Monthly Indicators

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings increased 16.2 percent for Residential homes but decreased 18.0 percent for Townhouse/Condo homes. Pending Sales decreased 7.9 percent for Residential homes and 38.6 percent for Townhouse/Condo homes. Inventory increased 31.7 percent for Residential homes but decreased 7.1 percent for Townhouse/Condo homes.

Median Sales Price increased 2.2 percent to $230,000 for Residential homes but decreased 20.0 percent to $179,900 for Townhouse/Condo homes. Days on Market increased 7.0 percent for Residential homes and 22.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 39.1 percent for Residential homes but decreased 2.6 percent for Townhouse/Condo homes.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

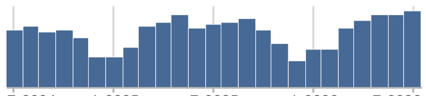
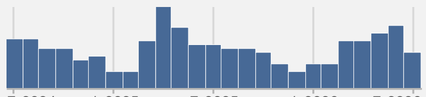
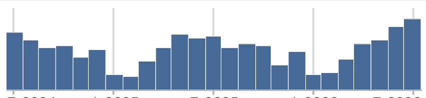
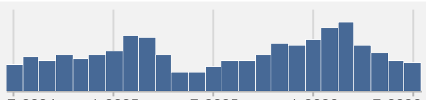
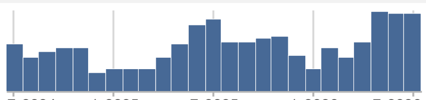
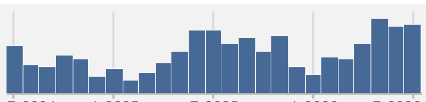
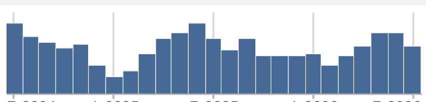
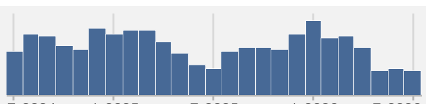
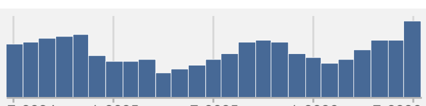
Quick Facts

+ 16.1%	- 1.3%	+ 29.3%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

This report provided by MARIS covers residential real estate activity in the Southwestern Illinois Board of REALTORS® service area. Percent changes are calculated using rounded figures.

Residential Market Overview

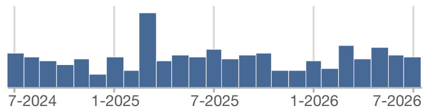
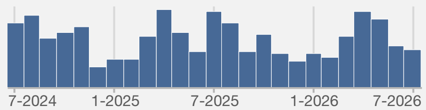
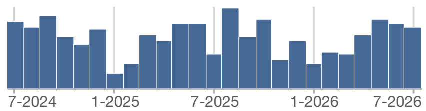
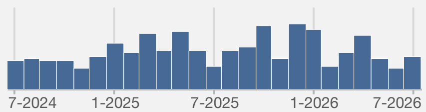
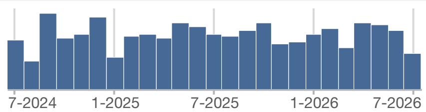
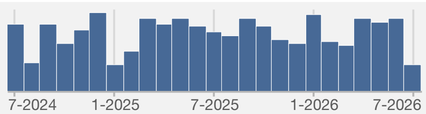
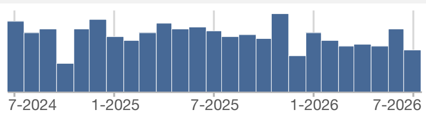
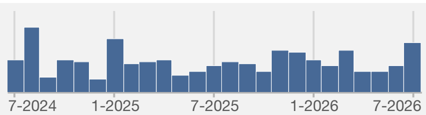
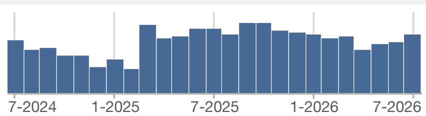
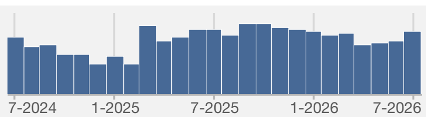
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		912	**1,060**	+ 16.2%	5,795	**6,117**	+ 5.6%
Pending Sales		699	**644**	- 7.9%	4,909	**4,789**	- 2.4%
Closed Sales		760	**866**	+ 13.9%	4,535	**4,753**	+ 4.8%
Days on Market Until Sale		43	**46**	+ 7.0%	49	**55**	+ 12.2%
Median Sales Price		$225,000	**$230,000**	+ 2.2%	$200,000	**$215,000**	+ 7.5%
Average Sales Price		$255,597	**$261,636**	+ 2.4%	$235,118	**$247,723**	+ 5.4%
Percent of List Price Received		99.1%	**98.6%**	- 0.5%	98.7%	**98.7%**	0.0%
Housing Affordability Index		170	**167**	- 1.8%	191	**179**	- 6.3%
Inventory of Homes for Sale		1,597	**2,104**	+ 31.7%	—	**—**	—
Months Supply of Inventory		2.3	**3.2**	+ 39.1%	—	**—**	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

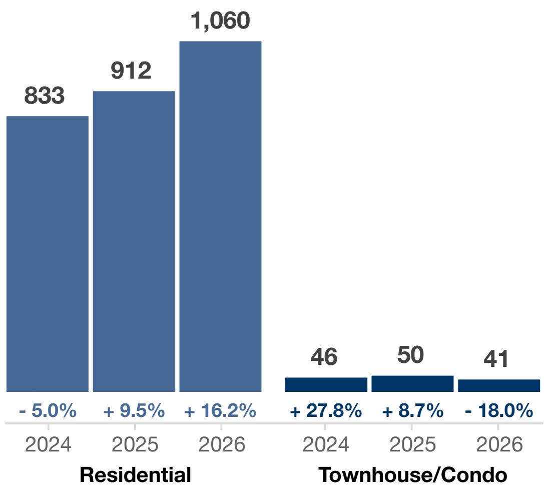
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		50	**41**	- 18.0%	333	**292**	- 12.3%
Pending Sales		44	**27**	- 38.6%	229	**223**	- 2.6%
Closed Sales		25	**37**	+ 48.0%	206	**223**	+ 8.3%
Days on Market Until Sale		41	**50**	+ 22.0%	59	**51**	- 13.6%
Median Sales Price		$225,000	**$179,900**	- 20.0%	$228,250	**$225,000**	- 1.4%
Average Sales Price		$239,485	**$195,682**	- 18.3%	$242,312	**$239,219**	- 1.3%
Percent of List Price Received		100.2%	**97.7%**	- 2.5%	100.2%	**98.8%**	- 1.4%
Housing Affordability Index		168	**208**	+ 23.8%	166	**166**	0.0%
Inventory of Homes for Sale		127	**118**	- 7.1%	—	**—**	—
Months Supply of Inventory		3.9	**3.8**	- 2.6%	—	**—**	—

