

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 7.2 percent for Residential homes and 4.7 percent for Townhouse/Condo homes. Pending Sales decreased 28.3 percent for Residential homes but increased 15.4 percent for Townhouse/Condo homes. Inventory increased 19.4 percent for Residential homes and 5.2 percent for Townhouse/Condo homes.

Median Sales Price increased 11.9 percent to \$229,450 for Residential homes but decreased 12.3 percent to \$201,750 for Townhouse/Condo homes. Days on Market remained flat for Residential homes but decreased 31.0 percent for Townhouse/Condo properties. Months Supply of Inventory increased 22.2 percent for Residential homes and 9.5 percent for Townhouse/Condo homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 2.0%

Change in
Closed Sales
All Properties

+ 9.8%

Change in
Median Sales Price
All Properties

+ 19.0%

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.

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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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		961	892	- 7.2%	7,682	7,890	+ 2.7%
Pending Sales		668	479	- 28.3%	6,248	6,188	- 1.0%
Closed Sales		710	698	- 1.7%	5,932	6,204	+ 4.6%
Days on Market Until Sale		47	47	0.0%	48	53	+ 10.4%
Median Sales Price		\$205,000	\$229,450	+ 11.9%	\$200,000	\$215,000	+ 7.5%
Average Sales Price		\$248,571	\$264,255	+ 6.3%	\$237,830	\$249,211	+ 4.8%
Percent of List Price Received		99.1%	98.7%	- 0.4%	98.8%	98.7%	- 0.1%
Housing Affordability Index		193	162	- 16.1%	198	173	- 12.6%
Inventory of Homes for Sale		1,844	2,201	+ 19.4%	—	—	—
Months Supply of Inventory		2.7	3.3	+ 22.2%	—	—	—

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.



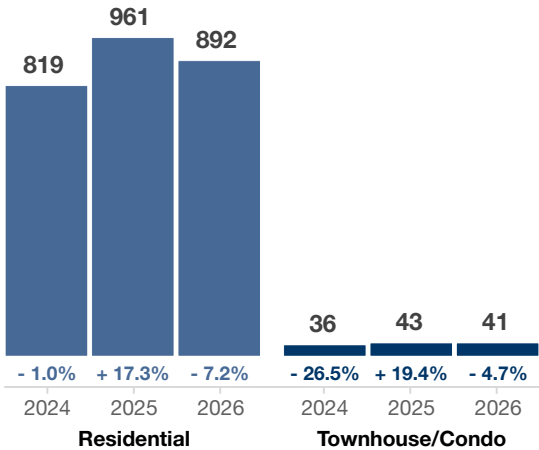
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		43	41	- 4.7%	414	397	- 4.1%
Pending Sales		26	30	+ 15.4%	294	288	- 2.0%
Closed Sales		33	28	- 15.2%	285	279	- 2.1%
Days on Market Until Sale		58	40	- 31.0%	58	49	- 15.5%
Median Sales Price		\$230,000	\$201,750	- 12.3%	\$226,500	\$221,750	- 2.1%
Average Sales Price		\$256,188	\$235,821	- 8.0%	\$242,423	\$235,491	- 2.9%
Percent of List Price Received		99.6%	99.8%	+ 0.2%	100.0%	99.0%	- 1.0%
Housing Affordability Index		171	180	+ 5.3%	174	163	- 6.3%
Inventory of Homes for Sale		134	141	+ 5.2%	—	—	—
Months Supply of Inventory		4.2	4.6	+ 9.5%	—	—	—

New Listings

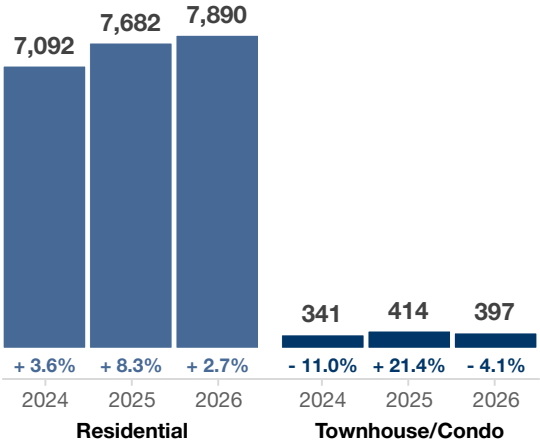
A count of the properties that have been newly listed on the market in a given month.



