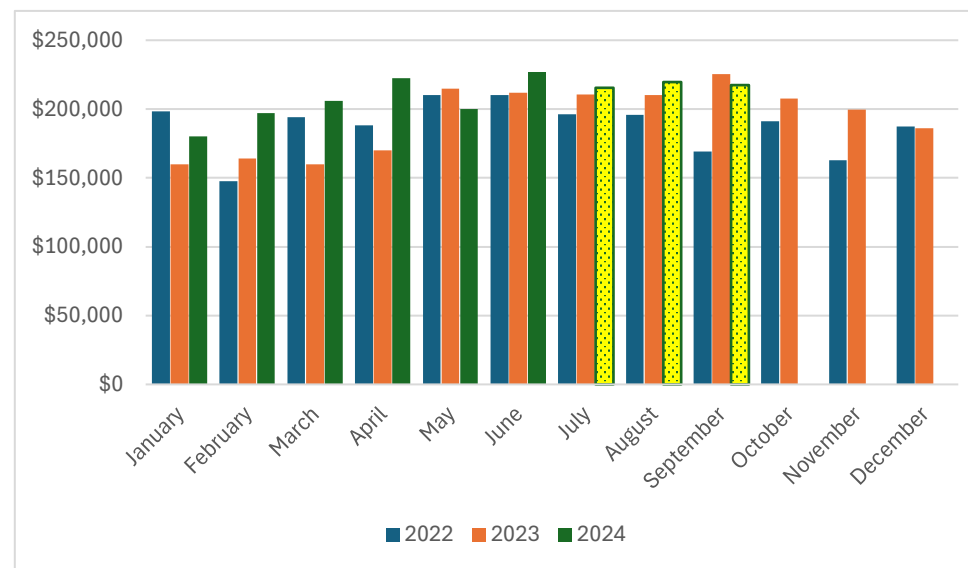
Short Term Trends

Monthly Closed Sales

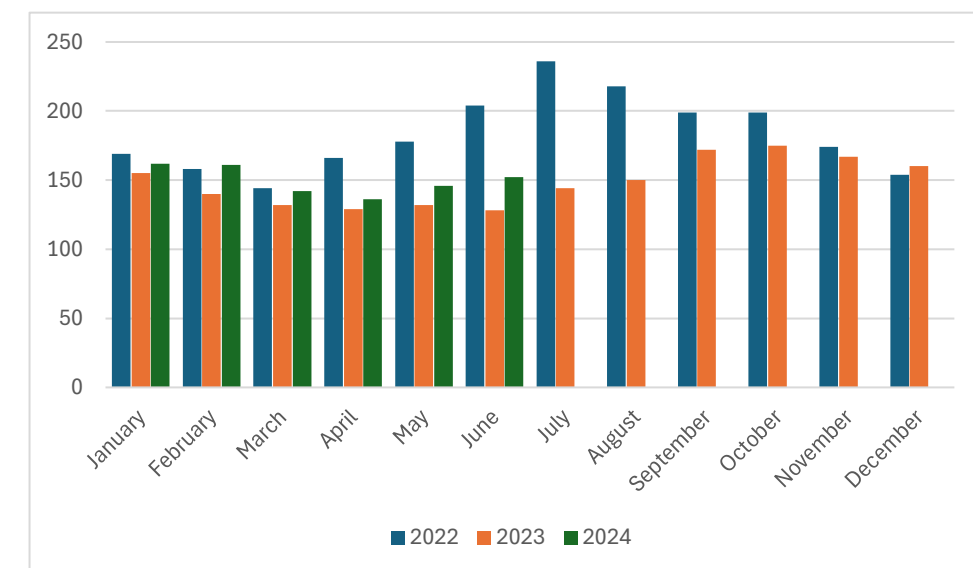


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

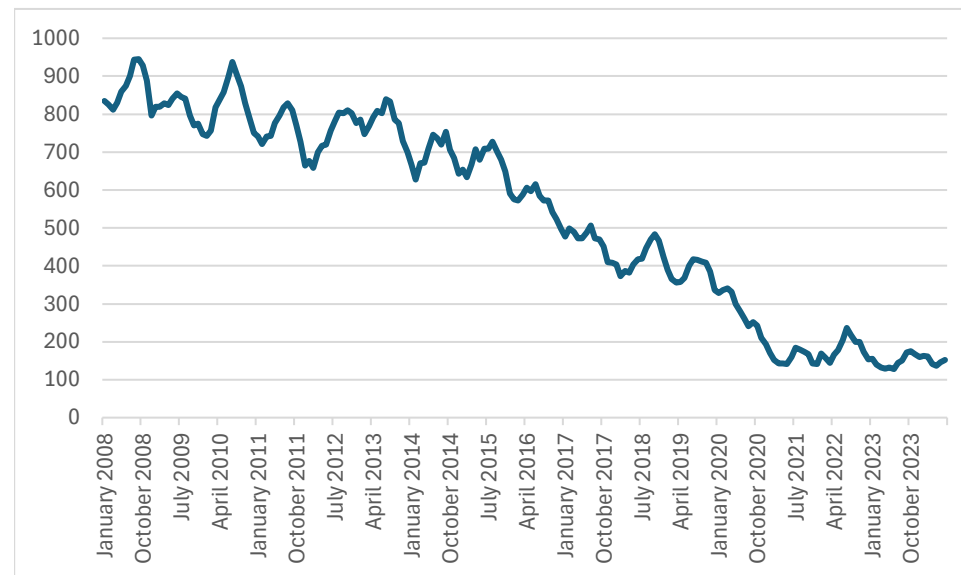


Monthly Inventory

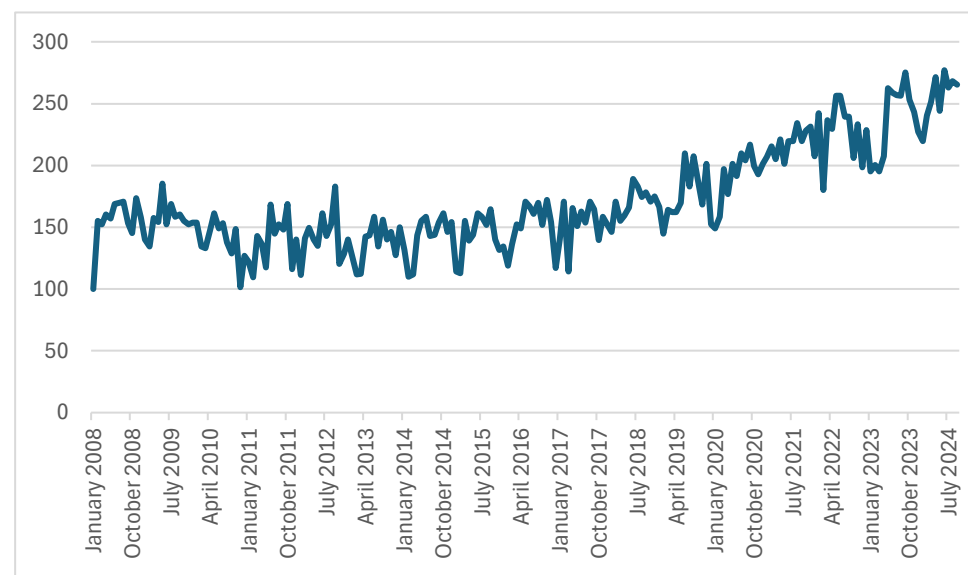


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Metro-East - All Properties
Summary of Recent Trends

