

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 23.3 percent for Residential homes and 2.4 percent for Townhouse/Condo homes. Pending Sales were dead even with last year for both property types. Inventory increased 33.4 percent for Residential homes but decreased 14.2 percent for Townhouse/Condo homes.

Median Sales Price increased 4.5 percent to \$230,000 for Residential homes but decreased 5.2 percent to \$230,000 for Townhouse/Condo homes. Days on Market increased 14.6 percent for Residential homes but decreased 29.6 percent for Townhouse/Condo homes. Months Supply of Inventory increased 40.9 percent for Residential homes but decreased 12.8 percent for Townhouse/Condo homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 8.0%	+ 3.7%	+ 30.3%
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	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14



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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		854	1,053	+ 23.3%	4,883	5,128	+ 5.0%
Pending Sales		689	689	0.0%	4,210	4,000	- 5.0%
Closed Sales		748	812	+ 8.6%	3,775	3,873	+ 2.6%
Days on Market Until Sale		41	47	+ 14.6%	50	57	+ 14.0%
Median Sales Price		\$220,000	\$230,000	+ 4.5%	\$194,900	\$210,000	+ 7.7%
Average Sales Price		\$255,933	\$260,051	+ 1.6%	\$230,993	\$244,552	+ 5.9%
Percent of List Price Received		99.9%	99.4%	- 0.5%	98.7%	98.7%	0.0%
Housing Affordability Index		173	170	- 1.7%	195	186	- 4.6%
Inventory of Homes for Sale		1,521	2,029	+ 33.4%	—	—	—
Months Supply of Inventory		2.2	3.1	+ 40.9%	—	—	—

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.



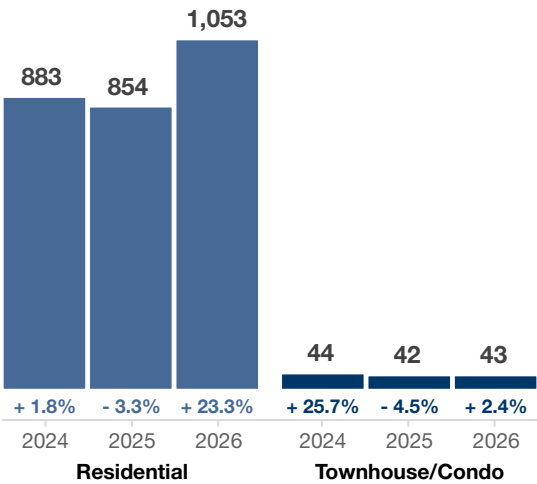
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		42	43	+ 2.4%	283	251	- 11.3%
Pending Sales		26	26	0.0%	185	193	+ 4.3%
Closed Sales		39	39	0.0%	181	186	+ 2.8%
Days on Market Until Sale		54	38	- 29.6%	61	51	- 16.4%
Median Sales Price		\$242,500	\$230,000	- 5.2%	\$230,000	\$240,000	+ 4.3%
Average Sales Price		\$247,998	\$256,928	+ 3.6%	\$242,707	\$248,021	+ 2.2%
Percent of List Price Received		100.7%	100.5%	- 0.2%	100.2%	99.0%	- 1.2%
Housing Affordability Index		156	168	+ 7.7%	164	161	- 1.8%
Inventory of Homes for Sale		127	109	- 14.2%	—	—	—
Months Supply of Inventory		3.9	3.4	- 12.8%	—	—	—

New Listings

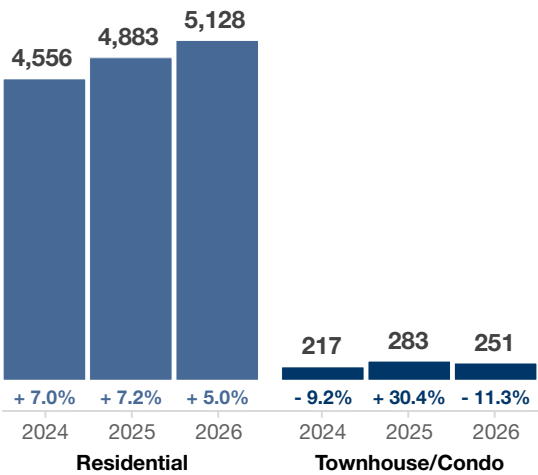
A count of the properties that have been newly listed on the market in a given month.