New Listings

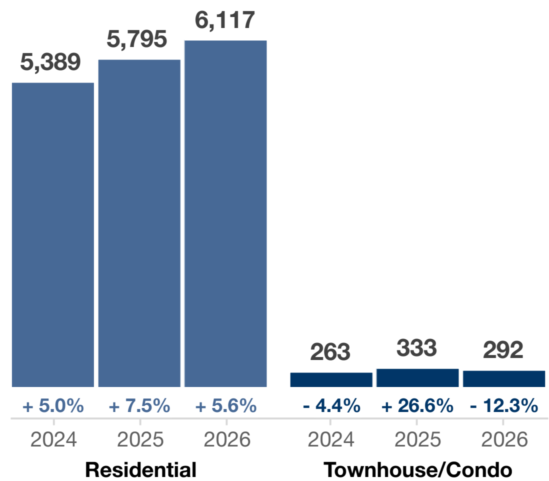
A count of the properties that have been newly listed on the market in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

July

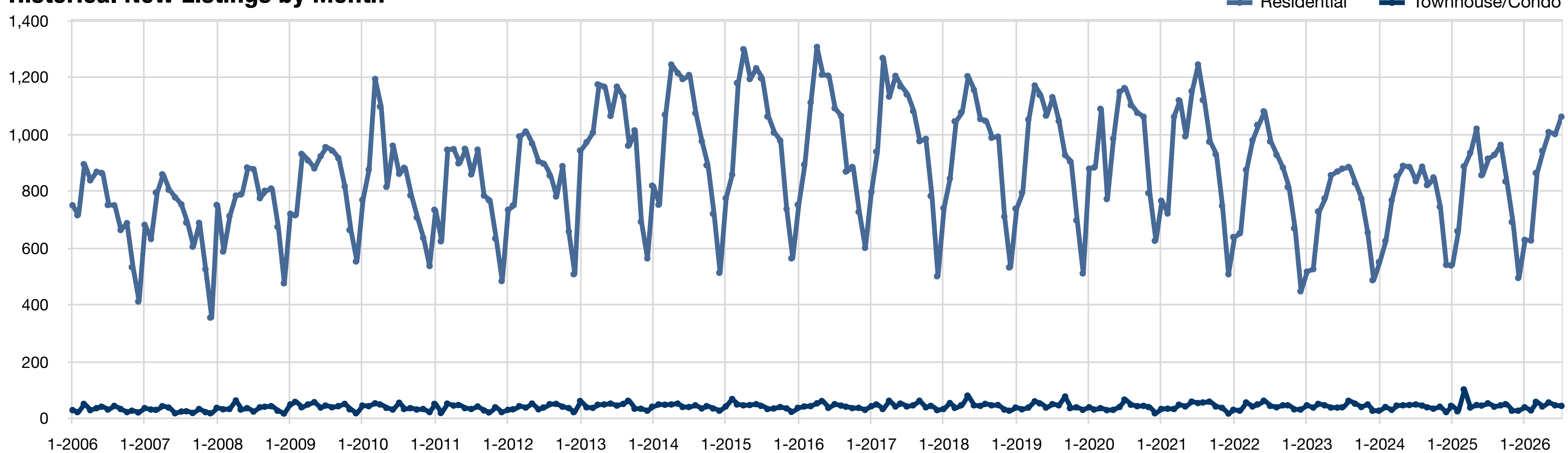


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	926	+ 4.8%	38	- 9.5%
Sep-2025	961	+ 17.3%	43	+ 19.4%
Oct-2025	832	- 1.7%	47	+ 51.6%
Nov-2025	689	- 7.3%	24	- 36.8%
Dec-2025	492	- 8.6%	24	+ 26.3%
Jan-2026	626	+ 16.8%	36	- 12.2%
Feb-2026	624	- 5.0%	25	+ 13.6%
Mar-2026	862	- 2.6%	55	- 44.4%
Apr-2026	940	+ 0.8%	39	+ 11.4%
May-2026	1,006	- 1.2%	53	+ 20.5%
Jun-2026	999	+ 17.0%	43	+ 2.4%
Jul-2026	**1,060**	**+ 16.2%**	**41**	**- 18.0%**
12-Month Avg	835	+ 4.1%	39	- 7.1%

Historical New Listings by Month

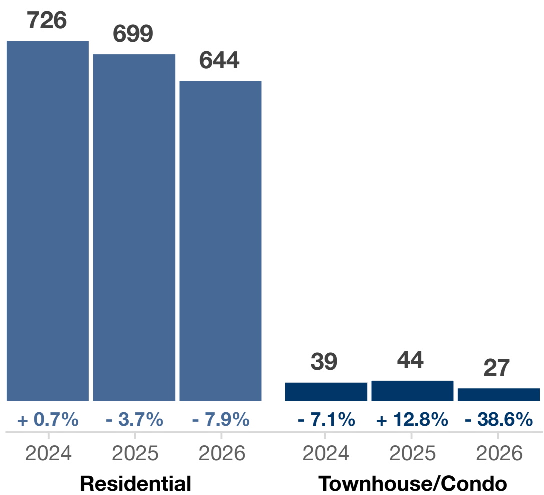


Pending Sales

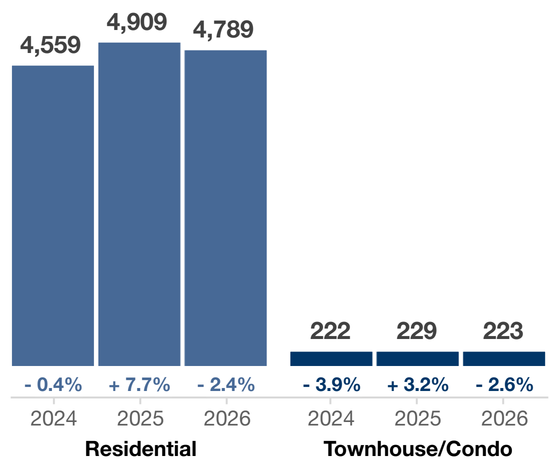
A count of the properties on which offers have been accepted in a given month.

