Monthly Indicators

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 10.5 percent for Residential homes but decreased 4.3 percent for Townhouse/Condo homes. Pending Sales decreased 26.0 percent for Residential homes and 23.5 percent for Townhouse/Condo homes. Inventory increased 22.9 percent for Residential homes but decreased 8.2 percent for Townhouse/Condo homes.

Median Sales Price increased 1.4 percent to $211,000 for Residential homes but decreased 14.0 percent to $215,000 for Townhouse/Condo homes. Days on Market increased 4.0 percent for Residential homes and 9.2 percent for Townhouse/Condo homes. Months Supply of Inventory increased 25.0 percent for Residential homes but decreased 4.8 percent for Townhouse/Condo homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 7.8%	- 1.6%	+ 21.4%
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.

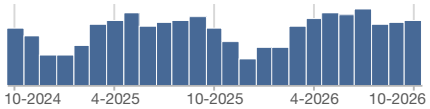
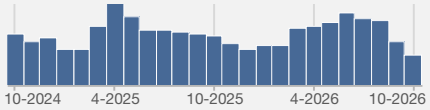
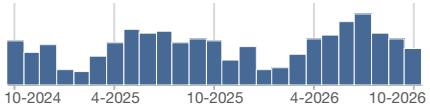
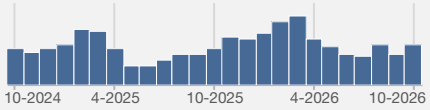
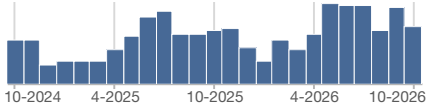
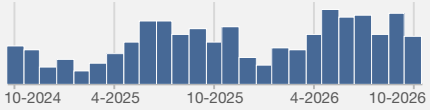
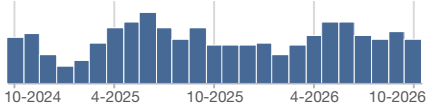
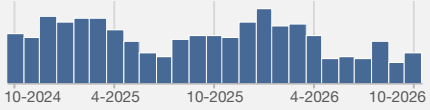
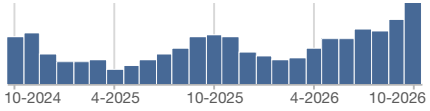
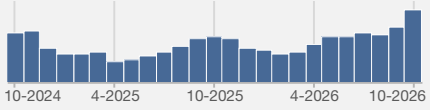
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Current as of November 4, 2026. All data from MARIS. Report © 2026 ShowingTime Plus, LLC.

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.

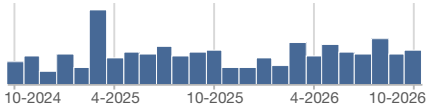
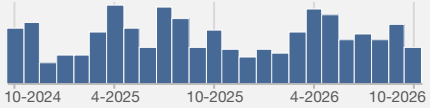
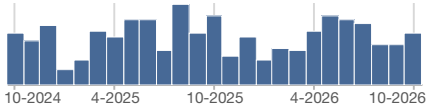
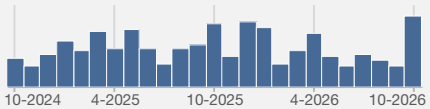
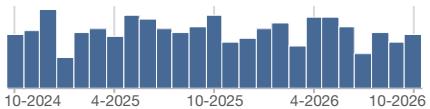
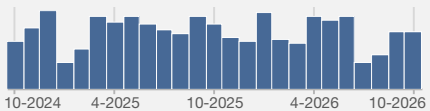
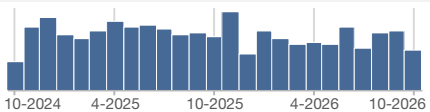
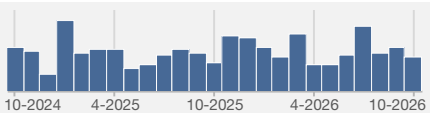
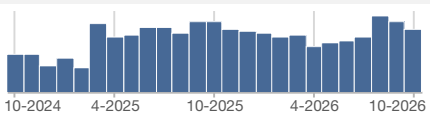
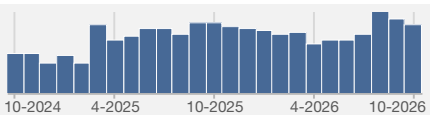
SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		832	**919**	+ 10.5%	8,514	**8,807**	+ 3.4%
Pending Sales		645	**477**	- 26.0%	6,893	**6,824**	- 1.0%
Closed Sales		694	**646**	- 6.9%	6,626	**6,863**	+ 3.6%
Days on Market Until Sale		50	**52**	+ 4.0%	48	**53**	+ 10.4%
Median Sales Price		$208,000	**$211,000**	+ 1.4%	$200,000	**$215,000**	+ 7.5%
Average Sales Price		$237,104	**$242,541**	+ 2.3%	$237,754	**$248,456**	+ 4.5%
Percent of List Price Received		98.1%	**98.5%**	+ 0.4%	98.7%	**98.6%**	- 0.1%
Housing Affordability Index		193	**174**	- 9.8%	200	**170**	- 15.0%
Inventory of Homes for Sale		1,875	**2,305**	+ 22.9%	—	**—**	—
Months Supply of Inventory		2.8	**3.5**	+ 25.0%	—	**—**	—

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.

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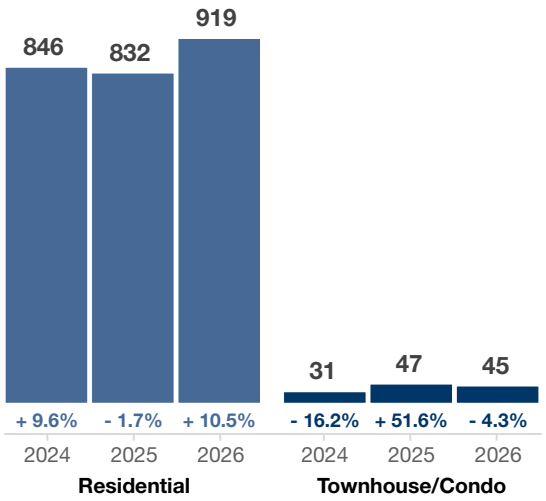
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		47	**45**	- 4.3%	461	**442**	- 4.1%
Pending Sales		34	**26**	- 23.5%	328	**320**	- 2.4%
Closed Sales		41	**33**	- 19.5%	326	**312**	- 4.3%
Days on Market Until Sale		76	**83**	+ 9.2%	60	**53**	- 11.7%
Median Sales Price		$250,000	**$215,000**	- 14.0%	$229,950	**$221,000**	- 3.9%
Average Sales Price		$247,043	**$235,350**	- 4.7%	$243,007	**$235,476**	- 3.1%
Percent of List Price Received		99.2%	**97.4%**	- 1.8%	99.9%	**98.8%**	- 1.1%
Housing Affordability Index		159	**166**	+ 4.4%	173	**161**	- 6.9%
Inventory of Homes for Sale		134	**123**	- 8.2%	—	**—**	—
Months Supply of Inventory		4.2	**4.0**	- 4.8%	—	**—**	—