June

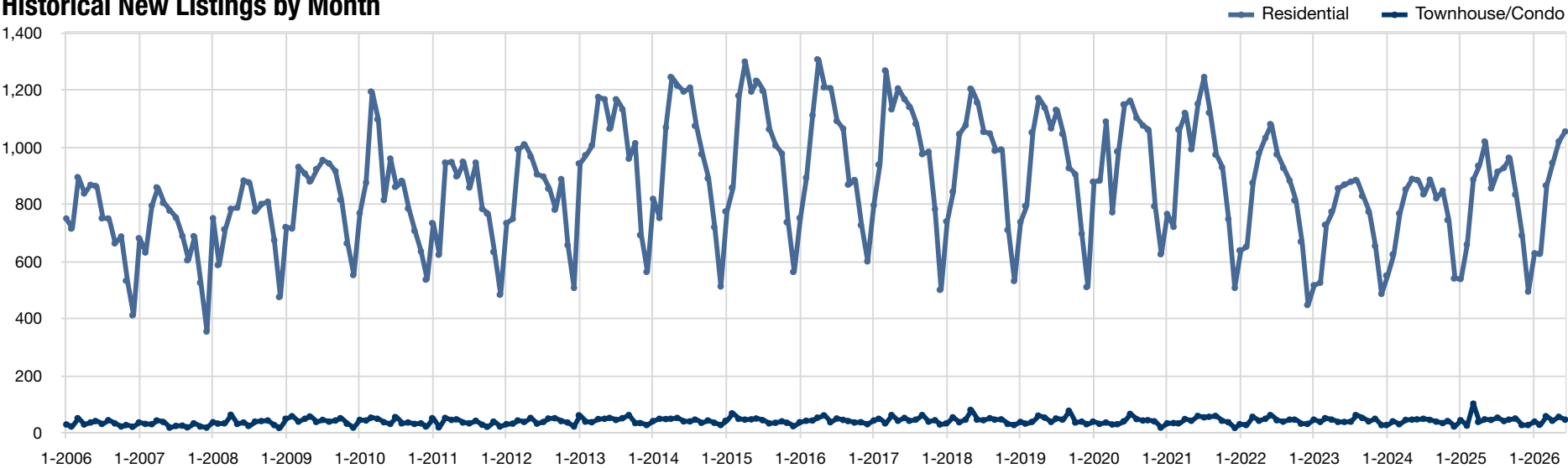


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	912	+ 9.5%	50	+ 8.7%
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	864	- 2.4%	55	- 44.4%
Apr-2026	943	+ 1.1%	39	+ 11.4%
May-2026	1,018	0.0%	53	+ 20.5%
Jun-2026	1,053	+ 23.3%	43	+ 2.4%
12-Month Avg	828	+ 4.0%	40	- 2.4%

Historical New Listings by Month

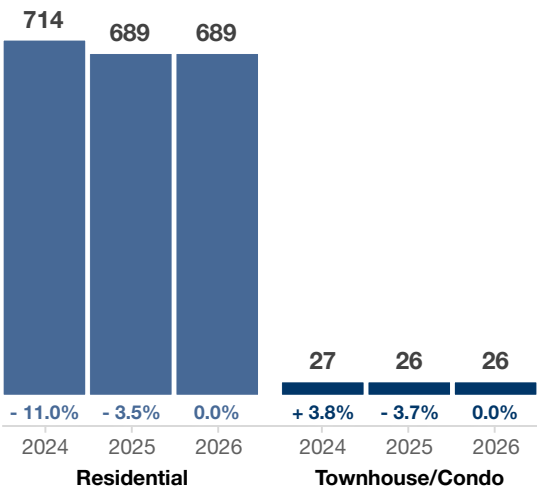


Pending Sales

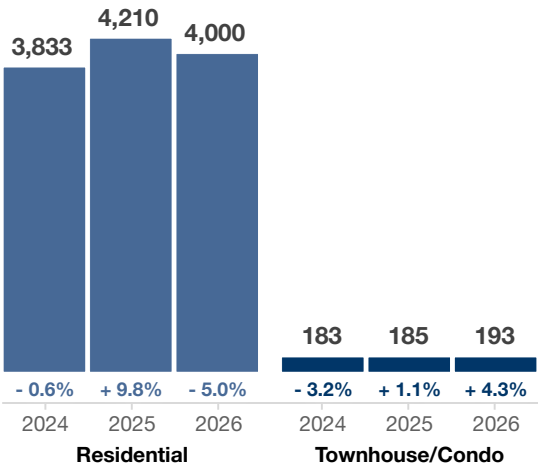
A count of the properties on which offers have been accepted in a given month.