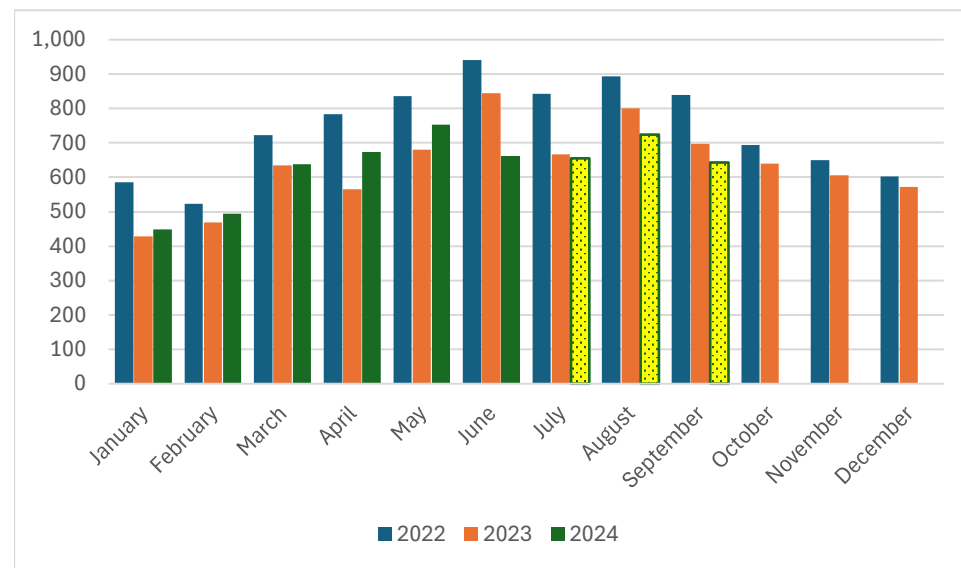
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	586	428	448	↘	1,264	1,277	1,279	↗	\$159,900	\$158,000	\$165,000	↘
February	523	468	495	↘	1,258	1,178	1,244	↘	\$154,000	\$155,500	\$180,000	↘
March	722	634	638	↘	1,331	1,168	1,265	↘	\$164,000	\$165,000	\$185,500	↗
April	784	565	673	↘	1,439	1,202	1,317	↘	\$163,700	\$180,000	\$184,711	↗
May	836	680	753	↘	1,486	1,277	1,375	↘	\$186,250	\$180,000	\$195,000	↘
June	941	844	660	↘	1,630	1,284	1,435	↘	\$199,525	\$214,000	\$223,420	↗
July	842	666	655	↘	1,633	1,350			\$190,500	\$185,000	\$204,031	↘
August	893	800	724	↘	1,577	1,374			\$181,167	\$185,375	\$198,846	↗
September	840	697	643	↘	1,586	1,500			\$172,500	\$185,000	\$196,592	↘
October	693	640			1,635	1,506			\$172,650	\$185,500		
November	650	606			1,565	1,471			\$170,000	\$173,650		
December	603	572			1,365	1,293			\$170,000	\$180,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