New Listings

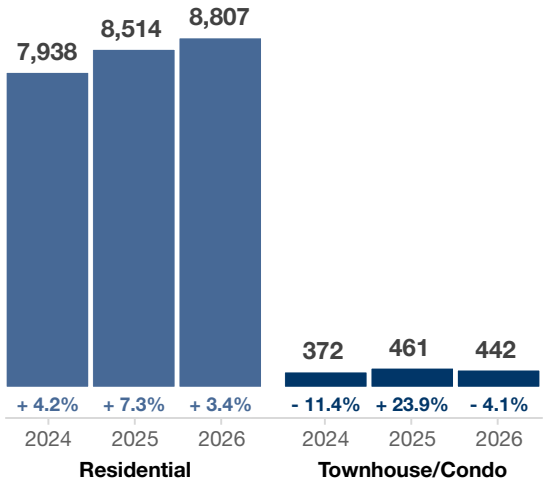
A count of the properties that have been newly listed on the market in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October

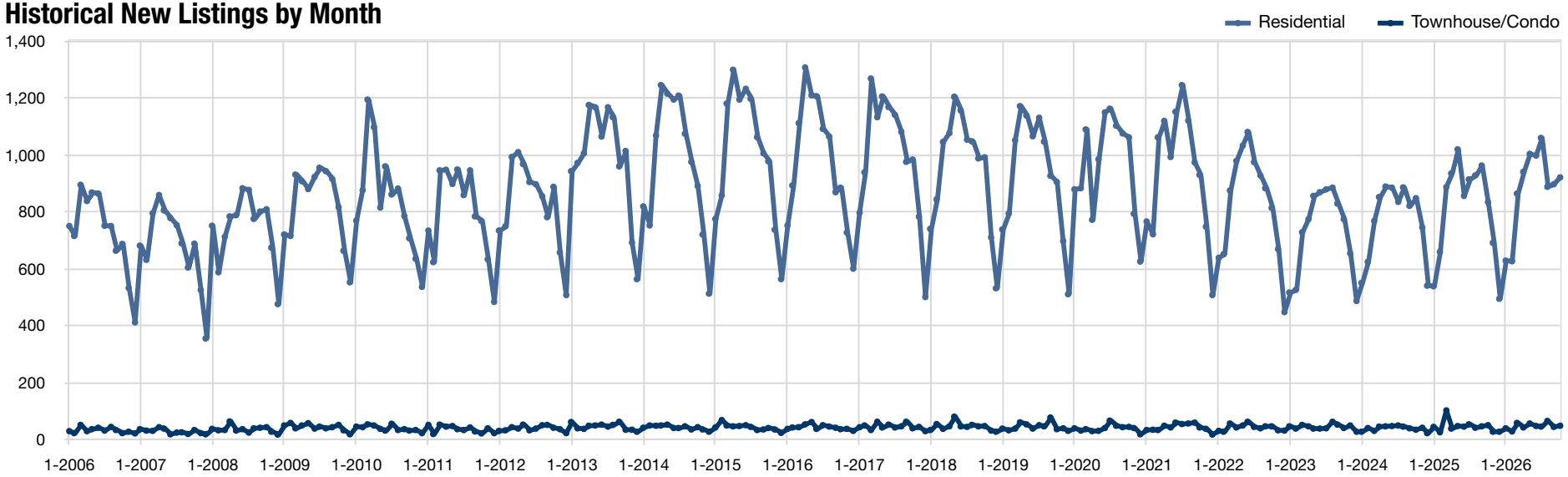


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,002	- 1.6%	53	+ 20.5%
Jun-2026	996	+ 16.6%	44	+ 4.8%
Jul-2026	1,058	+ 16.0%	42	- 16.0%
Aug-2026	886	- 4.3%	62	+ 63.2%
Sep-2026	895	- 6.9%	41	- 4.7%
Oct-2026	**919**	**+ 10.5%**	**45**	**- 4.3%**
12-Month Avg	832	+ 2.0%	41	- 4.7%

Historical New Listings by Month

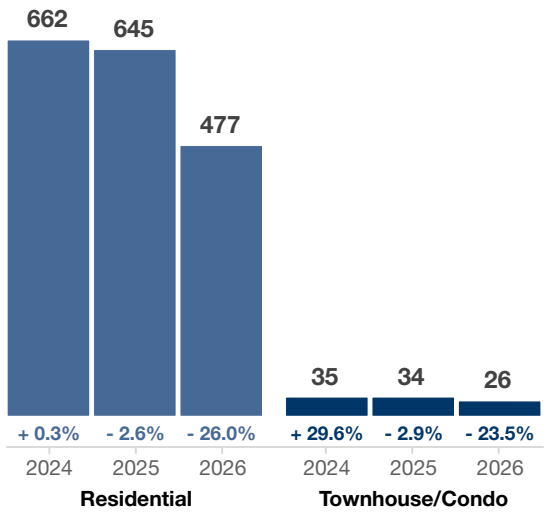


Pending Sales

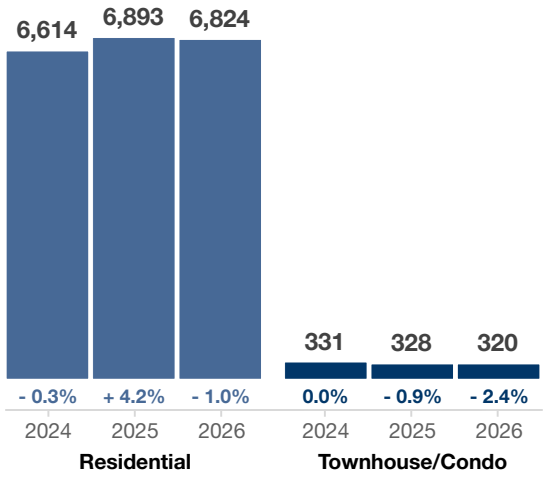
A count of the properties on which offers have been accepted in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October

