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Chicagoland sales, prices rise while inventory falls in June

by John Yellig July 27, 2026

Via Illinois REALTORS®.

Chicagoland home sales posted healthy gains in June as available inventory fell, and the median sales price rose, Illinois REALTORS® said.

Specifically, 9,927 single-family and condominiums were sold in the nine-county Chicago metro in June, up 3.9% from June 2025. Available inventory dropped 14.4% year over year to 14,992 homes, while the median price rose 4.6% to $407,000.

Looking ahead, the Institute for Housing Studies at DePaul University forecasts a 1% annual increase in Chicagoland home sales between July and September, while prices are expected to jump 8%.

"Although demand has remained steady, limited housing inventory, elevated mortgage rates and ongoing affordability challenges will likely continue to constrain homebuying activity in the months ahead," said Geoff Smith, the institute's executive director.

Tight times in the city

In Chicago proper, available inventory plunged 28.9% year over year from 4,693 homes to 3,338 homes. The median price of a Chicago residence climbed 6.9% from June 2025 to $427,500, while sales inched up 0.9% year over year to 2,417 transactions.

"June's housing market reflects the imbalance between strong buyer demand and limited inventory," Chicago Association of REALTORS® President Lutalo McGee said. "Even with fewer homes available, buyers remain active and homes are selling quickly."

Same trends across the state

Statewide trends were similar to those in Chicago and Chicagoland.

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"Illinois entered the summer housing season with positive momentum, as June brought stronger sales activity and continued price growth compared with last year," Illinois REALTORS® President Jeff Kolbus said. "With inventory still constrained, market conditions remained competitive for buyers."

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