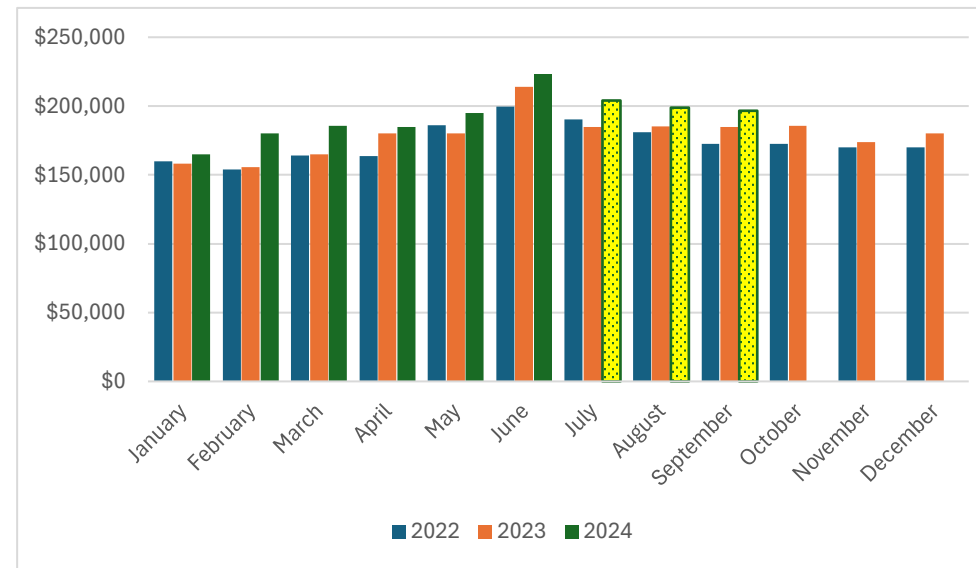
Short Term Trends

Monthly Closed Sales

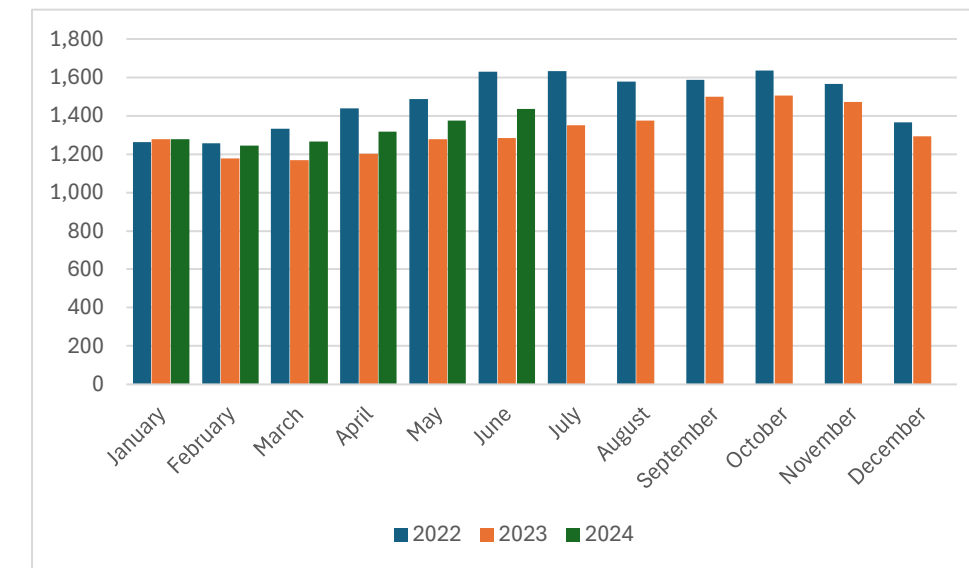


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

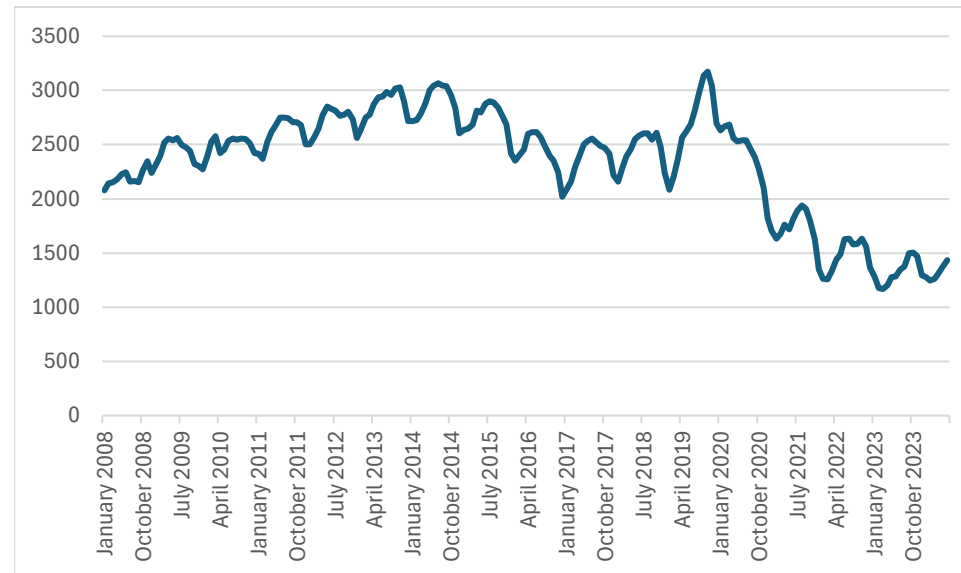


Monthly Inventory

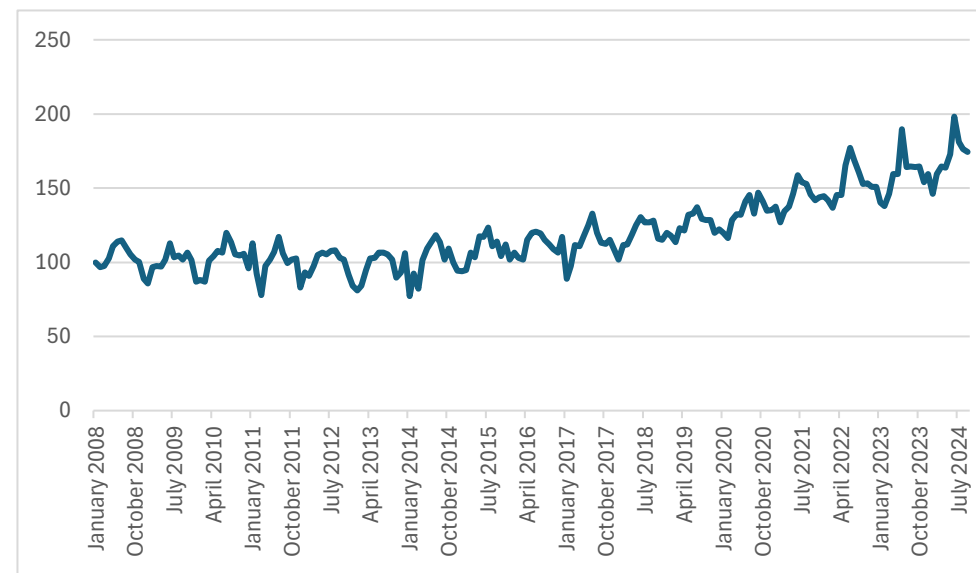


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Moline-Rock Island - All Properties
Summary of Recent Trends

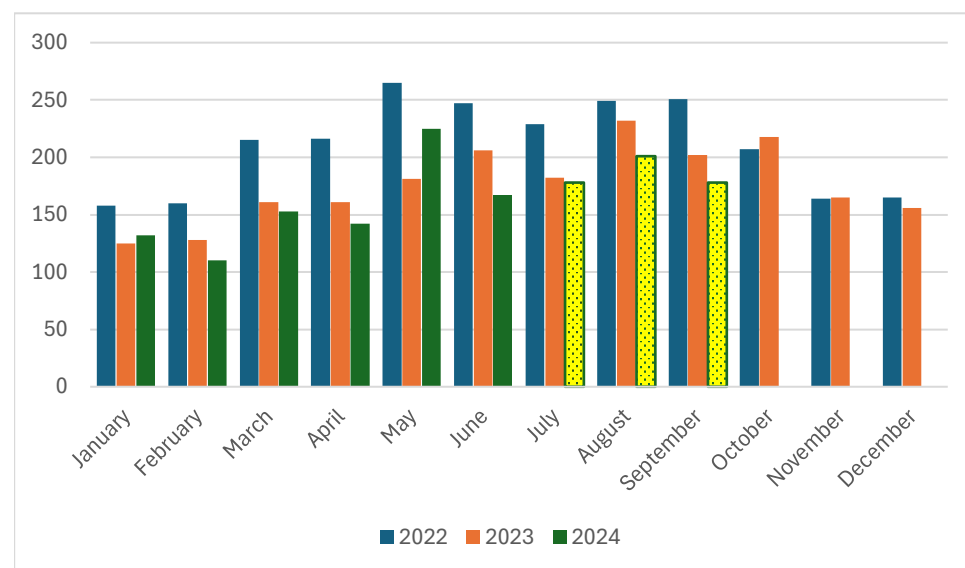
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	158	125	132	↘	321	244	231	↘	\$121,500	\$132,000	\$147,000	↗
February	160	128	110	↘	249	229	218	↘	\$115,000	\$123,000	\$150,000	↗
March	215	161	153	↘	228	230	197	↘	\$137,900	\$121,300	\$147,000	↘
April	216	161	142	↘	236	230	216	↘	\$125,000	\$149,000	\$137,000	↗
May	265	181	225	↘	244	231	237	↘	\$128,500	\$155,000	\$140,000	↗
June	247	206	167	↘	265	254	231	↘	\$135,000	\$143,000	\$155,000	↗
July	229	182	178	↘	256	246		↘	\$148,000	\$167,125	\$155,093	↗
August	249	232	201	↘	265	263		↘	\$150,000	\$146,390	\$155,840	↗
September	251	202	178	↘	288	259		↘	\$130,000	\$155,000	\$151,078	↗
October	207	218			306	253			\$140,000	\$149,950		
November	164	165			314	270			\$142,000	\$135,000		
December	165	156			268	241			\$131,500	\$145,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