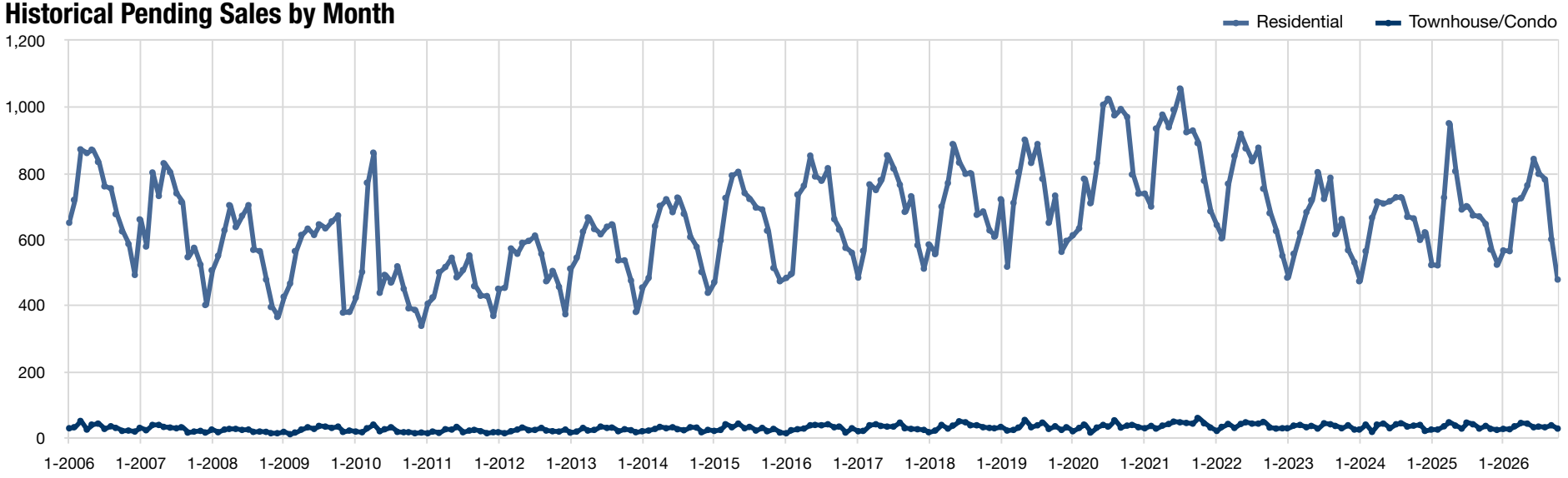


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	716	- 1.2%	33	0.0%
Apr-2026	723	- 23.9%	43	- 4.4%
May-2026	762	- 5.3%	41	+ 17.1%
Jun-2026	842	+ 22.2%	30	+ 15.4%
Jul-2026	797	+ 14.0%	32	- 27.3%
Aug-2026	780	+ 16.2%	30	- 23.1%
Sep-2026	599	- 10.3%	36	+ 38.5%
Oct-2026	**477**	**- 26.0%**	**26**	**- 23.5%**
12-Month Avg	660	- 2.4%	31	- 3.1%

Historical Pending Sales by Month

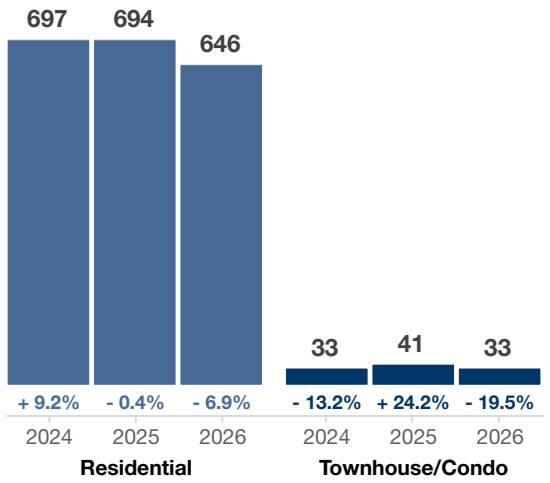


Closed Sales

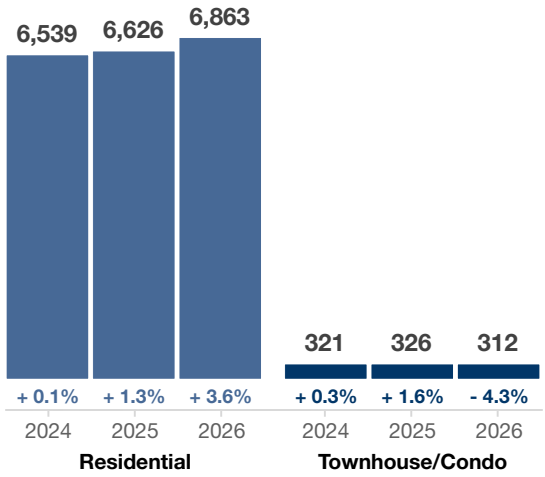
A count of the actual sales that closed in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October

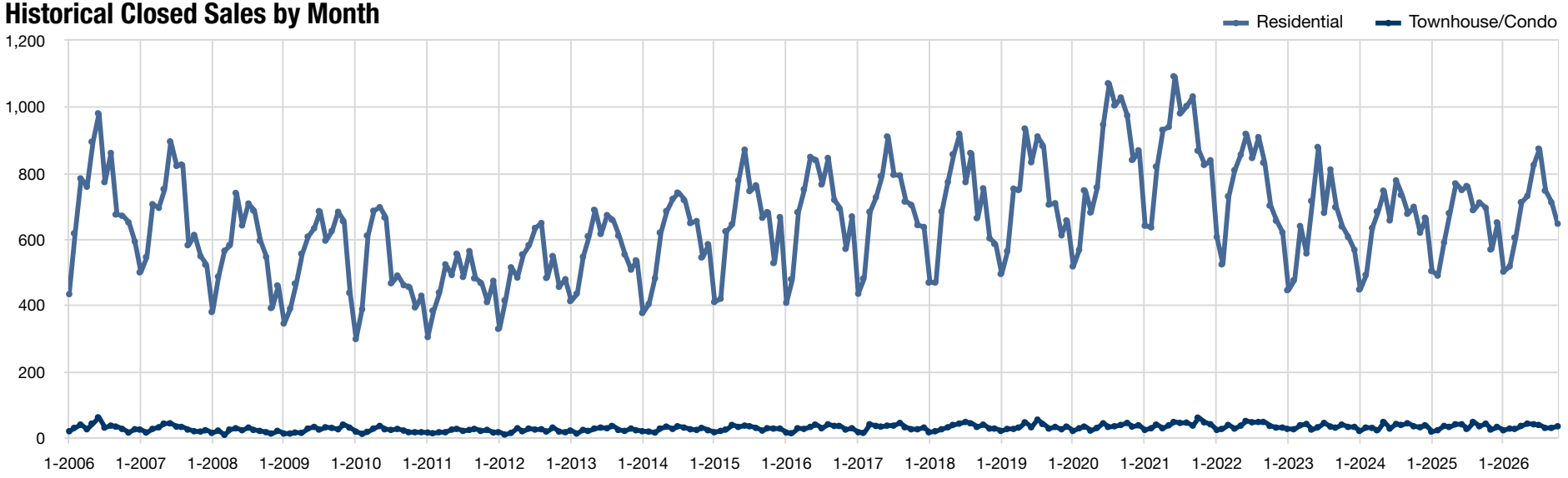


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	873	+ 14.9%	37	+ 48.0%
Aug-2026	746	+ 8.6%	28	- 39.1%
Sep-2026	711	+ 0.1%	28	- 15.2%
Oct-2026	**646**	**- 6.9%**	**33**	**- 19.5%**
12-Month Avg	673	+ 2.1%	31	- 6.1%