SOUTHWESTERN
ILLINOIS BOARD OF
REALTORS®

July

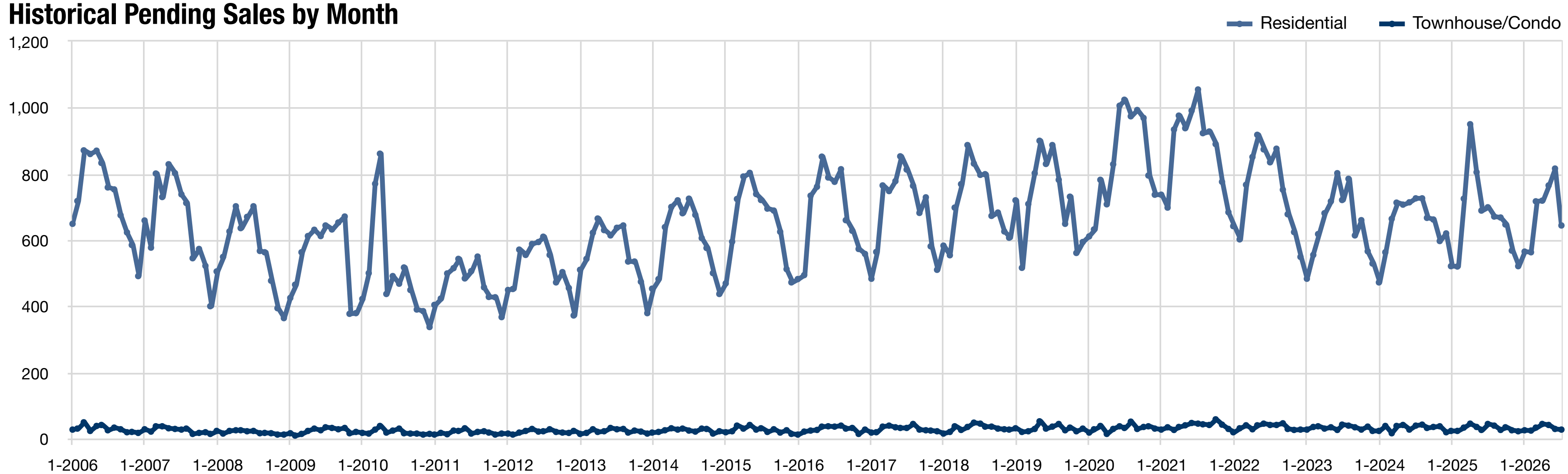


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	671	- 7.6%	39	- 7.1%
Sep-2025	668	+ 0.1%	26	- 18.8%
Oct-2025	647	- 2.3%	34	- 2.9%
Nov-2025	568	- 4.9%	25	- 32.4%
Dec-2025	521	- 16.0%	22	+ 15.8%
Jan-2026	565	+ 8.4%	25	+ 8.7%
Feb-2026	563	+ 8.3%	24	+ 4.3%
Mar-2026	717	- 1.1%	33	0.0%
Apr-2026	719	- 24.3%	44	- 2.2%
May-2026	765	- 5.0%	41	+ 17.1%
Jun-2026	816	+ 18.4%	29	+ 11.5%
Jul-2026	**644**	**- 7.9%**	**27**	**- 38.6%**
12-Month Avg	655	- 4.0%	31	- 6.1%

Historical Pending Sales by Month

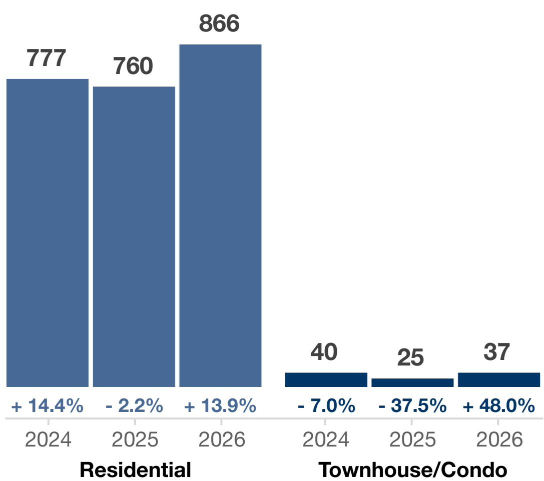


Closed Sales

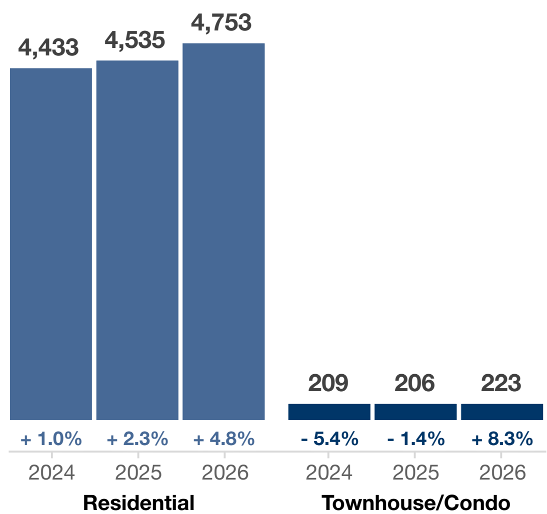
A count of the actual sales that closed in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

July

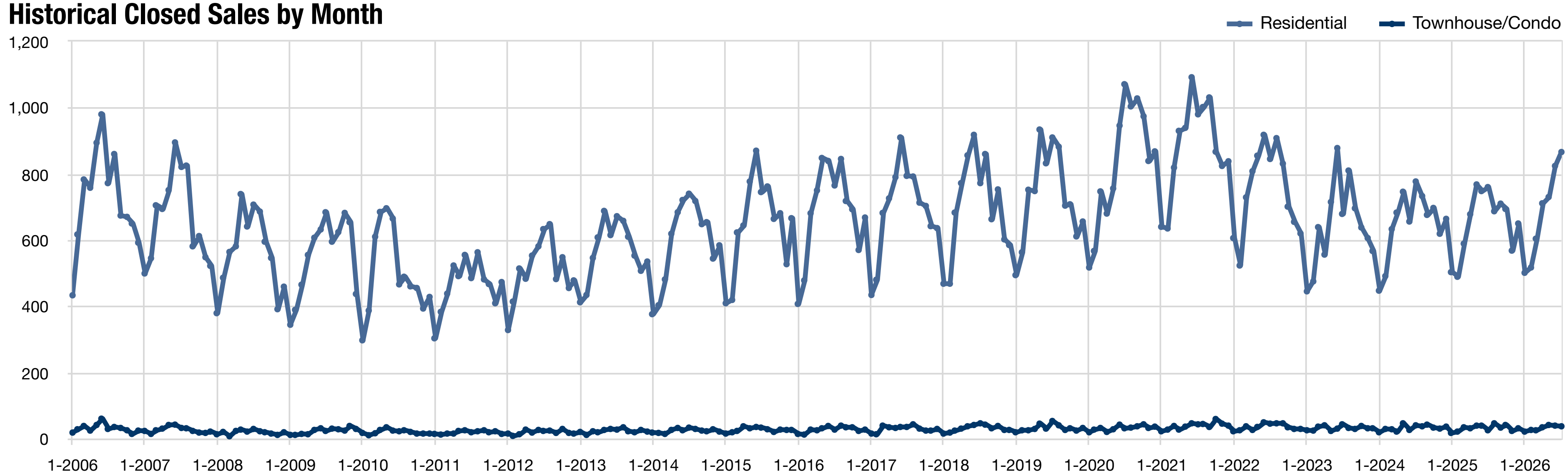


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	687	- 6.3%	46	+ 24.3%
Sep-2025	710	+ 5.0%	33	- 21.4%
Oct-2025	694	- 0.4%	41	+ 24.2%
Nov-2025	568	- 8.2%	23	- 23.3%
Dec-2025	650	- 2.1%	31	- 13.9%
Jan-2026	501	- 0.4%	21	+ 23.5%
Feb-2026	517	+ 5.7%	26	+ 23.8%
Mar-2026	604	+ 2.5%	25	- 26.5%
Apr-2026	711	+ 4.9%	34	+ 9.7%
May-2026	730	- 4.9%	41	+ 5.1%
Jun-2026	824	+ 10.2%	39	0.0%
Jul-2026	**866**	**+ 13.9%**	**37**	**+ 48.0%**
12-Month Avg	672	+ 1.8%	33	+ 3.1%

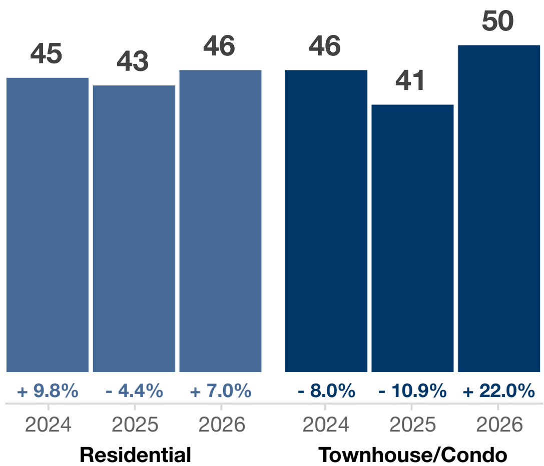
Historical Closed Sales by Month



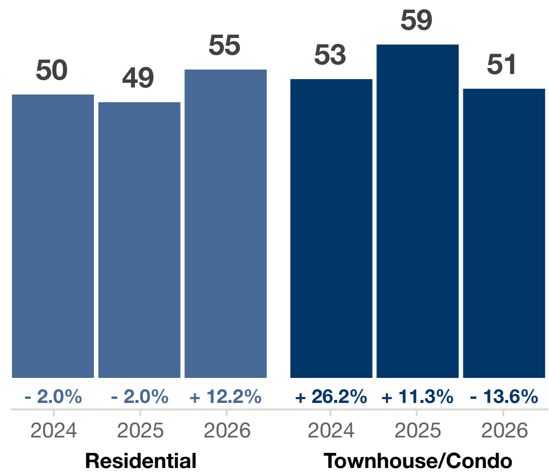
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