September

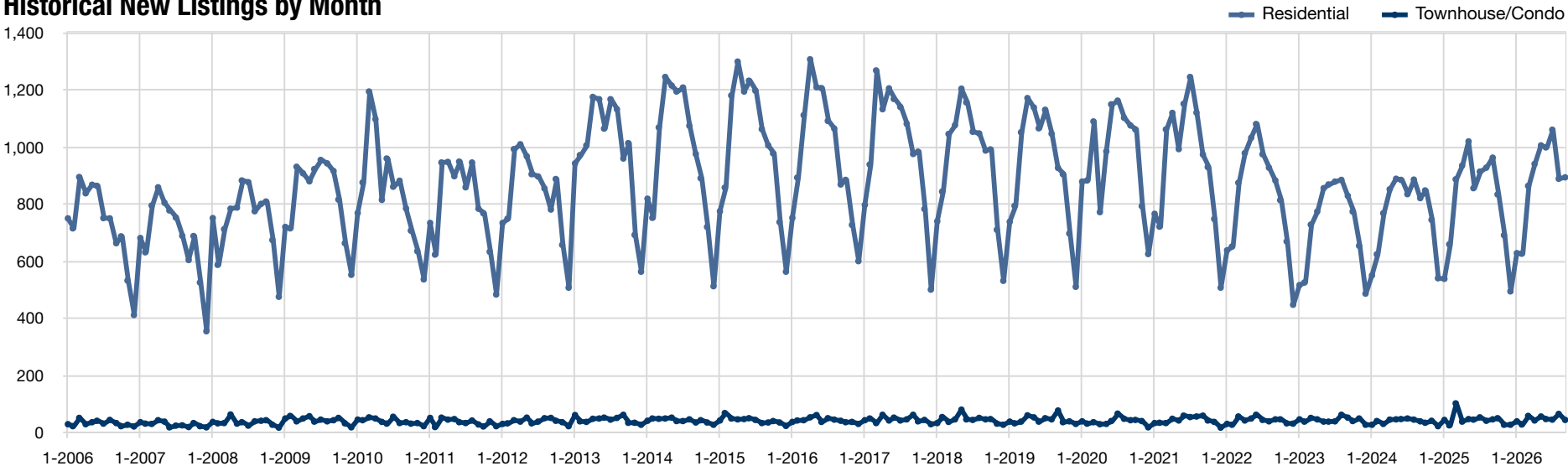


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	939	+ 0.6%	39	+ 11.4%
May-2026	1,004	- 1.4%	53	+ 20.5%
Jun-2026	997	+ 16.7%	44	+ 4.8%
Jul-2026	1,059	+ 16.1%	42	- 16.0%
Aug-2026	887	- 4.2%	62	+ 63.2%
Sep-2026	892	- 7.2%	41	- 4.7%
12-Month Avg	825	+ 1.0%	41	- 2.4%

Historical New Listings by Month

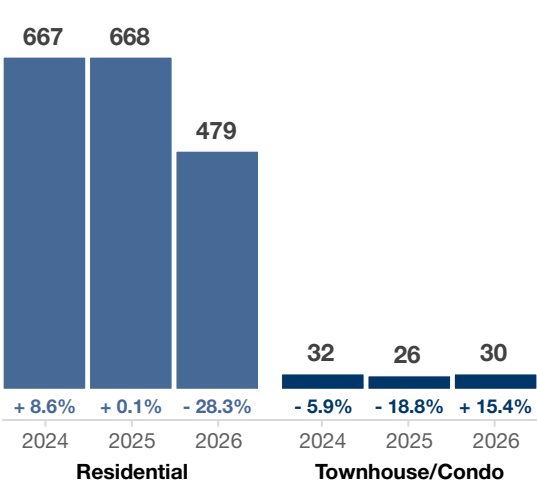


Pending Sales

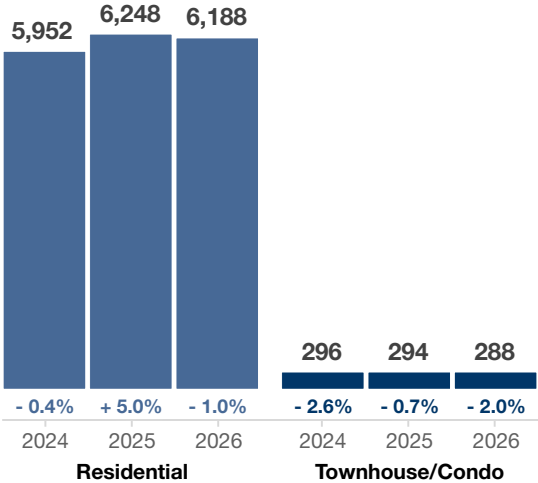
A count of the properties on which offers have been accepted in a given month.



September

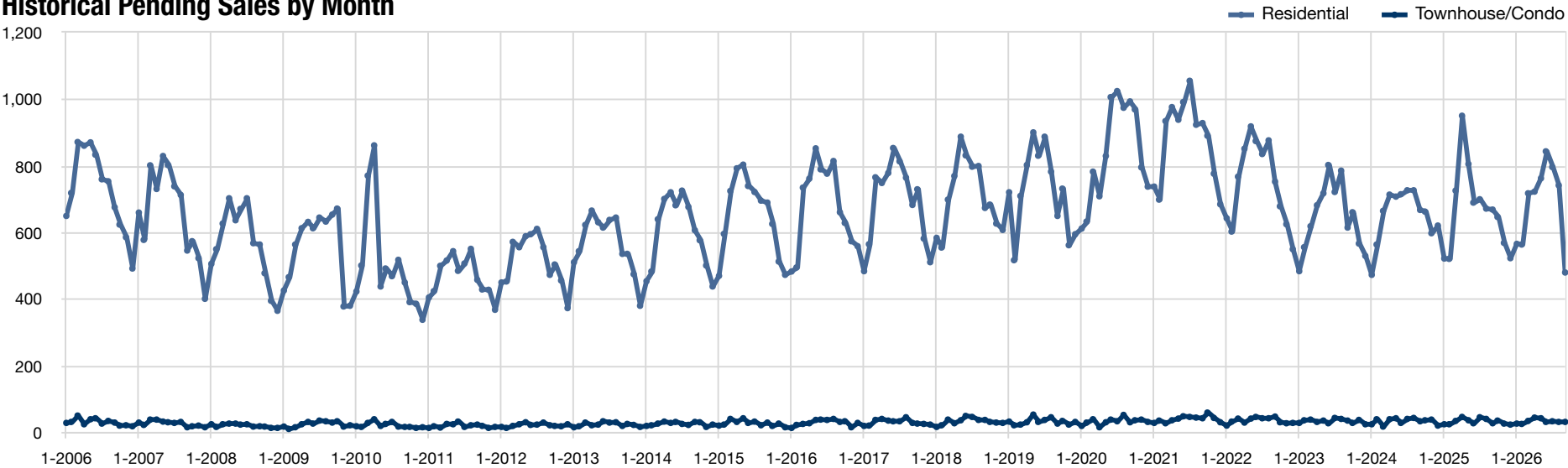


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	646	- 2.4%	34	- 2.9%
Nov-2025	568	- 4.9%	25	- 32.4%
Dec-2025	522	- 15.8%	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	722	- 24.0%	43	- 4.4%
May-2026	762	- 5.3%	41	+ 17.1%
Jun-2026	843	+ 22.4%	30	+ 15.4%
Jul-2026	796	+ 13.9%	32	- 27.3%
Aug-2026	741	+ 10.4%	30	- 23.1%
Sep-2026	479	- 28.3%	30	+ 15.4%
12-Month Avg	660	- 2.5%	31	- 3.1%