Historical Closed Sales by Month

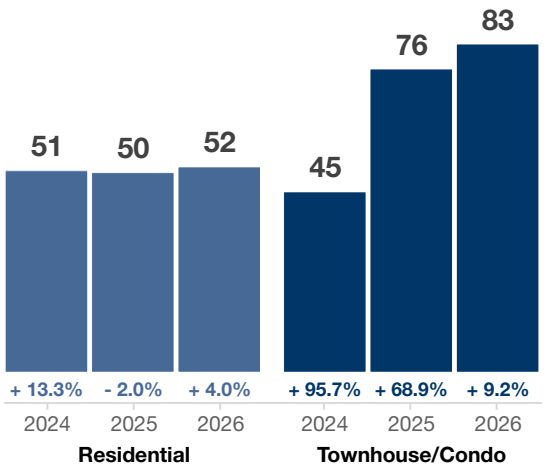


Days on Market Until Sale

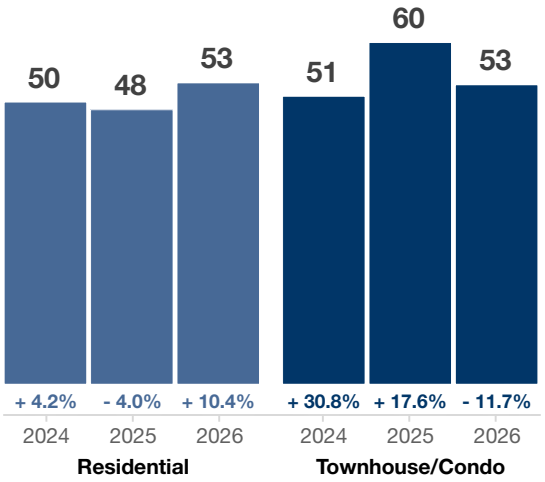
Average number of days between when a property is listed and when an offer is accepted in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October



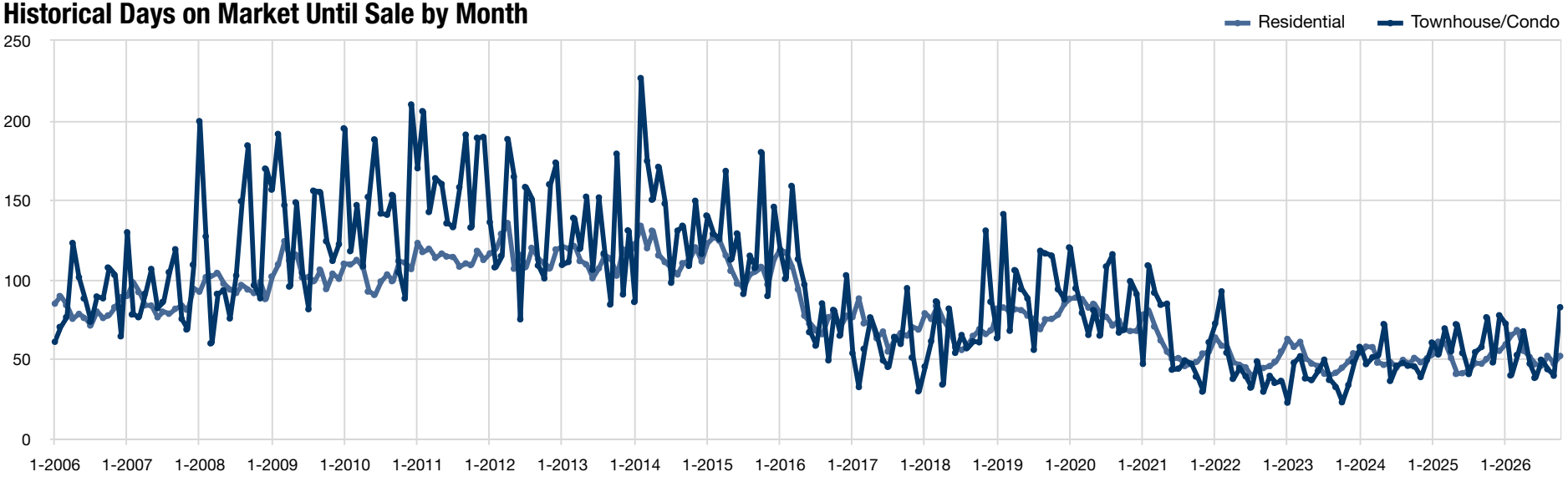
Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2026	**52**	**+ 4.0%**	**83**	**+ 9.2%**
12-Month Avg*	54	+ 10.2%	55	- 5.3%

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

Historical Days on Market Until Sale by Month

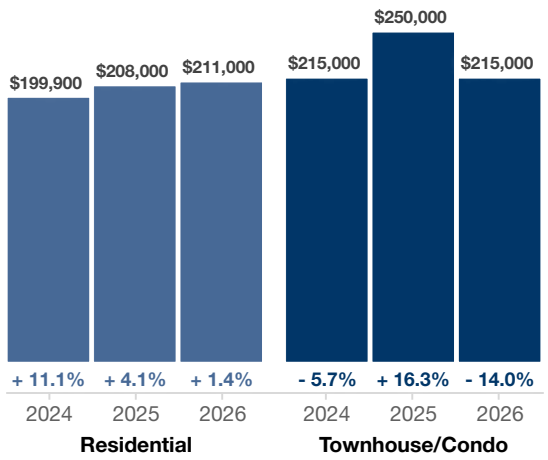


Median Sales Price

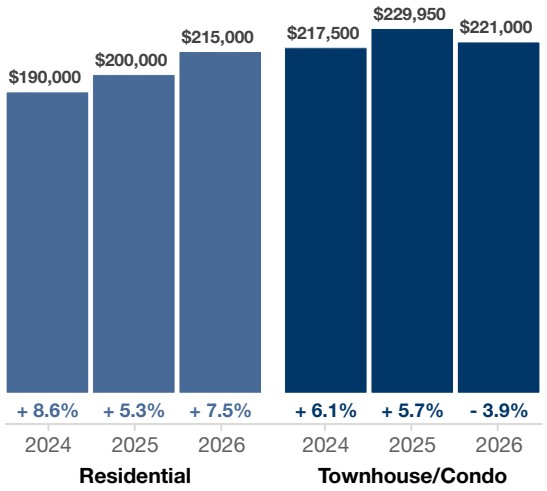
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October