July



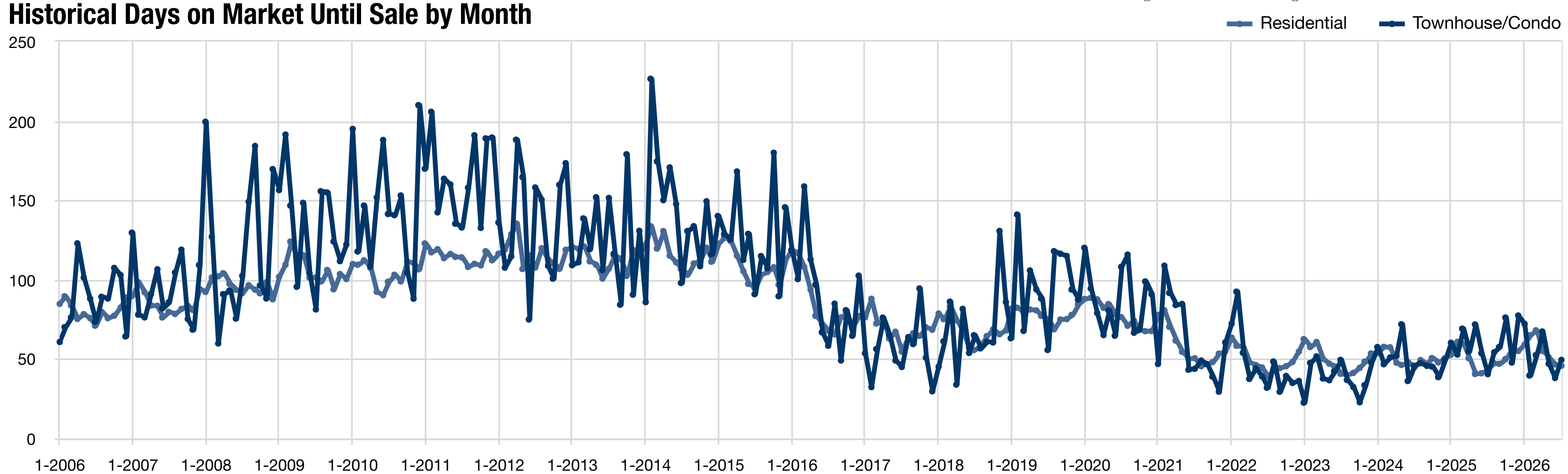
Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	47	- 4.1%	54	+ 14.9%
Sep-2025	47	0.0%	58	+ 26.1%
Oct-2025	50	- 2.0%	76	+ 68.9%
Nov-2025	56	+ 16.7%	48	+ 23.1%
Dec-2025	55	+ 10.0%	77	+ 57.1%
Jan-2026	59	+ 11.3%	72	+ 20.0%
Feb-2026	65	+ 6.6%	40	- 24.5%
Mar-2026	68	+ 13.3%	53	- 23.2%
Apr-2026	55	+ 7.8%	67	+ 21.8%
May-2026	51	+ 24.4%	47	- 34.7%
Jun-2026	47	+ 14.6%	38	- 29.6%
Jul-2026	**46**	**+ 7.0%**	**50**	**+ 22.0%**
12-Month Avg*	53	+ 8.6%	57	+ 7.3%

* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

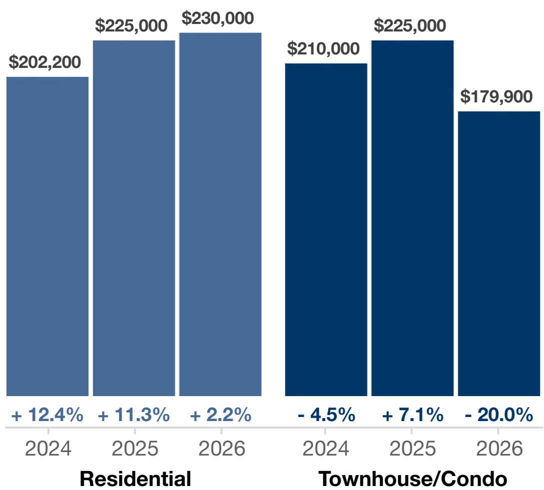
Historical Days on Market Until Sale by Month



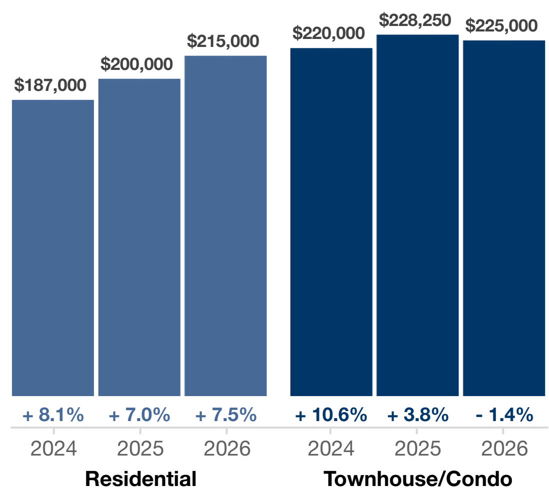
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