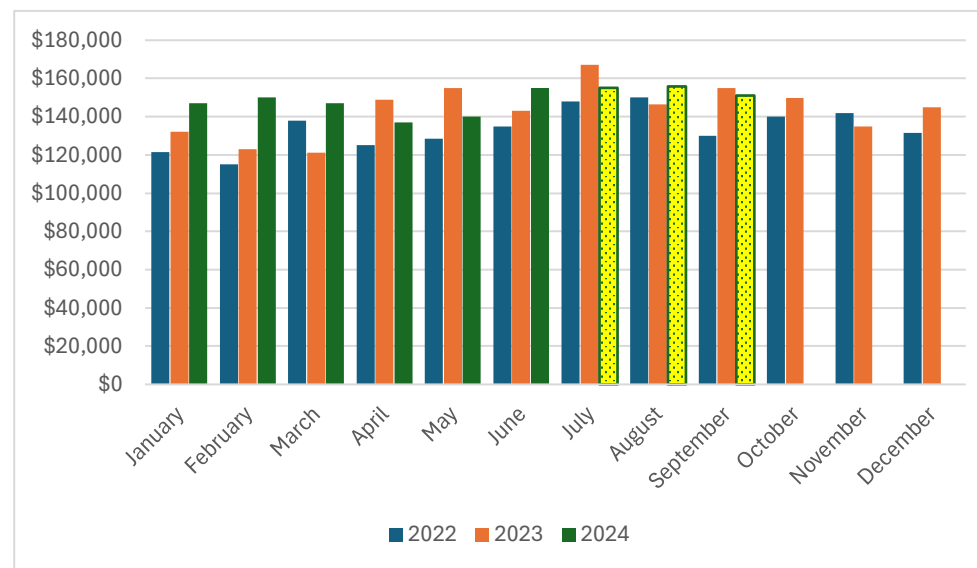
Short Term Trends

Monthly Closed Sales

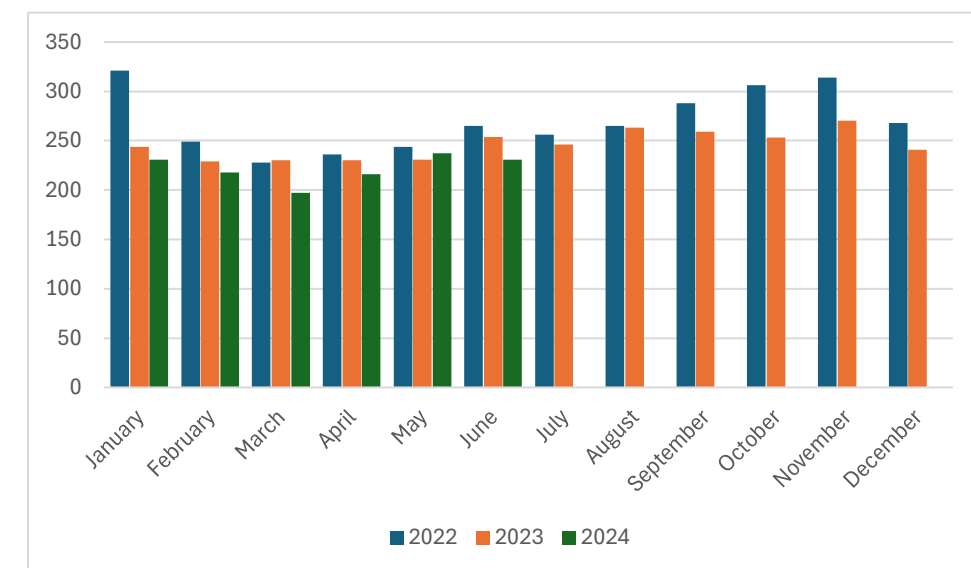


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

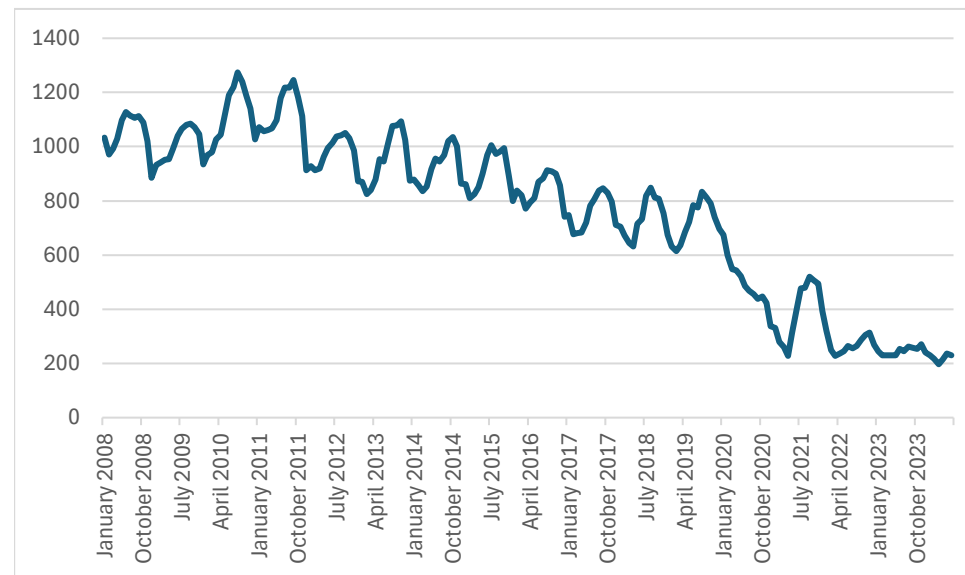


Monthly Inventory

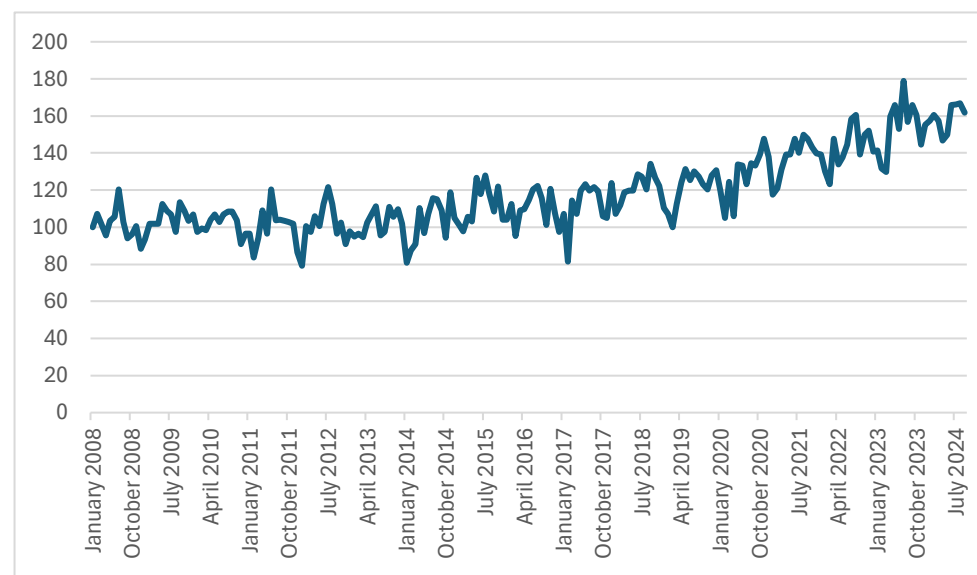


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Peoria - All Properties
Summary of Recent Trends