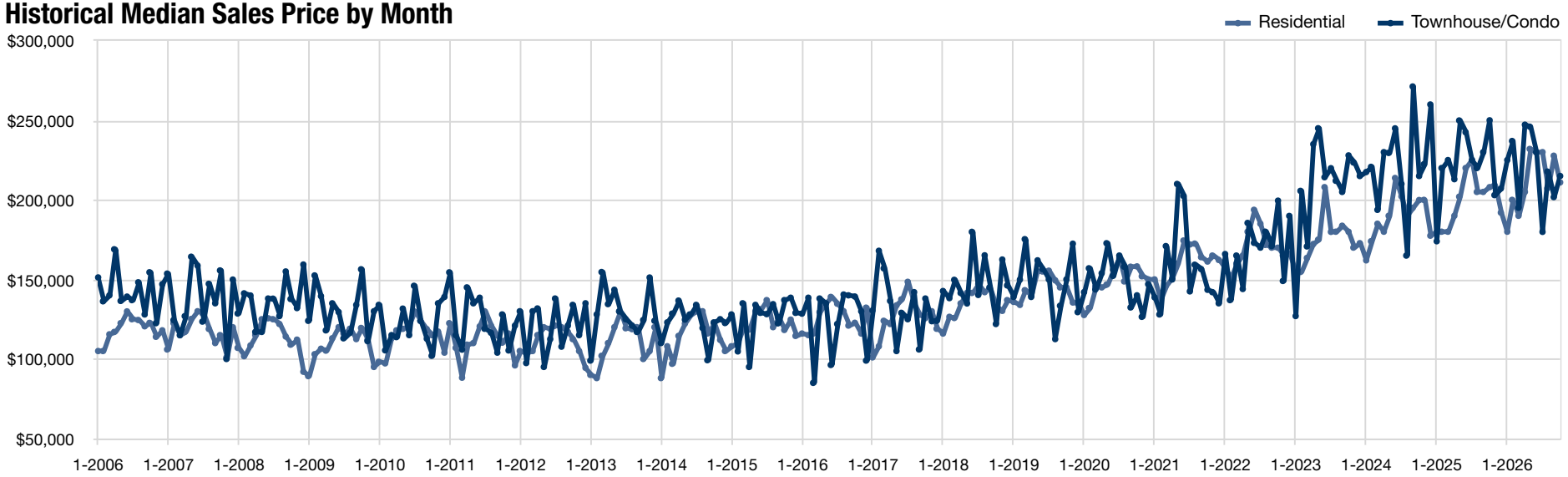
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$207,250	+ 1.1%	$217,750	- 1.0%
Sep-2026	$227,750	+ 11.1%	$201,750	- 12.3%
Oct-2026	**$211,000**	**+ 1.4%**	**$215,000**	**- 14.0%**
12-Month Avg*	$212,500	+ 6.3%	$220,750	- 4.0%

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

Historical Median Sales Price by Month

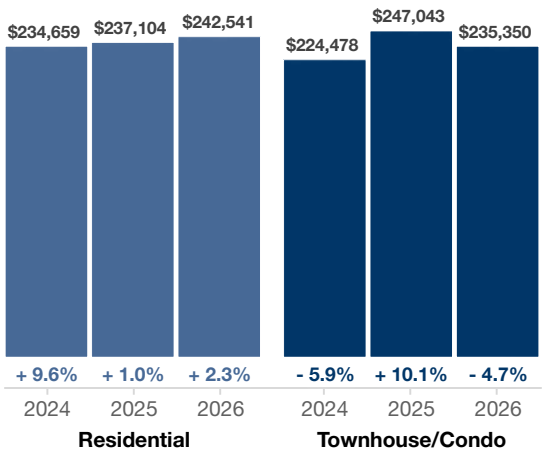


Average Sales Price

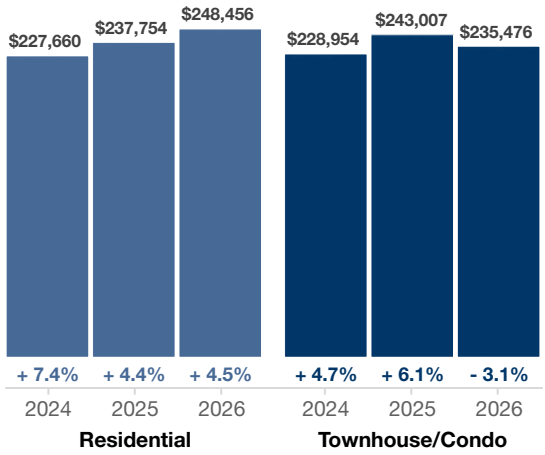
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October



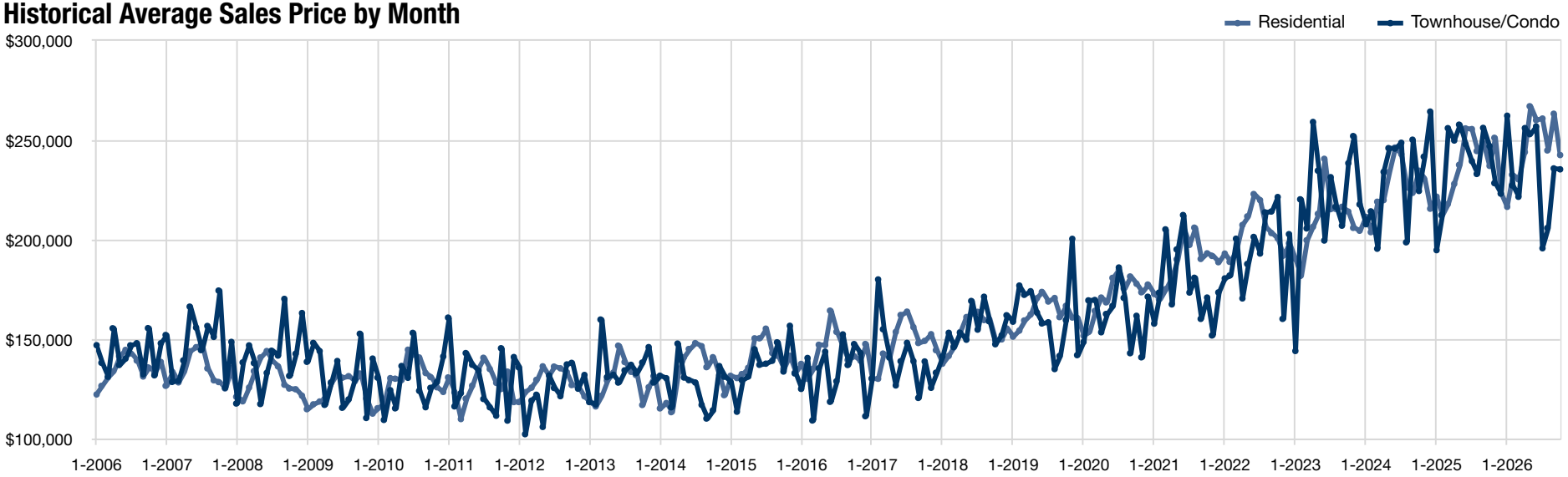
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$260,894	+ 2.1%	$195,682	- 18.3%
Aug-2026	$244,866	+ 0.1%	$205,872	- 11.7%
Sep-2026	$263,314	+ 5.9%	$235,821	- 8.0%
Oct-2026	**$242,541**	**+ 2.3%**	**$235,350**	**- 4.7%**
12-Month Avg*	$246,648	+ 4.8%	$234,006	- 4.4%