July



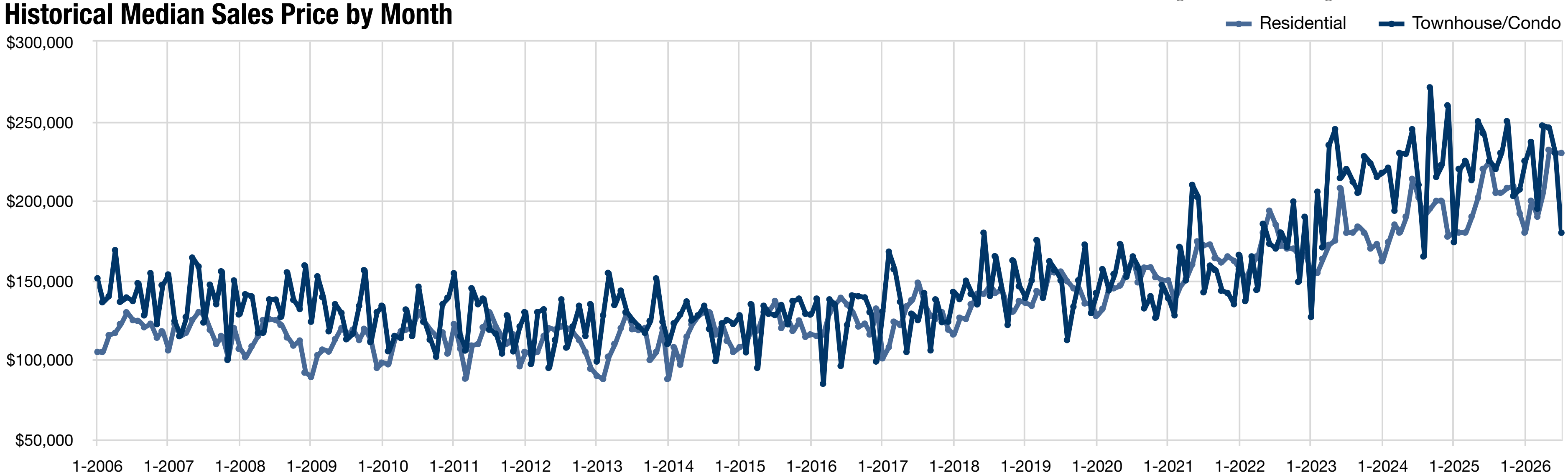
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	$205,000	+ 7.9%	$220,000	+ 33.3%
Sep-2025	$205,000	+ 5.1%	$230,000	- 15.2%
Oct-2025	$208,000	+ 4.1%	$250,000	+ 16.3%
Nov-2025	$209,250	+ 4.6%	$203,000	- 8.7%
Dec-2025	$192,000	+ 8.2%	$207,125	- 20.3%
Jan-2026	$180,000	+ 0.1%	$225,000	+ 29.3%
Feb-2026	$200,000	+ 11.1%	$237,000	+ 7.7%
Mar-2026	$190,000	+ 5.6%	$195,000	- 13.3%
Apr-2026	$205,000	+ 7.9%	$247,250	+ 16.1%
May-2026	$232,000	+ 14.9%	$246,000	- 1.6%
Jun-2026	$230,000	+ 4.5%	$230,000	- 5.2%
Jul-2026	**$230,000**	**+ 2.2%**	**$179,900**	**- 20.0%**
12-Month Avg*	$210,000	+ 7.7%	$225,000	- 0.2%

* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

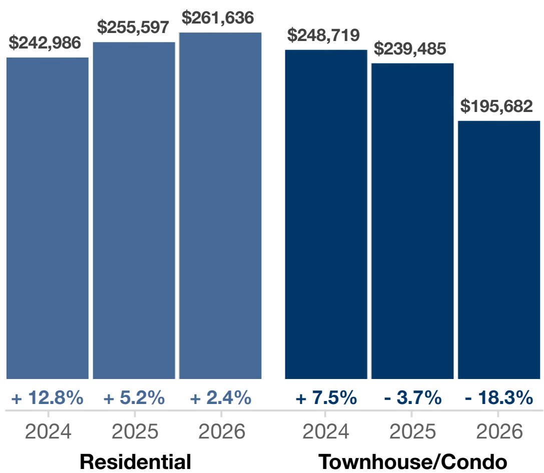


Average Sales Price

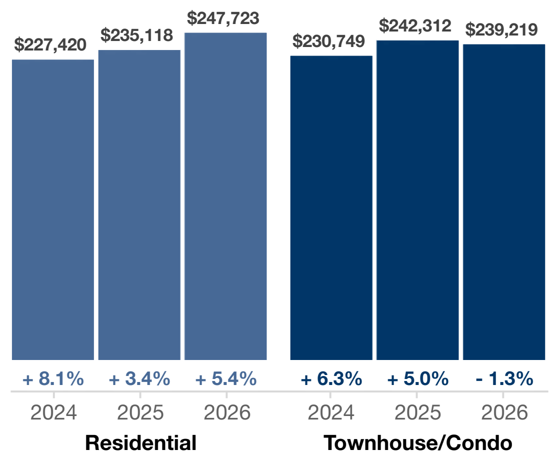
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

July



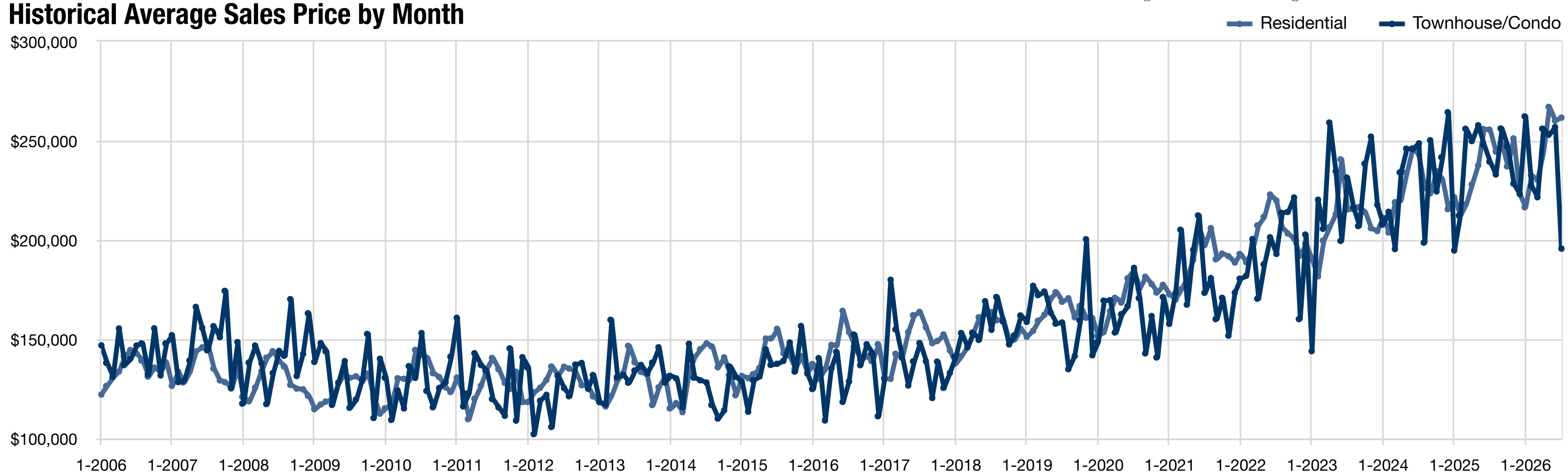
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	$244,574	+ 8.1%	$233,037	+ 17.3%
Sep-2025	$248,571	+ 11.2%	$256,188	+ 2.4%
Oct-2025	$237,104	+ 1.0%	$247,043	+ 10.1%
Nov-2025	$251,213	+ 8.9%	$228,427	- 5.5%
Dec-2025	$223,290	+ 3.6%	$223,142	- 15.6%
Jan-2026	$216,514	- 2.3%	$262,304	+ 34.7%
Feb-2026	$232,632	+ 9.7%	$227,280	+ 7.0%
Mar-2026	$230,314	+ 5.7%	$221,557	- 13.5%
Apr-2026	$244,011	+ 7.0%	$256,086	+ 2.5%
May-2026	$267,083	+ 12.4%	$253,039	- 1.9%
Jun-2026	$260,104	+ 1.6%	$256,928	+ 3.6%
Jul-2026	**$261,636**	**+ 2.4%**	**$195,682**	**- 18.3%**
12-Month Avg*	$244,912	+ 5.9%	$238,878	- 0.2%

* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

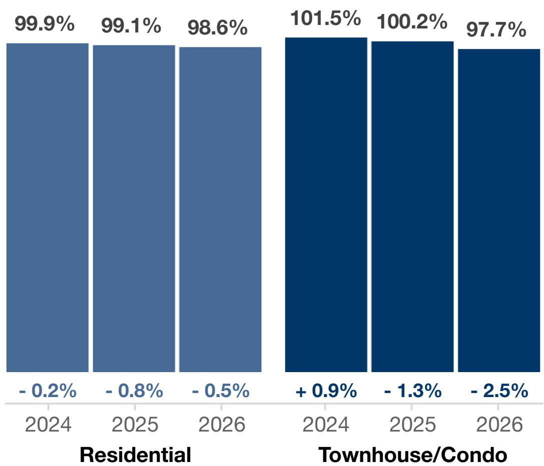
Historical Average Sales Price by Month



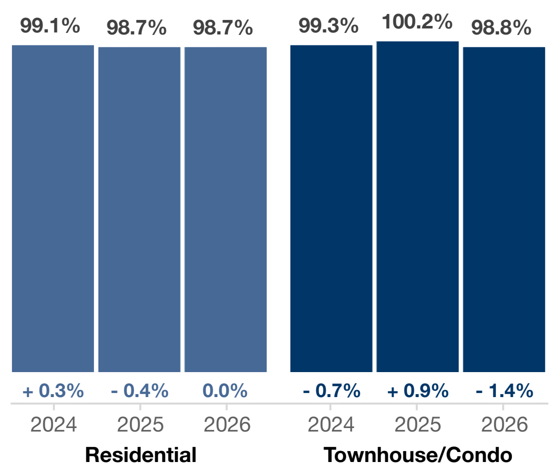
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



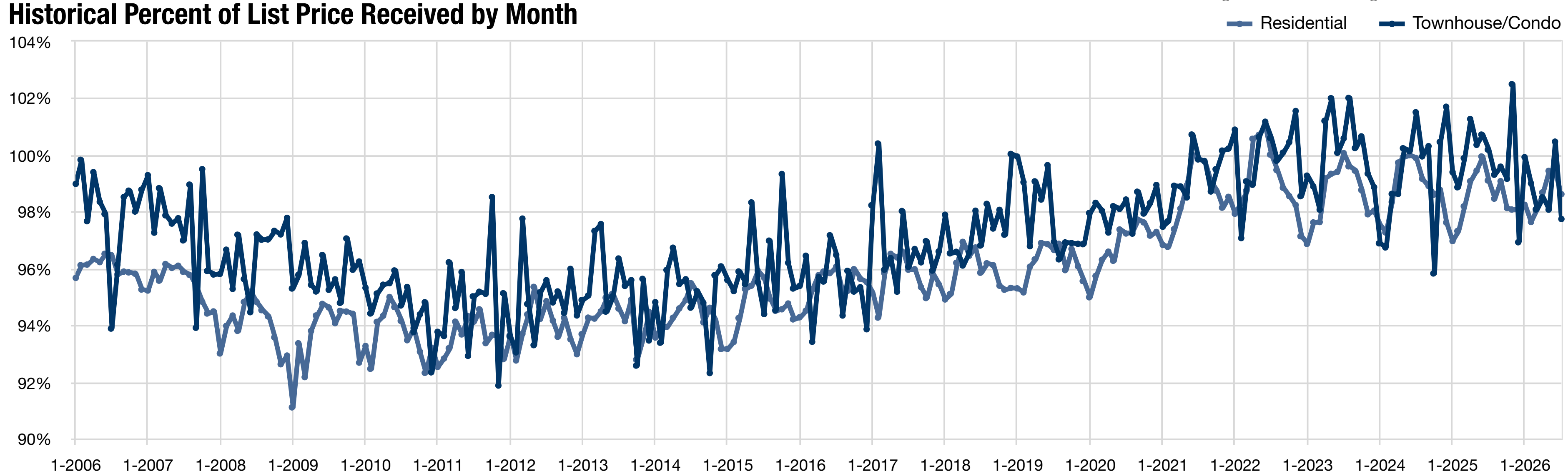
Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	98.5%	- 0.7%	99.3%	- 0.6%
Sep-2025	99.1%	+ 0.2%	99.6%	- 0.7%
Oct-2025	98.1%	- 0.5%	99.2%	+ 3.5%
Nov-2025	98.1%	- 0.7%	102.5%	+ 2.0%
Dec-2025	98.1%	+ 0.5%	96.9%	- 4.7%
Jan-2026	98.2%	+ 1.2%	99.9%	+ 0.5%
Feb-2026	97.6%	+ 0.3%	99.0%	+ 0.1%
Mar-2026	98.1%	- 0.1%	98.1%	- 1.8%
Apr-2026	98.7%	- 0.4%	98.5%	- 2.8%
May-2026	99.4%	0.0%	98.1%	- 2.3%
Jun-2026	99.4%	- 0.5%	100.5%	- 0.2%
Jul-2026	**98.6%**	**- 0.5%**	**97.7%**	**- 2.5%**
12-Month Avg*	98.6%	- 0.1%	99.0%	- 1.0%

* Pct. of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



Housing Affordability Index

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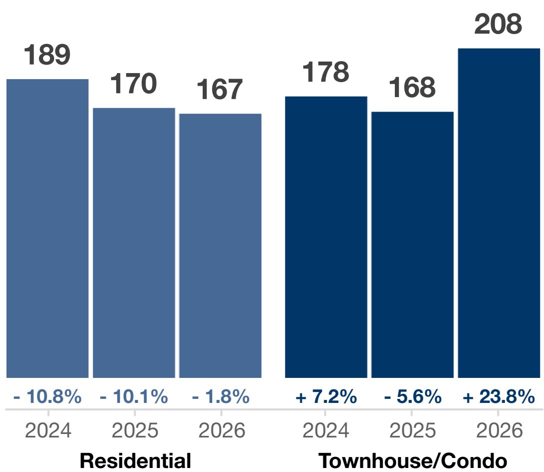
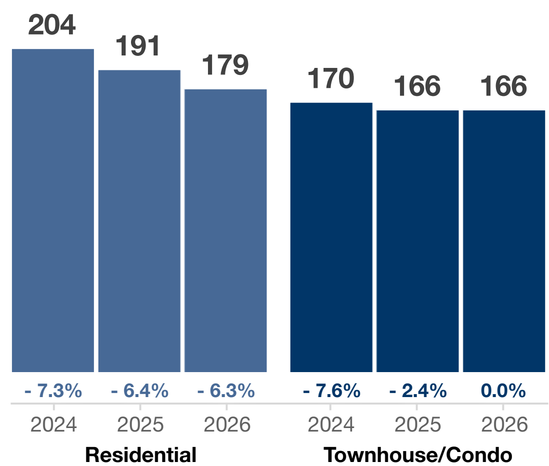
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July