Historical Pending Sales by Month

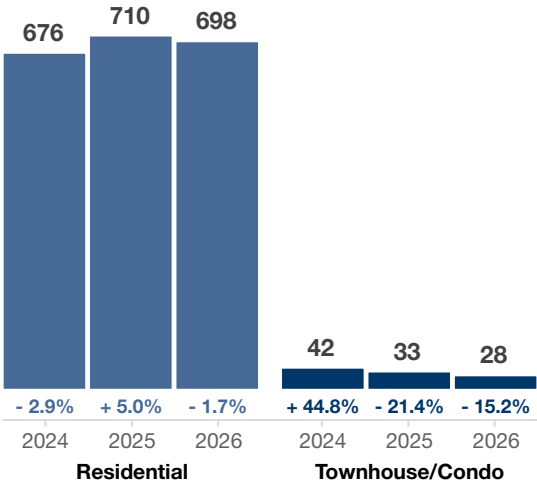


Closed Sales

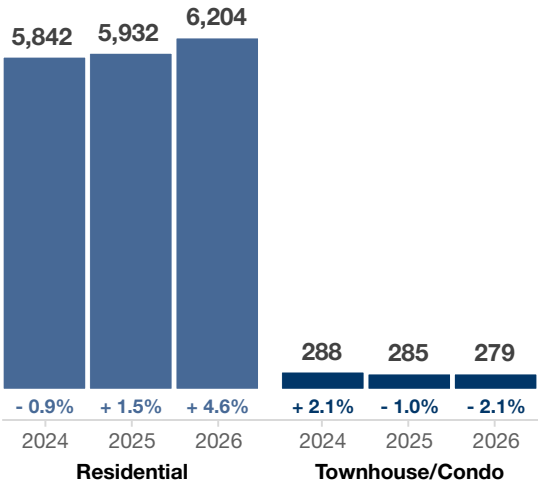
A count of the actual sales that closed in a given month.



September

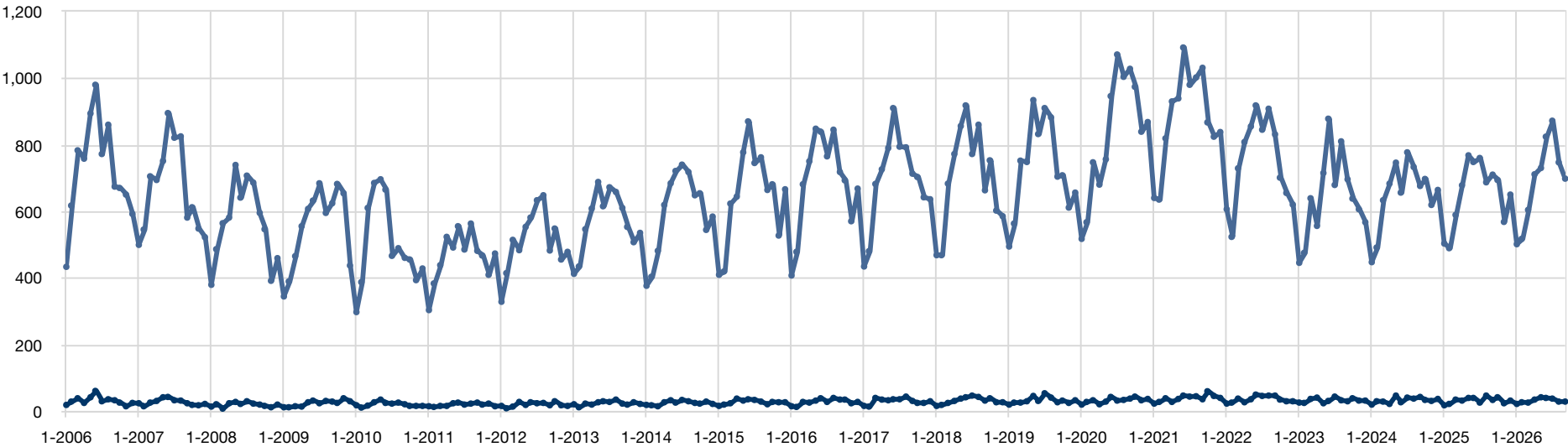


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	872	+ 14.7%	37	+ 48.0%
Aug-2026	747	+ 8.7%	28	- 39.1%
Sep-2026	698	- 1.7%	28	- 15.2%
12-Month Avg	676	+ 2.6%	31	- 3.1%