June

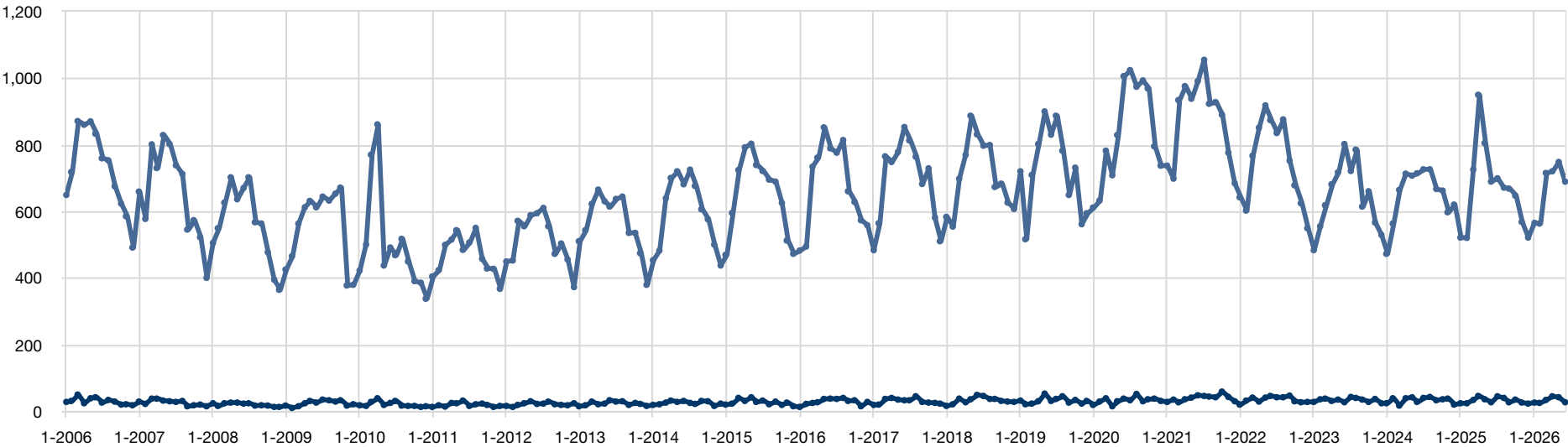


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	699	- 3.7%	44	+ 12.8%
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	715	- 1.4%	33	0.0%
Apr-2026	720	- 24.2%	44	- 2.2%
May-2026	748	- 7.1%	41	+ 17.1%
Jun-2026	689	0.0%	26	0.0%
12-Month Avg	648	- 5.3%	32	0.0%