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

Historical Average Sales Price by Month

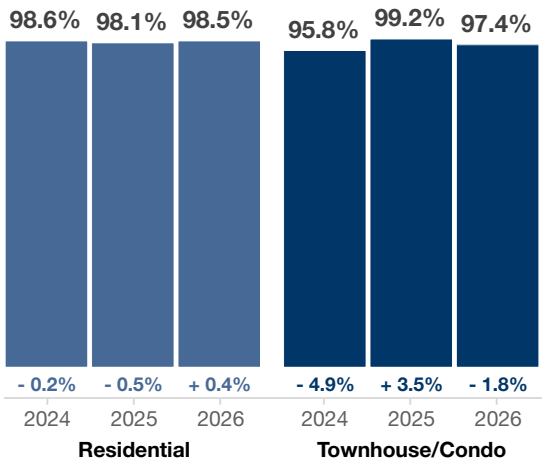


Percent of List Price Received

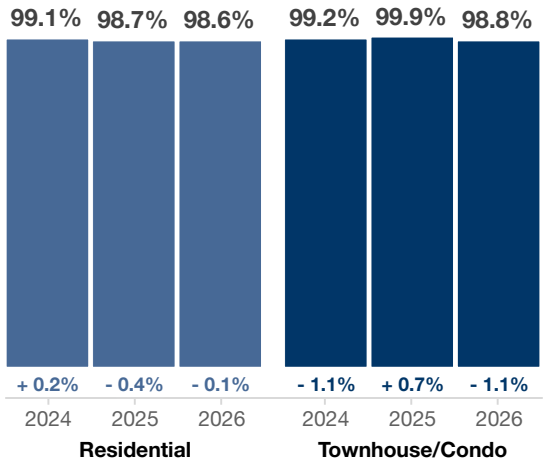
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October



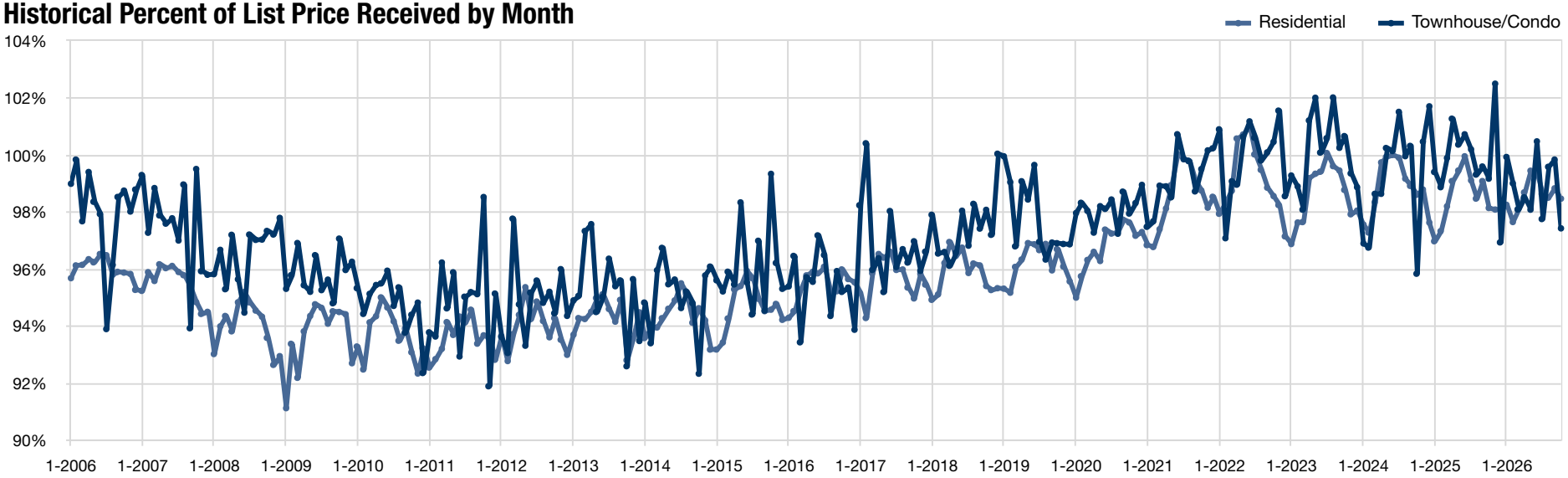
Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	98.8%	- 0.3%	99.8%	+ 0.2%
Oct-2026	**98.5%**	**+ 0.4%**	**97.4%**	**- 1.8%**
12-Month Avg*	98.6%	- 0.0%	98.9%	- 1.2%

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

Historical Percent of List Price Received by Month

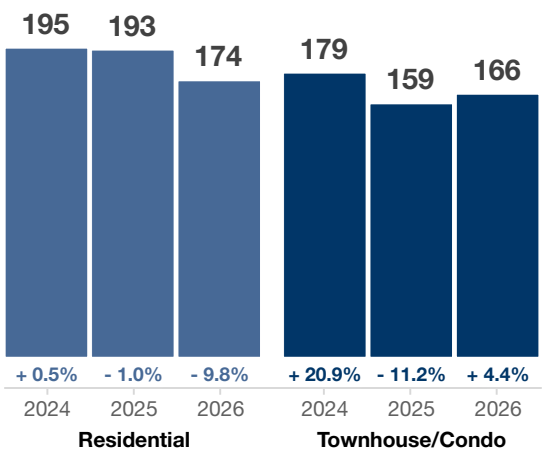


Housing Affordability Index

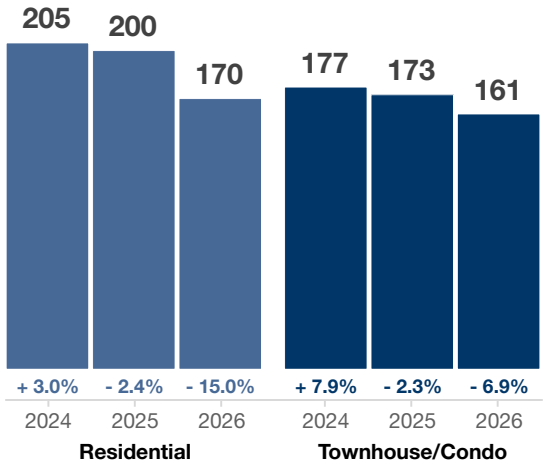
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®