Historical Closed Sales by Month

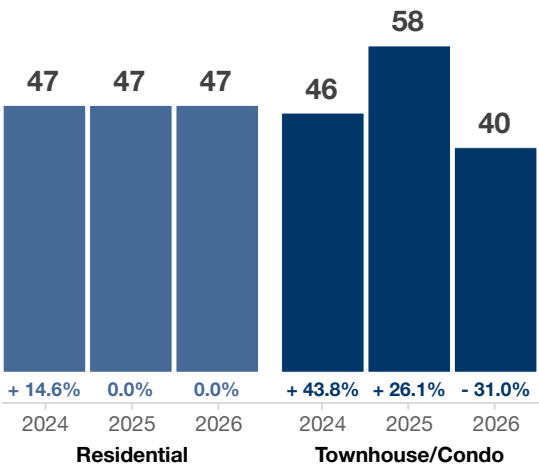


Days on Market Until Sale

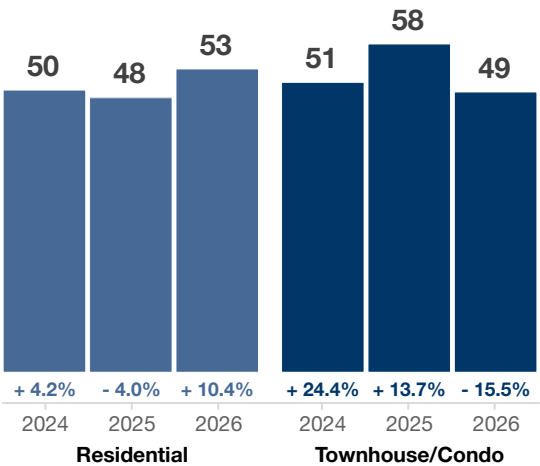
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



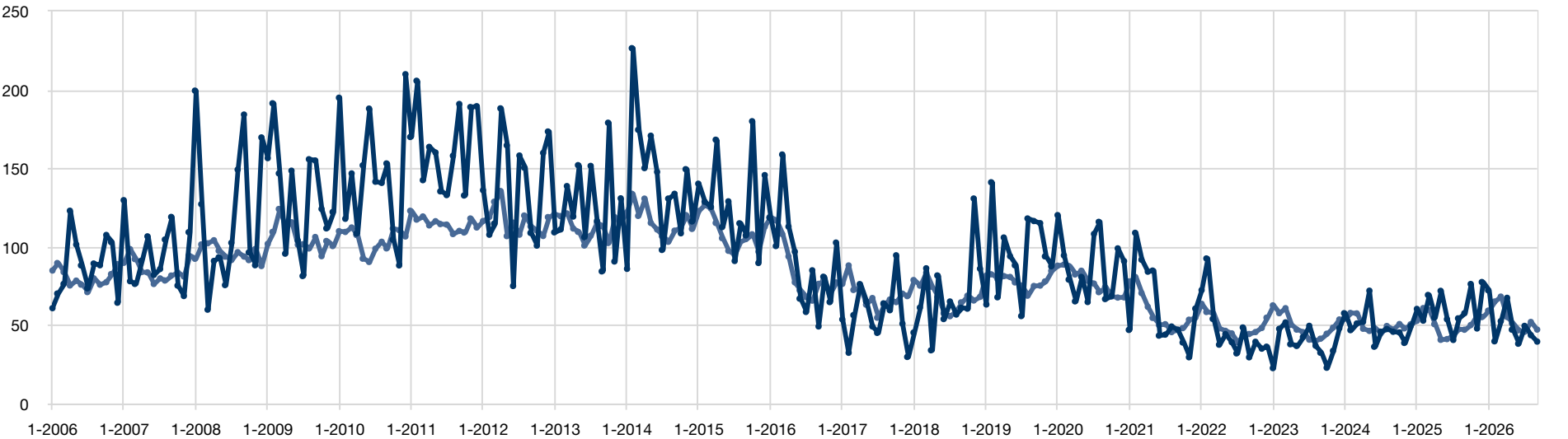
Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	52	+ 10.6%	44	- 18.5%
Sep-2026	47	0.0%	40	- 31.0%
12-Month Avg*	53	+ 9.8%	54	- 0.2%

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

Historical Days on Market Until Sale by Month

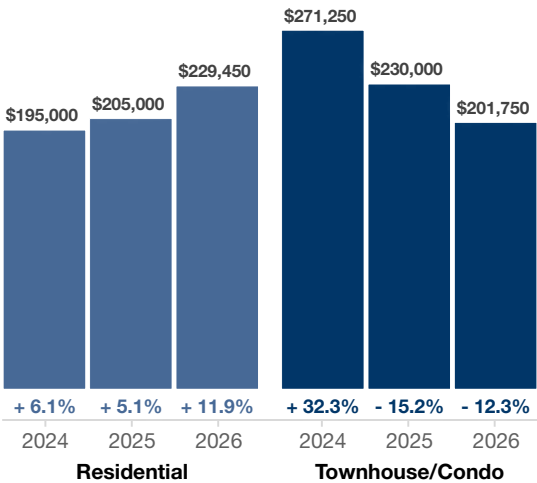


Median Sales Price

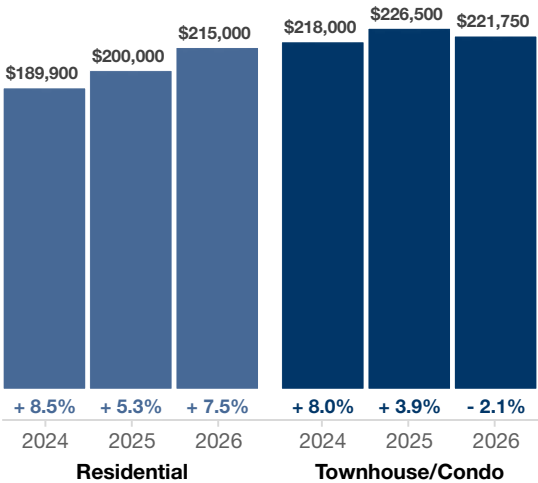
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