Historical Pending Sales by Month

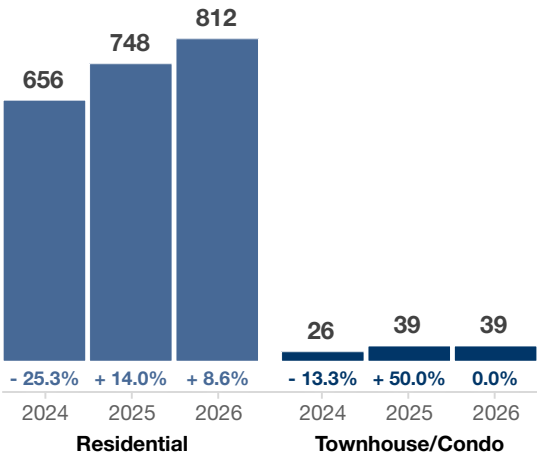


Closed Sales

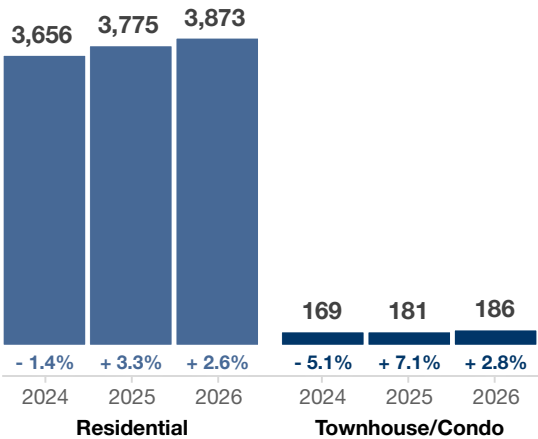
A count of the actual sales that closed in a given month.



June

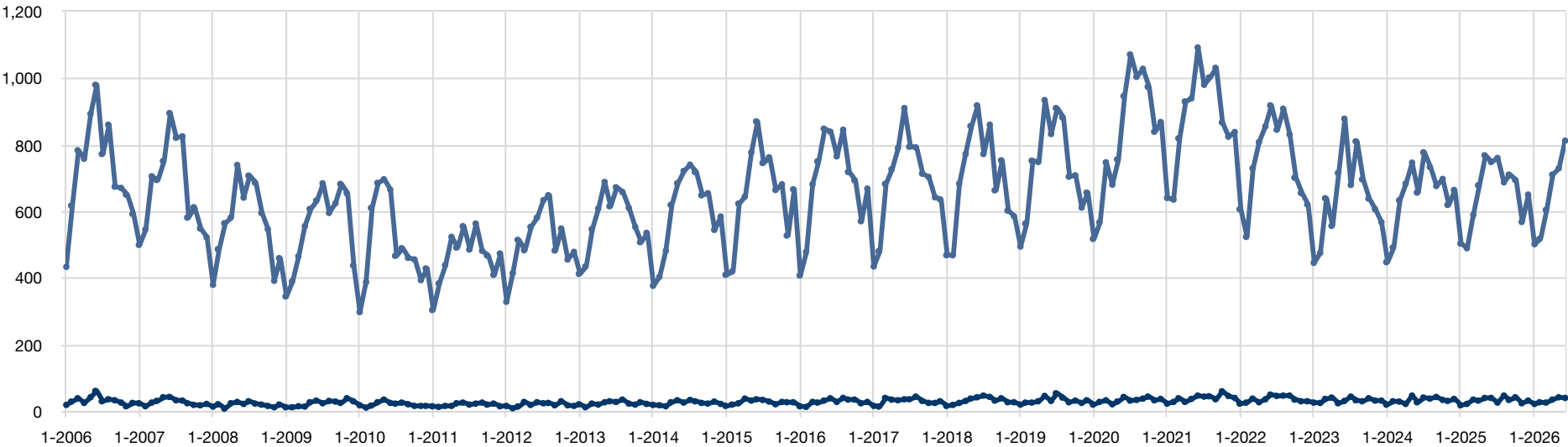


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	760	- 2.2%	25	- 37.5%
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	710	+ 4.7%	34	+ 9.7%
May-2026	729	- 5.1%	41	+ 5.1%
Jun-2026	812	+ 8.6%	39	0.0%
12-Month Avg	662	0.0%	32	- 3.0%