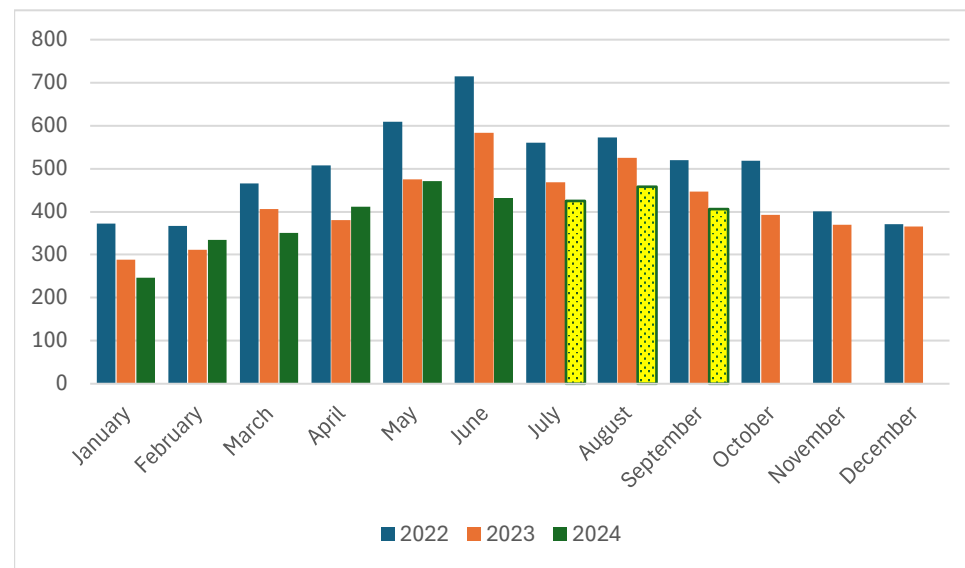
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	372	288	246		565	483	445		\$127,500	\$128,000	\$135,000	
February	367	312	334		482	422	439		\$127,000	\$129,900	\$98,500	
March	466	406	351		476	388	432		\$136,000	\$130,000	\$143,500	
April	507	380	411		515	402	418		\$126,950	\$140,000	\$155,000	
May	609	475	471		535	433	460		\$149,900	\$158,750	\$170,000	
June	714	583	431		678	442	457		\$150,000	\$175,000	\$185,000	
July	560	469	425		758	400			\$145,000	\$160,000	\$165,520	
August	573	525	458		765	470			\$152,000	\$150,000	\$159,664	
September	520	447	406		778	487			\$144,950	\$157,500	\$157,513	
October	518	392			739	551			\$138,000	\$144,450		
November	401	370			669	542			\$135,000	\$150,000		
December	371	366			570	470			\$129,950	\$155,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