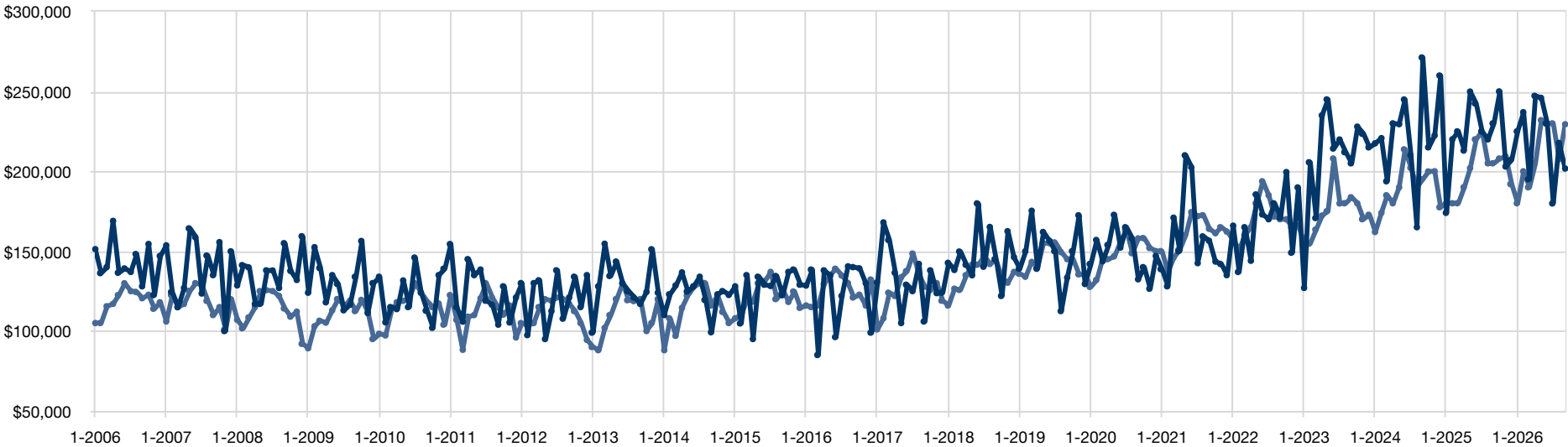
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	\$207,500	+ 1.2%	\$217,750	- 1.0%
Sep-2026	\$229,450	+ 11.9%	\$201,750	- 12.3%
12-Month Avg*	\$212,000	+ 6.2%	\$224,625	- 1.1%

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

Historical Median Sales Price by Month

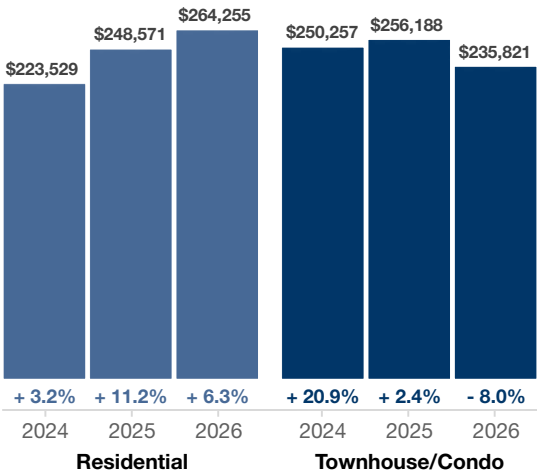


Average Sales Price

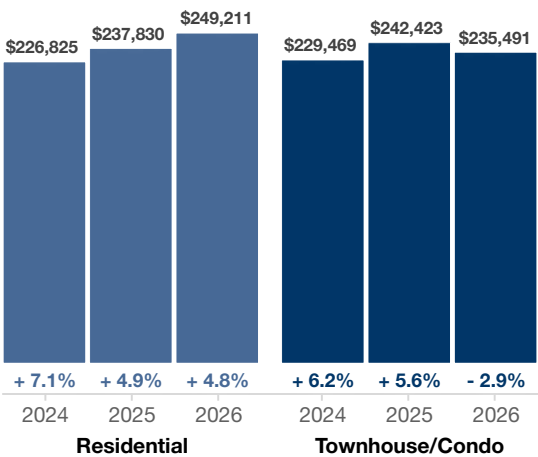
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



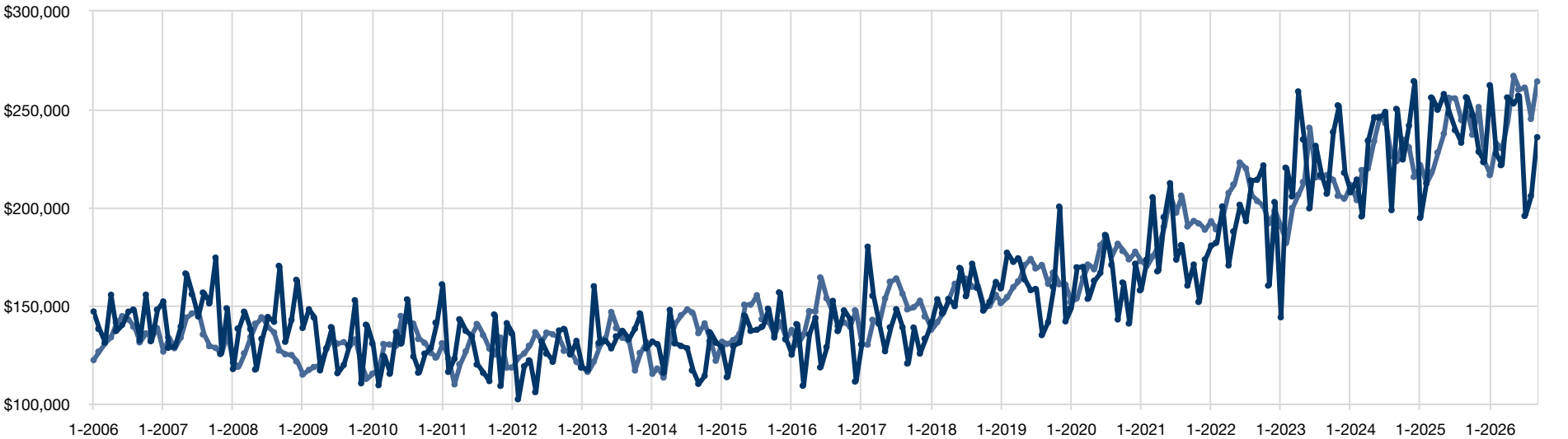
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$261,121	+ 2.2%	\$195,682	- 18.3%
Aug-2026	\$245,157	+ 0.2%	\$205,872	- 11.7%
Sep-2026	\$264,255	+ 6.3%	\$235,821	- 8.0%
12-Month Avg*	\$246,260	+ 4.7%	\$235,331	- 3.1%