October

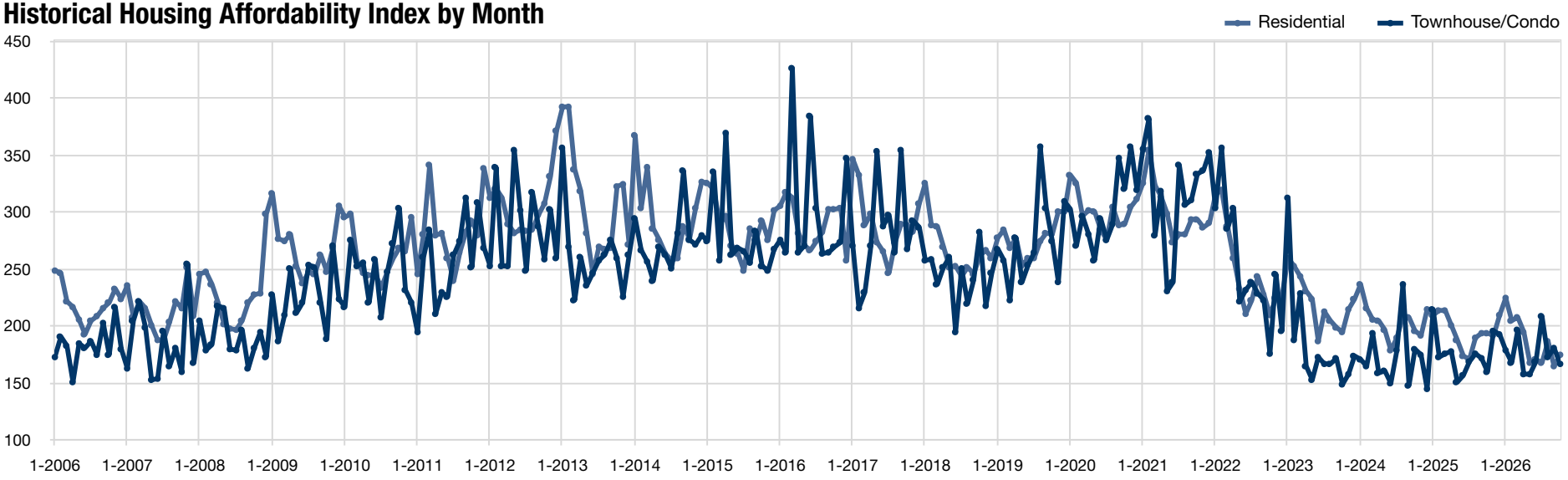


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	186	- 1.6%	172	- 1.7%
Sep-2026	164	- 15.0%	180	+ 5.3%
Oct-2026	**174**	**- 9.8%**	**166**	**+ 4.4%**
12-Month Avg	188	- 3.6%	178	+ 4.7%

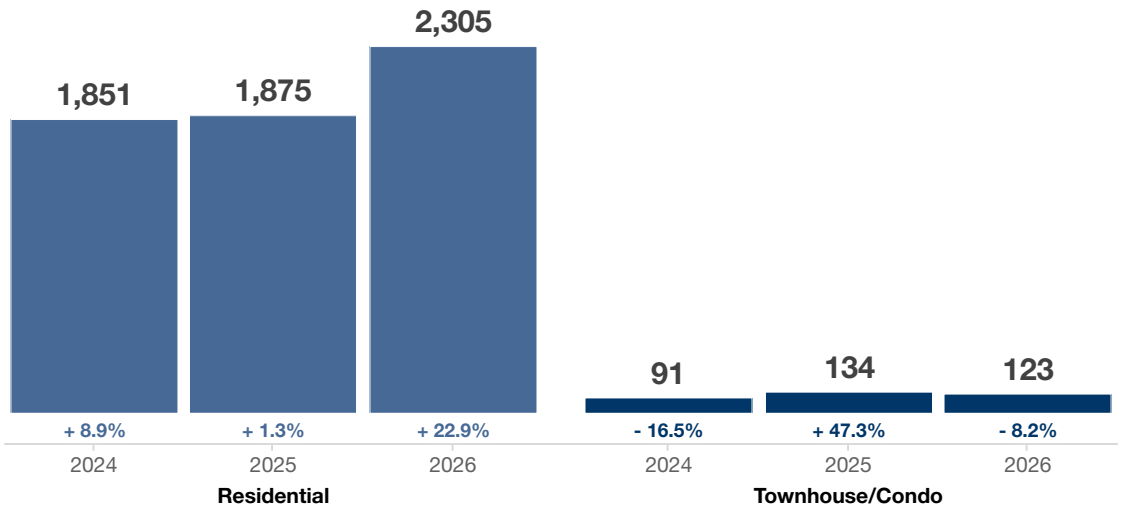
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