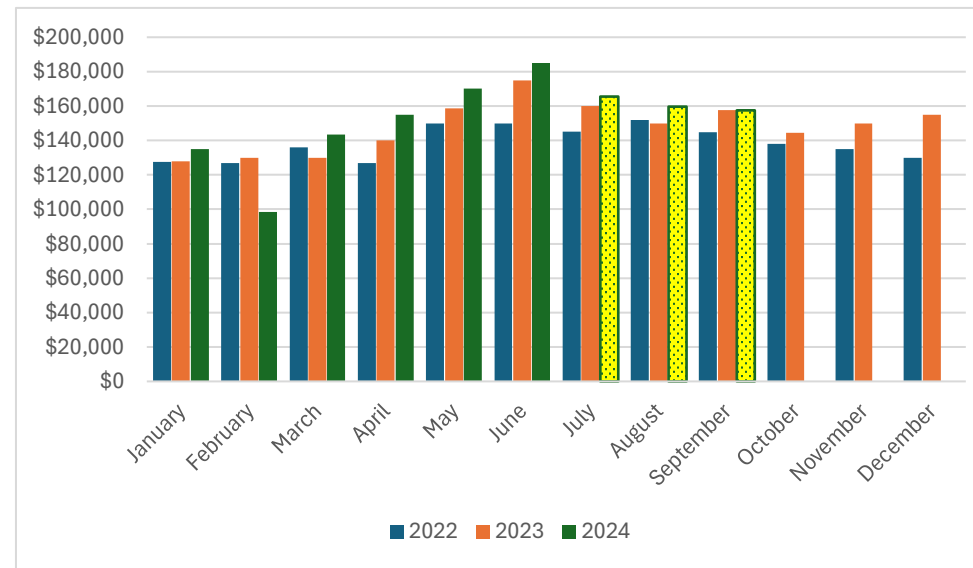
Short Term Trends

Monthly Closed Sales

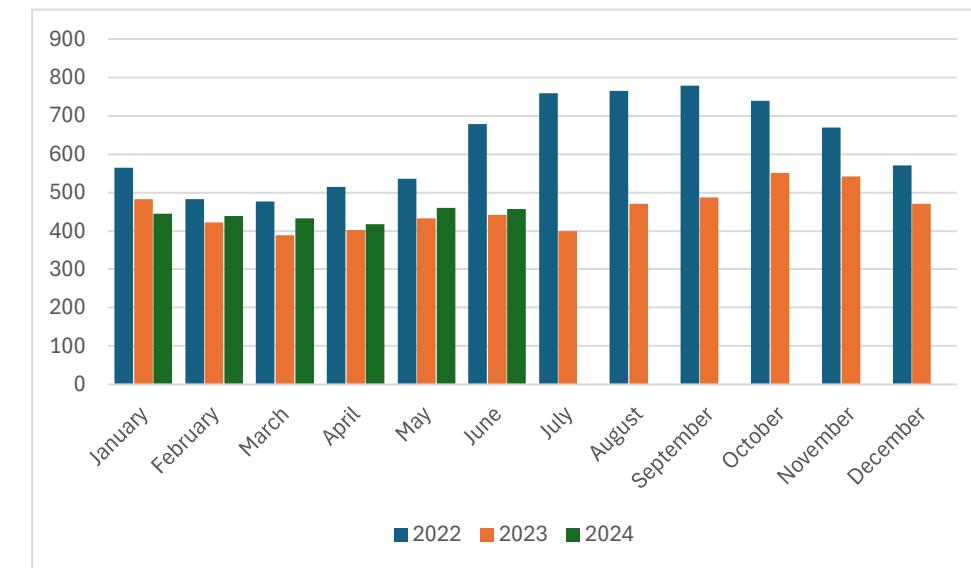


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

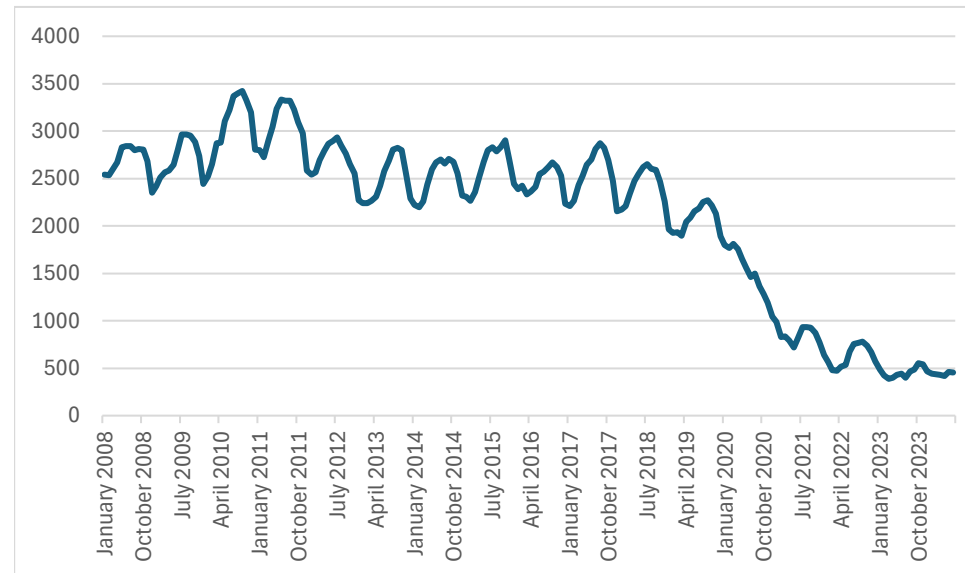


Monthly Inventory

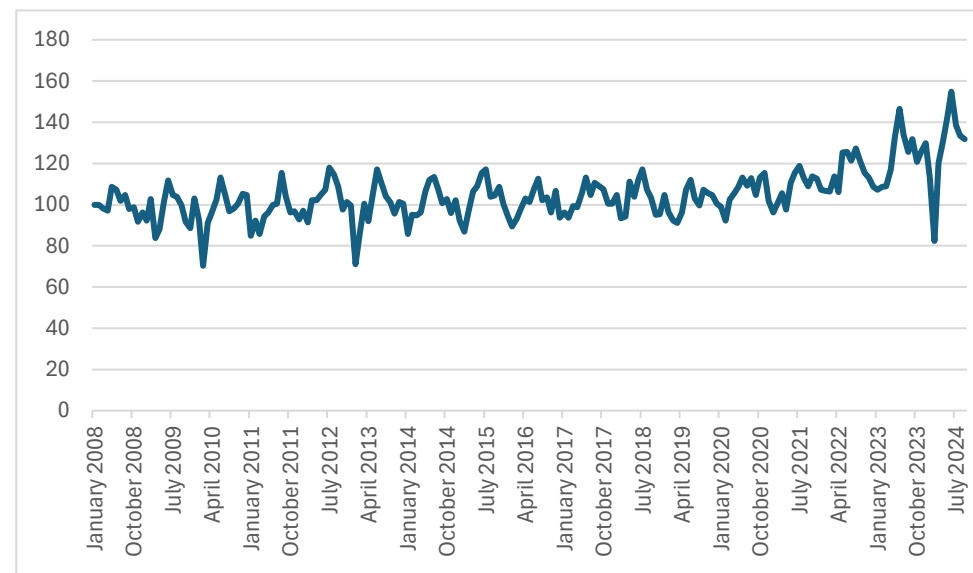


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Rockford - All Properties
Summary of Recent Trends

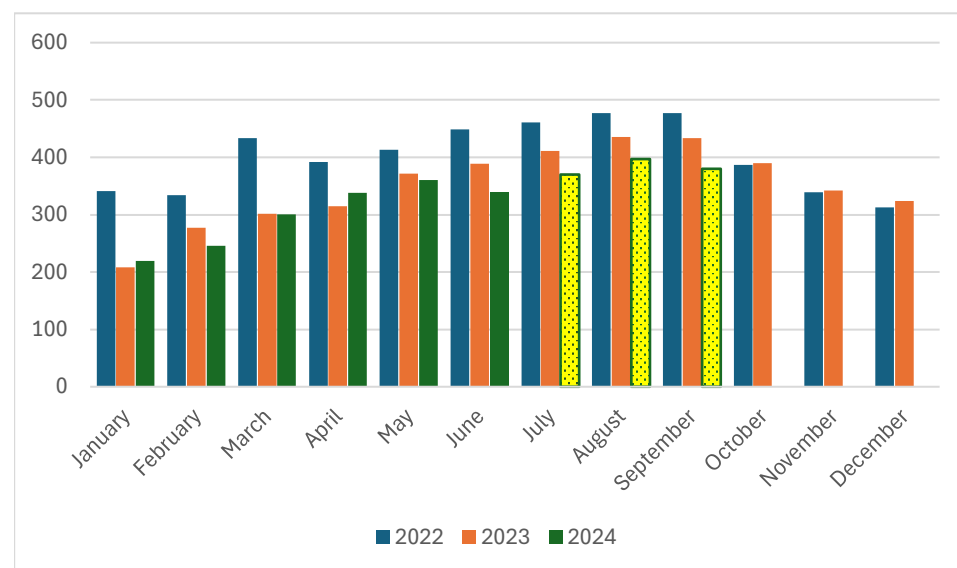
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	341	208	219	↓	438	414	372	↓	\$132,500	\$144,500	\$186,500	↑
February	334	277	246	↓	368	337	344	↓	\$132,750	\$153,000	\$170,000	↑
March	434	302	301	↓	374	317	305	↓	\$147,000	\$159,500	\$185,000	↑
April	392	315	338	↓	401	288	290	↓	\$159,900	\$160,000	\$199,950	↑
May	413	372	360	↓	427	352	337	↓	\$178,500	\$179,950	\$189,950	↑
June	449	389	340	↓	547	387	348	↓	\$178,000	\$180,000	\$205,000	↑
July	461	411	370	↓	566	426		↓	\$170,000	\$179,000	\$200,375	↑
August	477	436	397	↓	605	452		↓	\$173,000	\$180,000	\$203,250	↑
September	477	433	380	↓	603	451		↓	\$163,900	\$184,900	\$198,125	↑
October	387	390			594	487			\$159,000	\$175,000		
November	339	342			563	496			\$157,500	\$180,000		
December	313	324			513	457			\$160,000	\$165,000		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