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

Historical Average Sales Price by Month

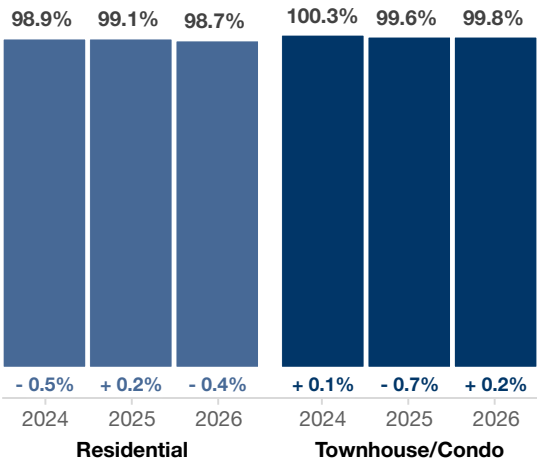


Percent of List Price Received

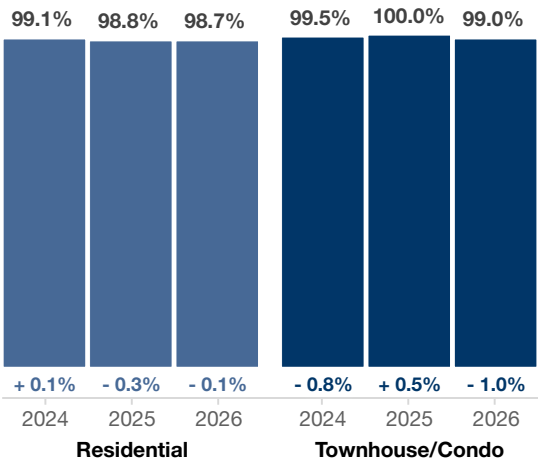
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



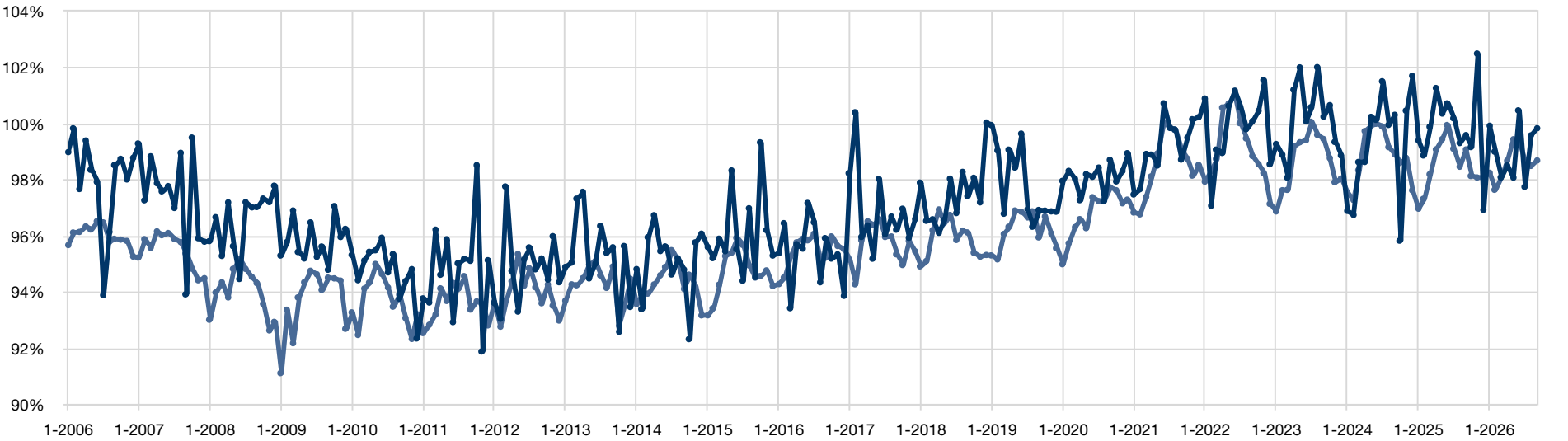
Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	98.5%	0.0%	99.6%	+ 0.3%
Sep-2026	98.7%	- 0.4%	99.8%	+ 0.2%
12-Month Avg*	98.5%	- 0.1%	99.0%	- 0.8%

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

Historical Percent of List Price Received by Month

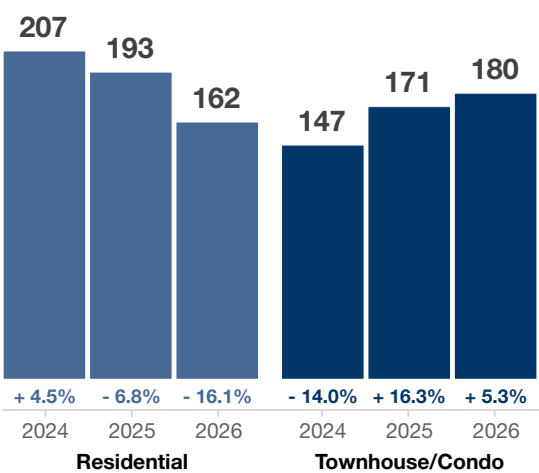


Housing Affordability Index

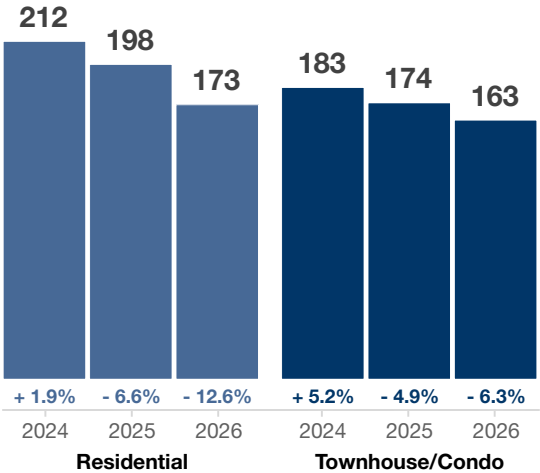
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