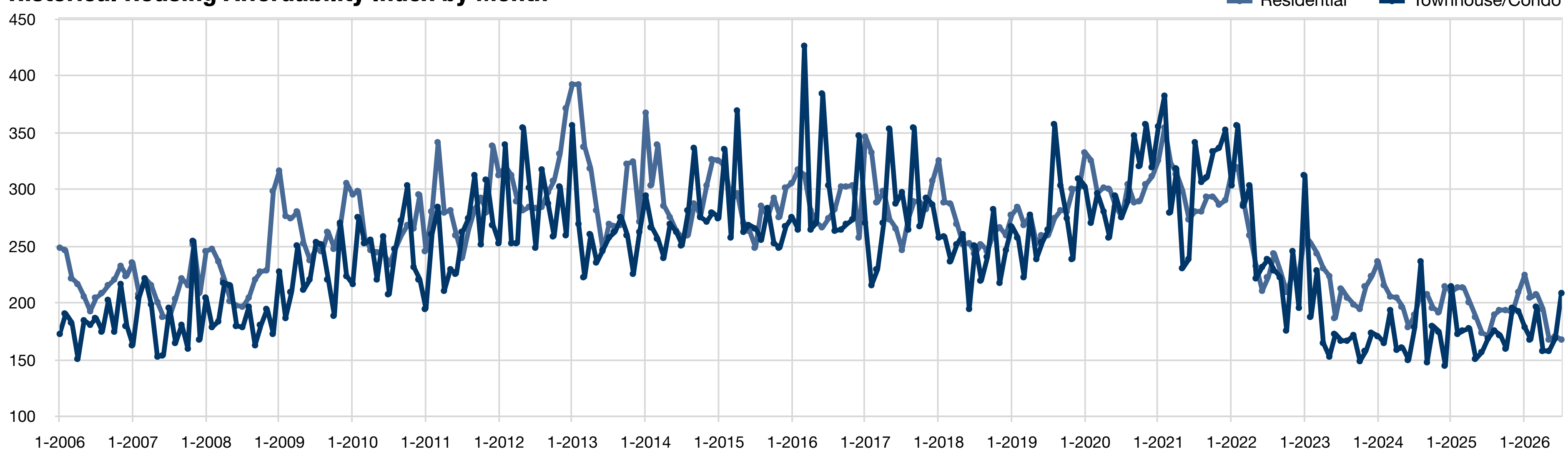


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	189	- 9.1%	175	- 25.8%
Sep-2025	193	- 6.8%	171	+ 16.3%
Oct-2025	193	- 1.0%	159	- 11.2%
Nov-2025	191	0.0%	195	+ 12.1%
Dec-2025	209	- 2.3%	192	+ 33.3%
Jan-2026	224	+ 7.2%	178	- 16.8%
Feb-2026	204	- 4.2%	167	- 2.9%
Mar-2026	207	- 2.8%	196	+ 12.0%
Apr-2026	194	- 3.0%	157	- 11.3%
May-2026	167	- 10.7%	157	+ 4.7%
Jun-2026	170	- 1.7%	168	+ 7.7%
Jul-2026	**167**	**- 1.8%**	**208**	**+ 23.8%**
12-Month Avg	192	- 3.0%	177	+ 1.7%

Historical Housing Affordability Index by Month



Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

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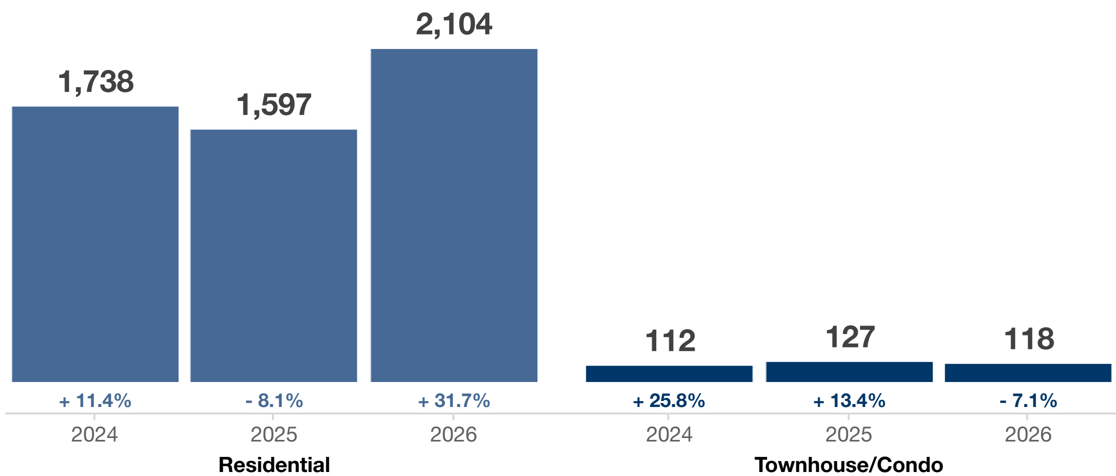
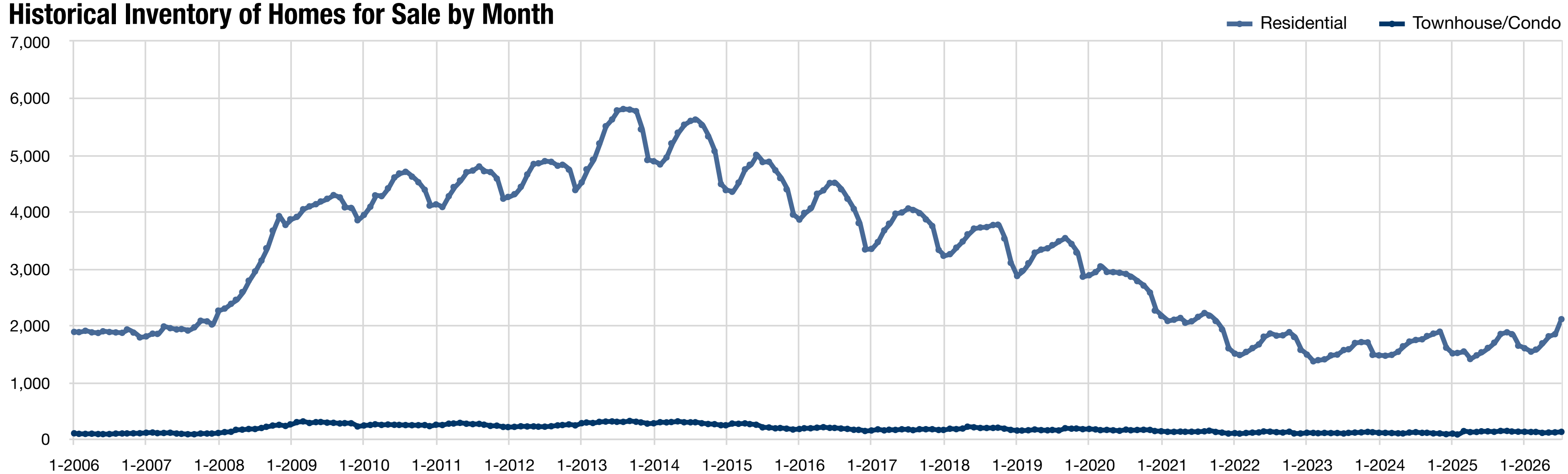
July



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	1,690	- 3.4%	119	+ 19.0%
Sep-2025	1,843	+ 2.0%	134	+ 32.7%
Oct-2025	1,873	+ 1.2%	134	+ 47.3%
Nov-2025	1,840	- 2.3%	124	+ 37.8%
Dec-2025	1,637	+ 2.2%	121	+ 57.1%
Jan-2026	1,592	+ 6.0%	119	+ 36.8%
Feb-2026	1,532	+ 1.5%	115	+ 59.7%
Mar-2026	1,568	+ 2.1%	116	- 11.5%
Apr-2026	1,679	+ 19.8%	100	- 11.5%
May-2026	1,803	+ 22.9%	106	- 8.6%
Jun-2026	1,840	+ 21.0%	109	- 14.2%
Jul-2026	**2,104**	**+ 31.7%**	**118**	**- 7.1%**
12-Month Avg	1,750	+ 8.1%	118	+ 14.6%

Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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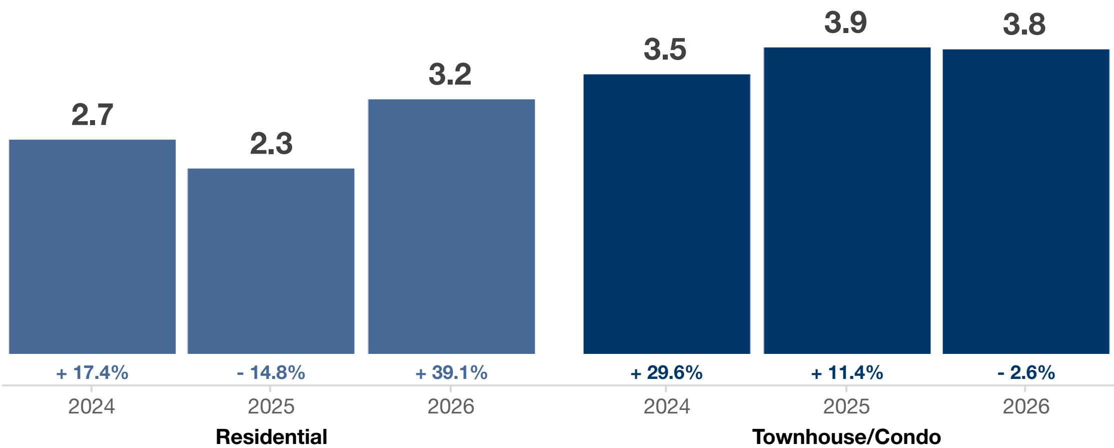
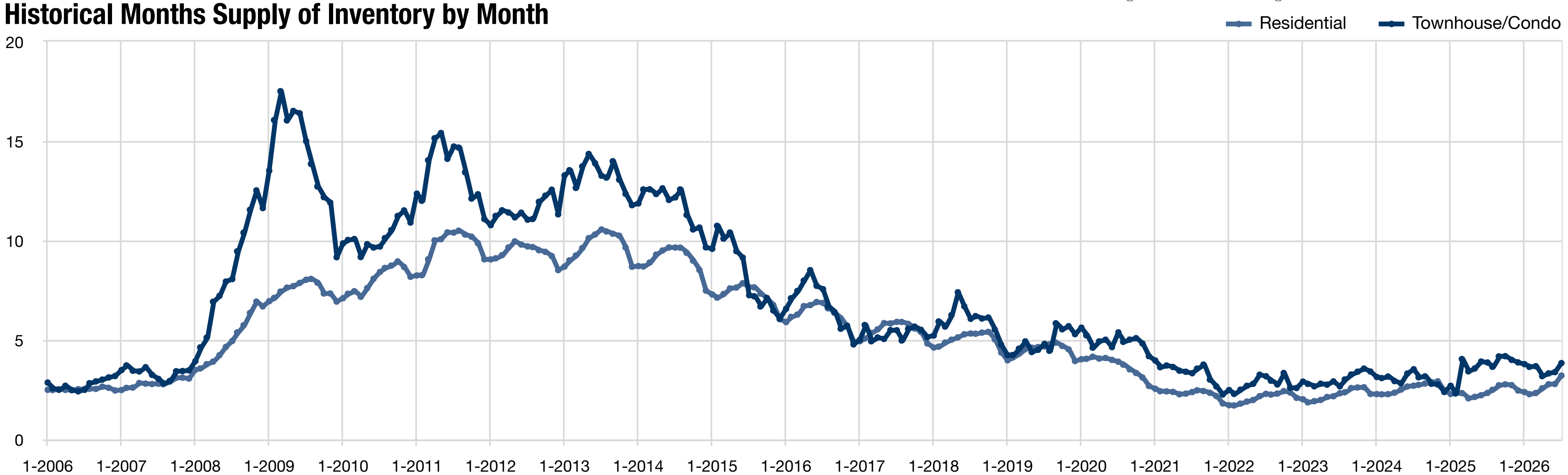
July



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	2.5	- 7.4%	3.7	+ 19.4%
Sep-2025	2.7	- 3.6%	4.2	+ 31.3%
Oct-2025	2.8	- 3.4%	4.2	+ 50.0%
Nov-2025	2.7	- 6.9%	4.0	+ 42.9%
Dec-2025	2.5	0.0%	3.9	+ 62.5%
Jan-2026	2.4	+ 4.3%	3.8	+ 40.7%
Feb-2026	2.3	0.0%	3.7	+ 60.9%
Mar-2026	2.3	0.0%	3.7	- 7.5%
Apr-2026	2.6	+ 23.8%	3.2	- 5.9%
May-2026	2.8	+ 33.3%	3.3	- 8.3%
Jun-2026	2.8	+ 27.3%	3.4	- 12.8%
Jul-2026	**3.2**	**+ 39.1%**	**3.8**	**- 2.6%**
12-Month Avg*	2.6	+ 6.8%	3.7	+ 17.5%

* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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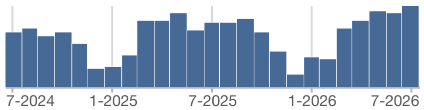
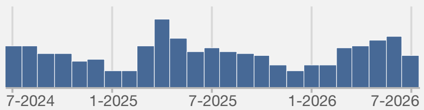
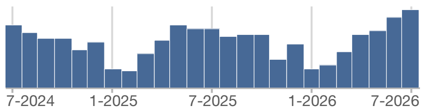
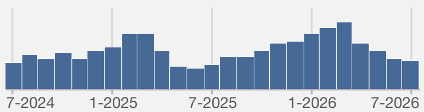
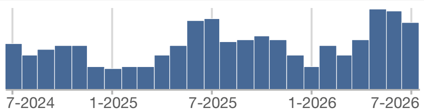
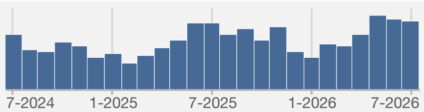
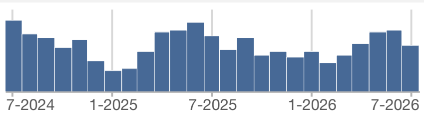
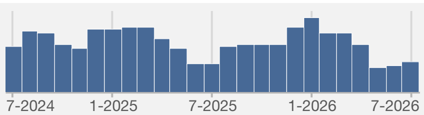
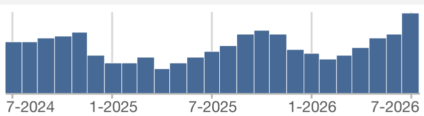
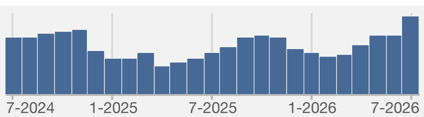
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		980	**1,125**	+ 14.8%	6,209	**6,532**	+ 5.2%
Pending Sales		755	**687**	- 9.0%	5,207	**5,092**	- 2.2%
Closed Sales		793	**921**	+ 16.1%	4,804	**5,055**	+ 5.2%
Days on Market Until Sale		44	**46**	+ 4.5%	50	**55**	+ 10.0%
Median Sales Price		$223,000	**$220,000**	- 1.3%	$199,000	**$211,000**	+ 6.0%
Average Sales Price		$253,613	**$256,610**	+ 1.2%	$233,711	**$245,391**	+ 5.0%
Percent of List Price Received		99.0%	**98.5%**	- 0.5%	98.8%	**98.6%**	- 0.2%
Housing Affordability Index		171	**175**	+ 2.3%	192	**182**	- 5.2%
Inventory of Homes for Sale		1,757	**2,272**	+ 29.3%	—	**—**	—
Months Supply of Inventory		2.4	**3.3**	+ 37.5%	—	**—**	—