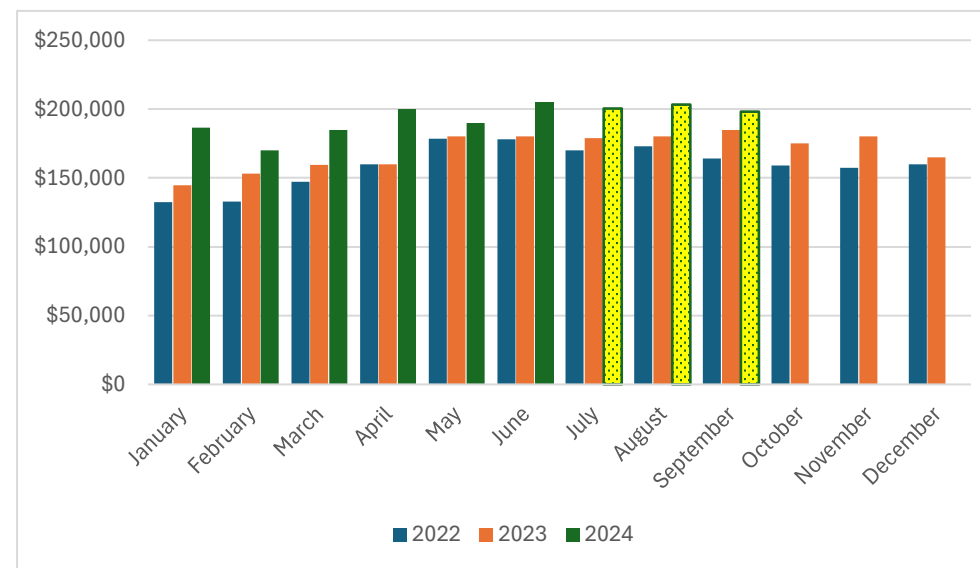
Short Term Trends

Monthly Closed Sales

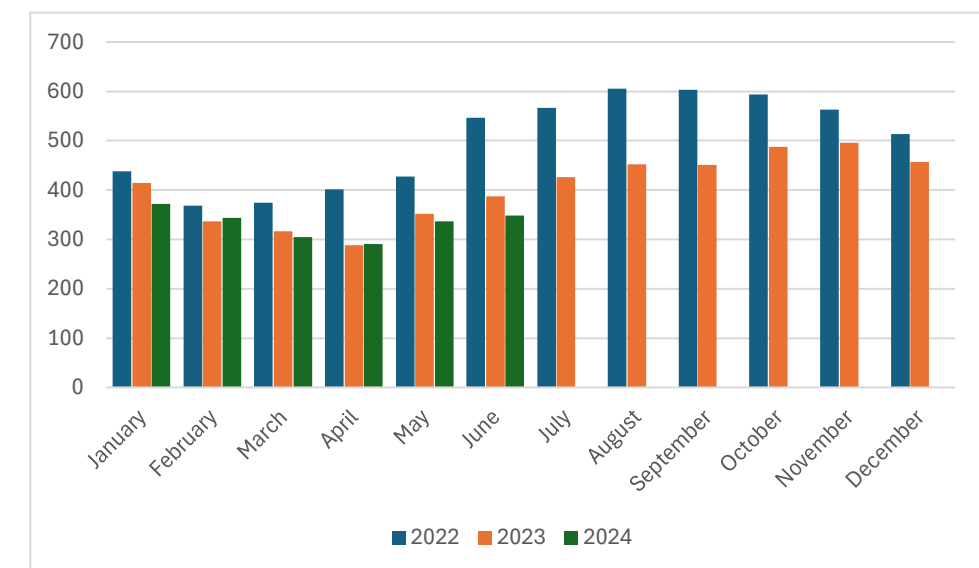


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

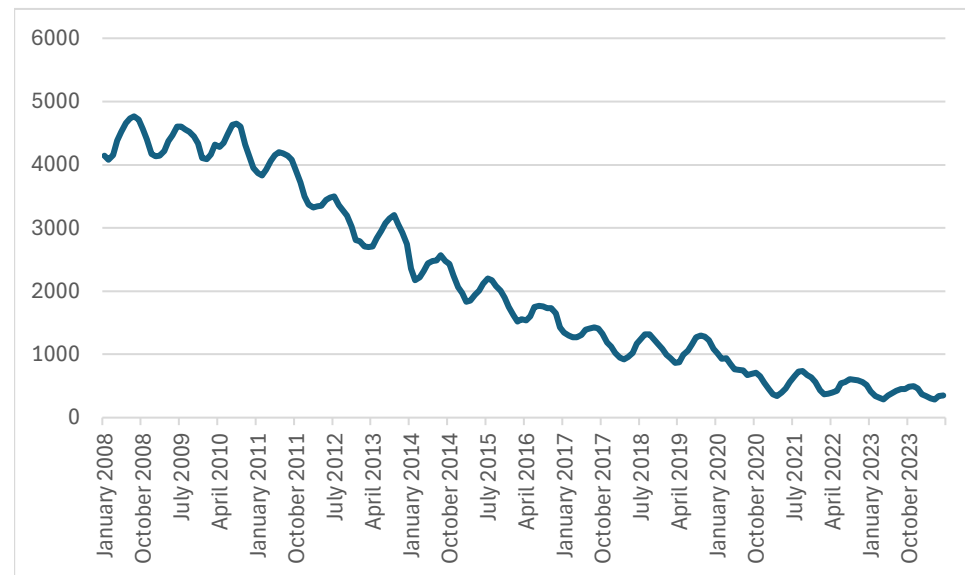


Monthly Inventory

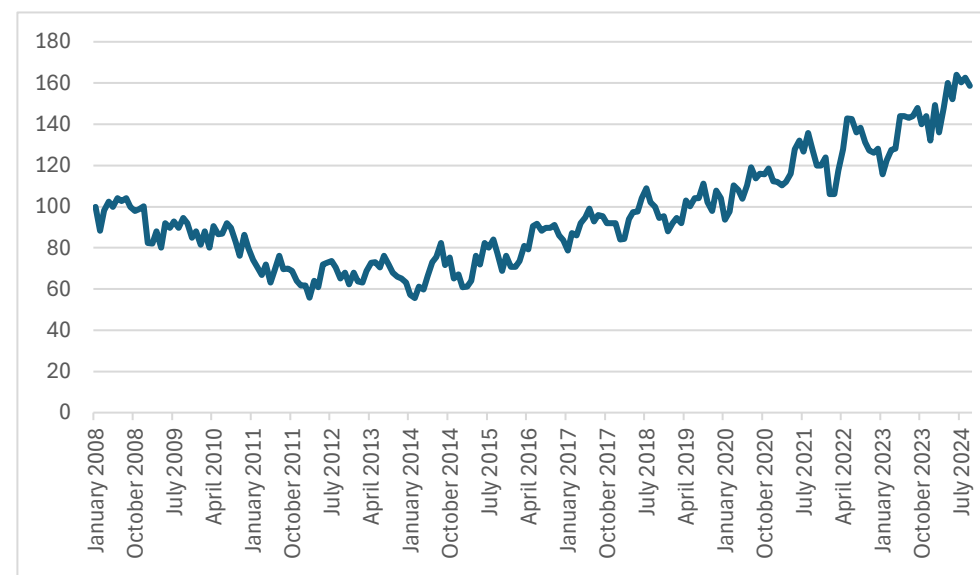


Long Term Trends

Monthly Inventory Trend



Monthly House Price Index



Springfield - All Properties
Summary of Recent Trends

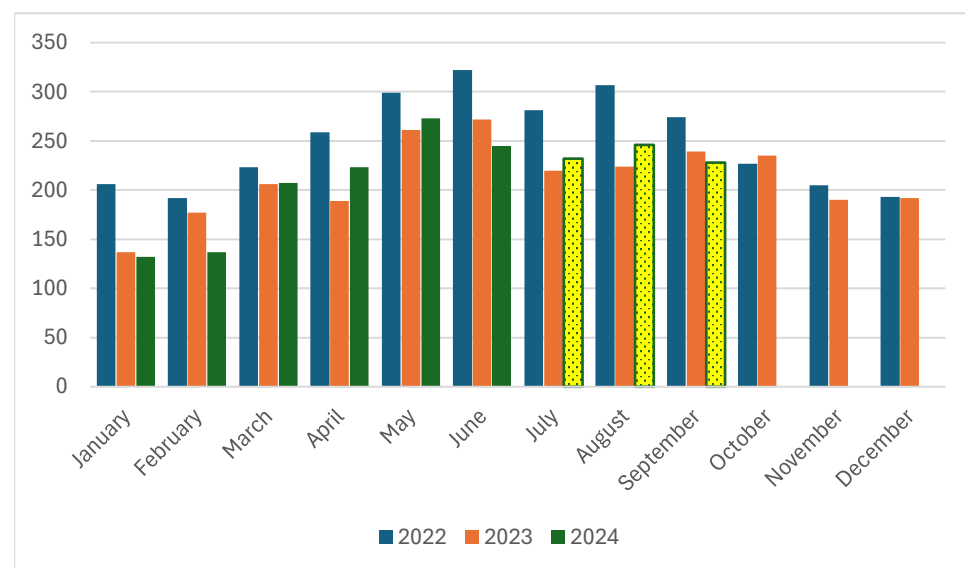
	Closed Sales				Inventory			Median Sales Price				
	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend	2022	2023	2024	Monthly YoY Trend
January	206	137	132		180	206	206		\$140,950	\$145,500	\$185,000	
February	192	177	137		171	161	196		\$149,550	\$140,000	\$155,000	
March	223	206	207		186	186	215		\$136,500	\$163,950	\$155,750	
April	259	189	223		190	161	228		\$145,000	\$162,000	\$180,800	
May	299	261	273		179	166	207		\$165,000	\$154,900	\$188,000	
June	322	272	245		255	174	206		\$165,250	\$180,000	\$195,000	
July	281	220	232		250	192			\$170,000	\$182,500	\$186,764	
August	307	224	246		244	202			\$171,000	\$161,500	\$184,096	
September	274	239	228		227	200			\$165,500	\$176,000	\$183,168	
October	227	235			245	224			\$174,900	\$169,900		
November	205	190			250	205			\$155,000	\$168,950		
December	193	192			236	186			\$161,500	\$169,900		