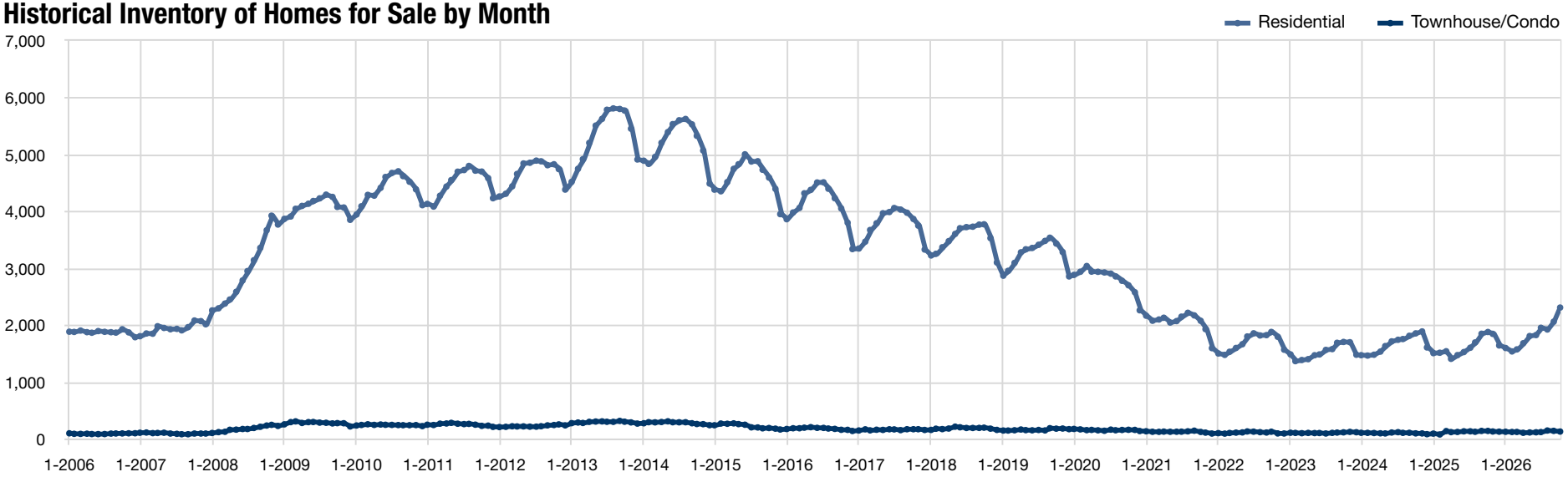
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,804	+ 22.9%	107	- 7.8%
Jun-2026	1,821	+ 19.6%	110	- 13.4%
Jul-2026	1,949	+ 22.0%	114	- 10.2%
Aug-2026	1,919	+ 13.5%	141	+ 18.5%
Sep-2026	2,057	+ 11.6%	135	+ 0.7%
Oct-2026	**2,305**	**+ 22.9%**	**123**	**- 8.2%**
12-Month Avg	1,809	+ 11.7%	119	+ 7.2%

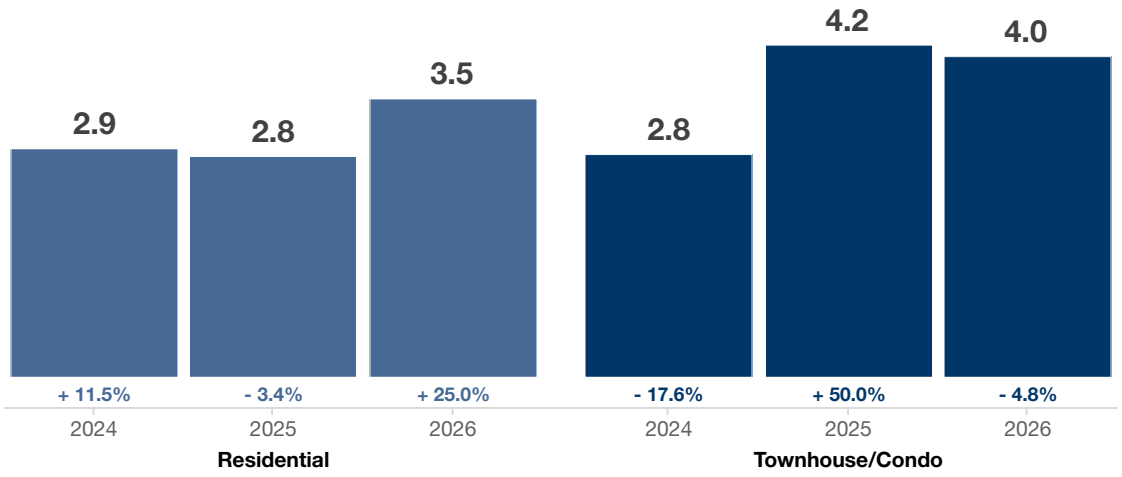
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.8	+ 12.0%	4.6	+ 24.3%
Sep-2026	3.1	+ 14.8%	4.3	+ 2.4%
Oct-2026	**3.5**	**+ 25.0%**	**4.0**	**- 4.8%**
12-Month Avg*	2.7	+ 12.0%	3.8	+ 11.3%

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

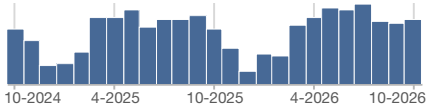
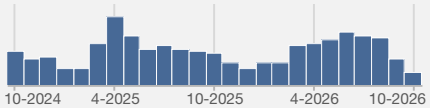
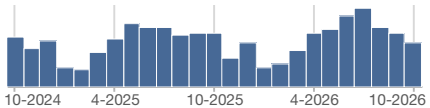
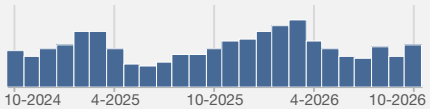
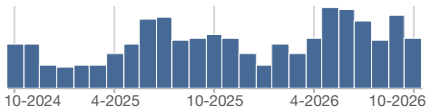
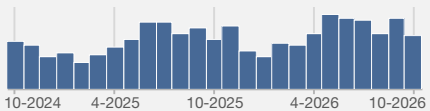
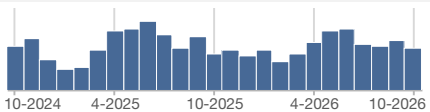
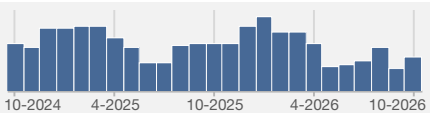
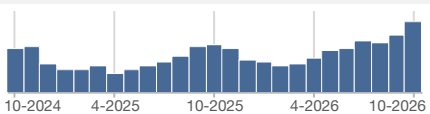
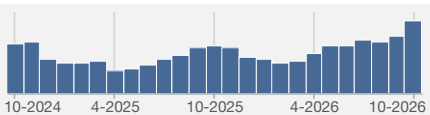
Historical Months Supply of Inventory by Month



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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		896	**987**	+ 10.2%	9,102	**9,421**	+ 3.5%
Pending Sales		691	**519**	- 24.9%	7,331	**7,267**	- 0.9%
Closed Sales		755	**696**	- 7.8%	7,059	**7,301**	+ 3.4%
Days on Market Until Sale		52	**53**	+ 1.9%	49	**53**	+ 8.2%
Median Sales Price		$207,500	**$204,250**	- 1.6%	$200,000	**$213,250**	+ 6.6%
Average Sales Price		$235,502	**$239,298**	+ 1.6%	$236,245	**$245,727**	+ 4.0%
Percent of List Price Received		98.1%	**98.3%**	+ 0.2%	98.7%	**98.6%**	- 0.1%
Housing Affordability Index		193	**179**	- 7.3%	200	**172**	- 14.0%
Inventory of Homes for Sale		2,036	**2,471**	+ 21.4%	—	**—**	—
Months Supply of Inventory		2.8	**3.5**	+ 25.0%	—	**—**	—