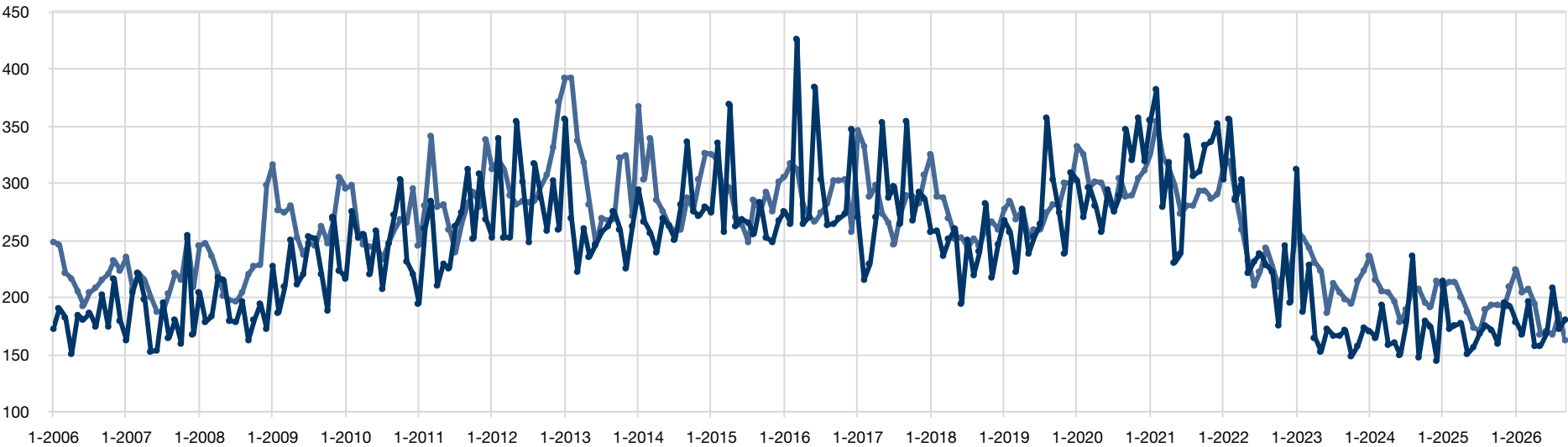


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	185	- 2.1%	172	- 1.7%
Sep-2026	162	- 16.1%	180	+ 5.3%
12-Month Avg	189	- 3.6%	177	+ 3.5%