IHS Three Month Outlook

Sources: ShowingTime Data and IHS Housing Market Forecast

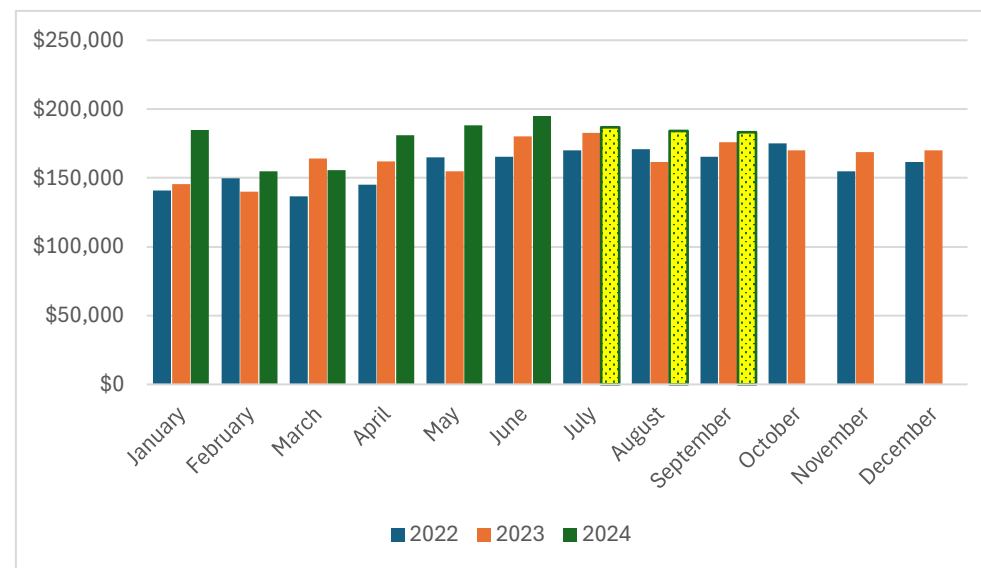
Short Term Trends

Monthly Closed Sales

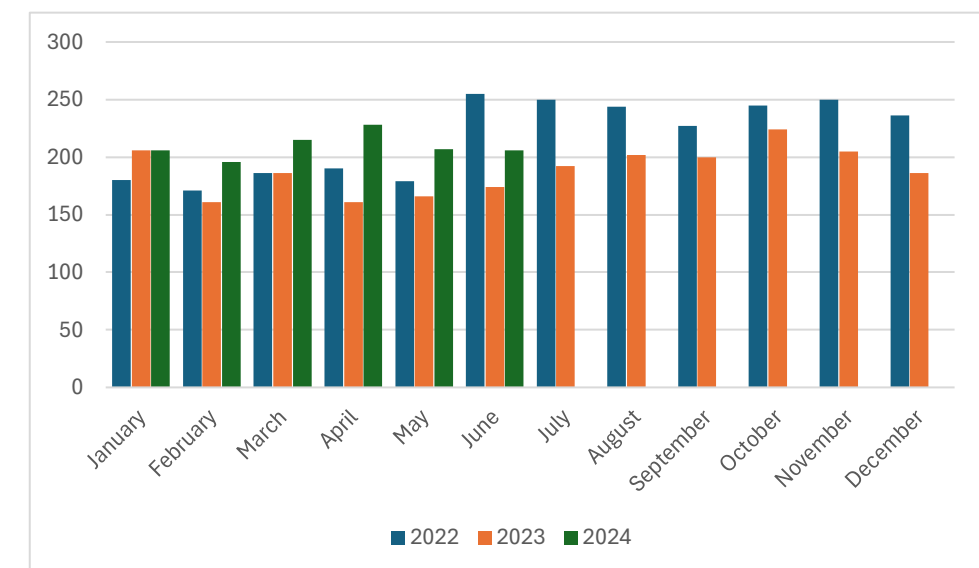


Yellow columns are projections from the IHS Three Month Outlook.

Monthly Median Sales Price

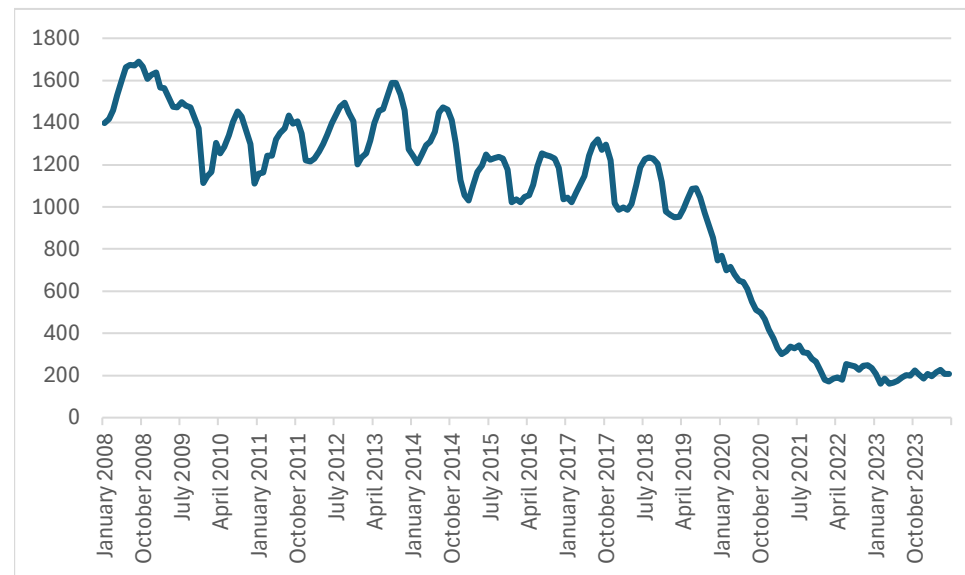


Monthly Inventory



Long Term Trends

Monthly Inventory Trend



Monthly House Price Index