Historical Housing Affordability Index by Month

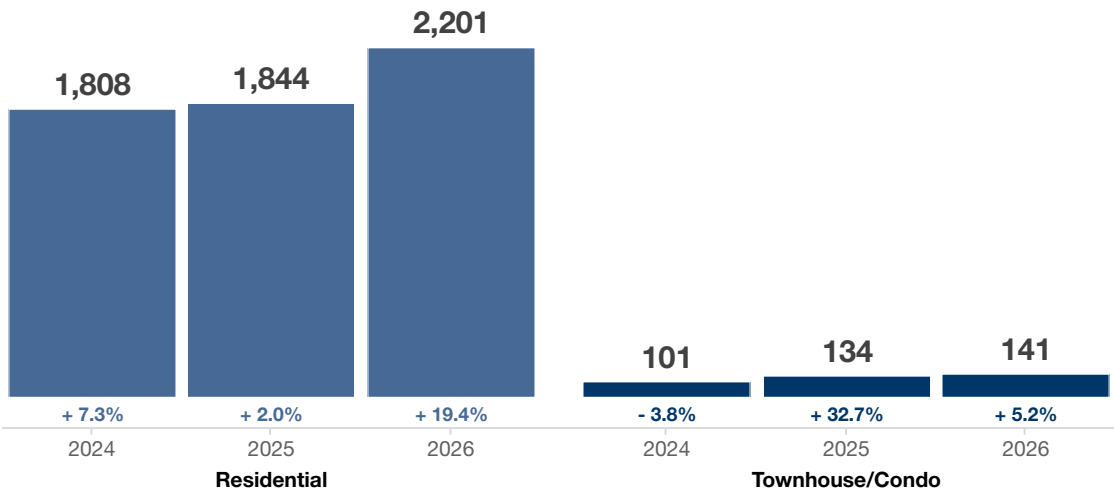


Inventory of Homes for Sale

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

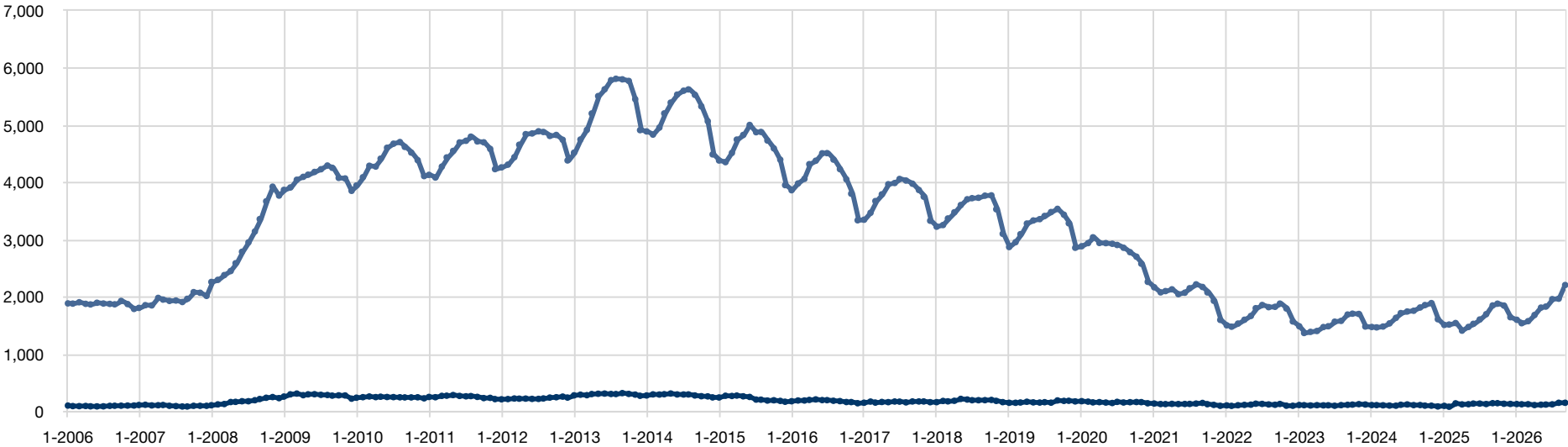


September



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	1,875	+ 1.3%	134	+ 47.3%
Nov-2025	1,842	- 2.3%	124	+ 37.8%
Dec-2025	1,638	+ 2.2%	121	+ 57.1%
Jan-2026	1,593	+ 6.0%	119	+ 36.8%
Feb-2026	1,533	+ 1.5%	115	+ 59.7%
Mar-2026	1,569	+ 2.1%	116	- 11.5%
Apr-2026	1,677	+ 19.5%	101	- 10.6%
May-2026	1,806	+ 23.0%	107	- 7.8%
Jun-2026	1,824	+ 19.8%	110	- 13.4%
Jul-2026	1,954	+ 22.3%	114	- 10.2%
Aug-2026	1,962	+ 16.0%	141	+ 18.5%
Sep-2026	2,201	+ 19.4%	141	+ 5.2%
12-Month Avg	1,790	+ 10.6%	120	+ 12.1%

Historical Inventory of Homes for Sale by Month

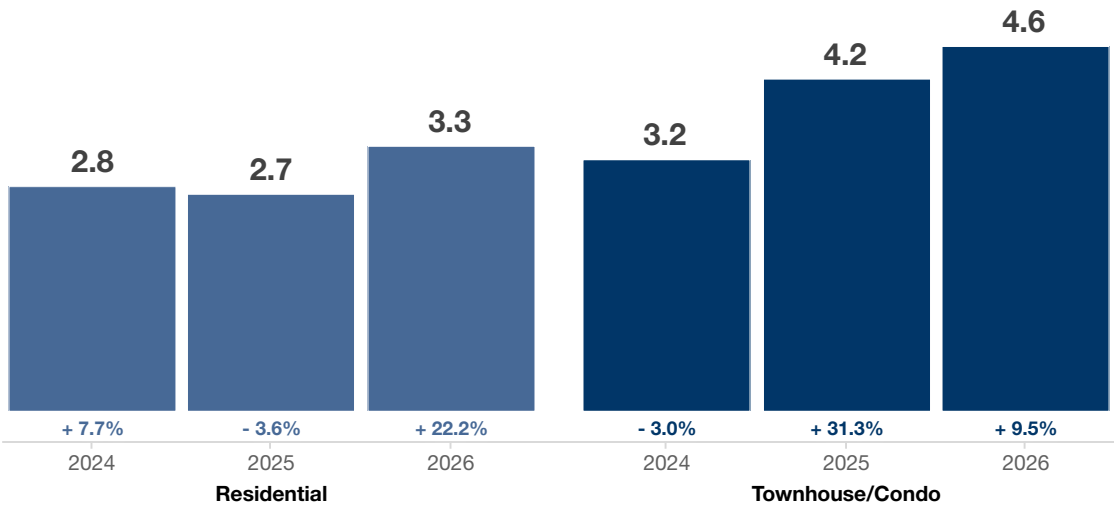


Months Supply of Inventory

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.



September



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	3.4	- 5.6%
Jun-2026	2.8	+ 27.3%	3.4	- 12.8%
Jul-2026	2.9	+ 26.1%	3.7	- 5.1%
Aug-2026	2.9	+ 16.0%	4.6	+ 24.3%
Sep-2026	3.3	+ 22.2%	4.6	+ 9.5%
12-Month Avg*	2.7	+ 10.4%	3.8	+ 16.3%

* Months Supply for all properties from October 2025 through September 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.



Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,017	948	- 6.8%	8,206	8,436	+ 2.8%
Pending Sales		710	517	- 27.2%	6,640	6,583	- 0.9%
Closed Sales		755	740	- 2.0%	6,304	6,591	+ 4.6%
Days on Market Until Sale		48	47	- 2.1%	49	53	+ 8.2%
Median Sales Price		\$205,000	\$225,000	+ 9.8%	\$200,000	\$214,500	+ 7.3%
Average Sales Price		\$247,350	\$260,154	+ 5.2%	\$236,334	\$246,499	+ 4.3%
Percent of List Price Received		99.0%	98.6%	- 0.4%	98.8%	98.6%	- 0.2%
Housing Affordability Index		193	166	- 14.0%	198	174	- 12.1%
Inventory of Homes for Sale		2,005	2,385	+ 19.0%	—	—	—
Months Supply of Inventory		2.8	3.4	+ 21.4%	—	—	—