Historical Closed Sales by Month

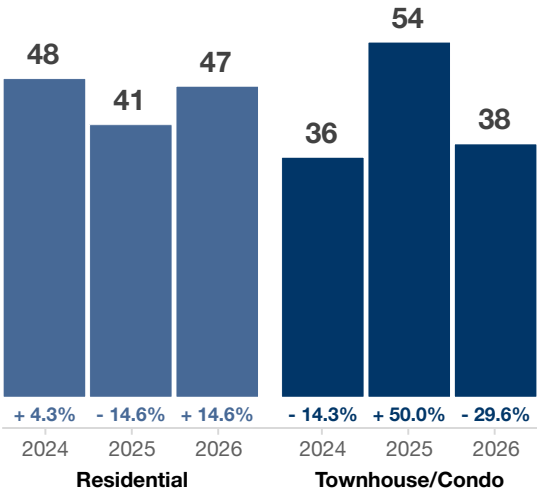


Days on Market Until Sale

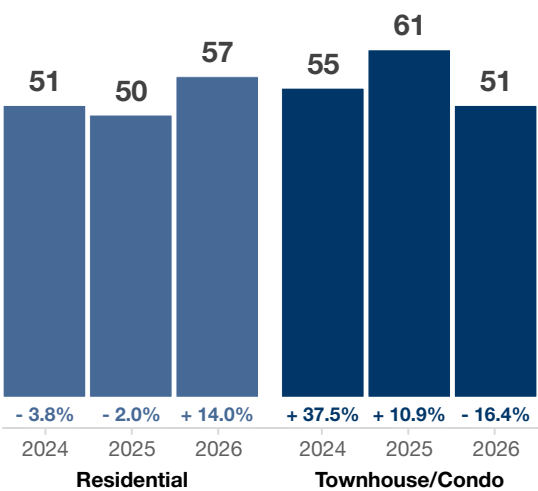
Average number of days between when a property is listed and when an offer is accepted in a given month.



June



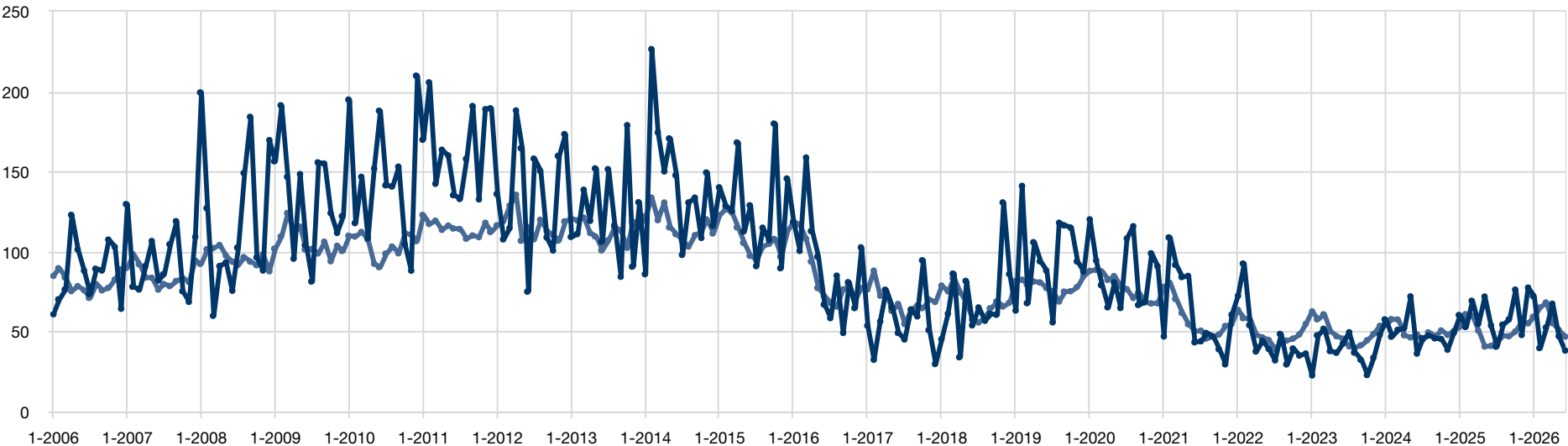
Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	43	- 4.4%	41	- 10.9%
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%
12-Month Avg*	53	+ 8.1%	56	+ 6.5%

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

Historical Days on Market Until Sale by Month

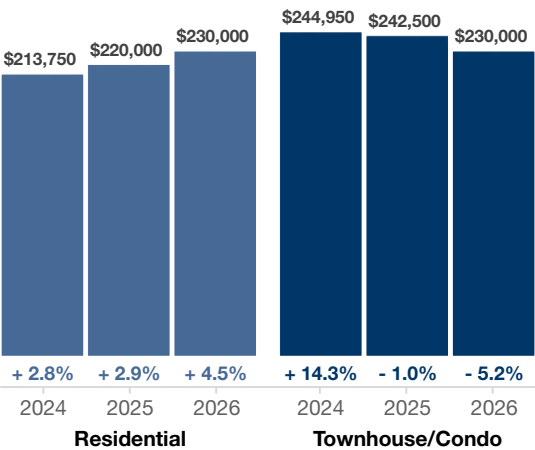


Median Sales Price

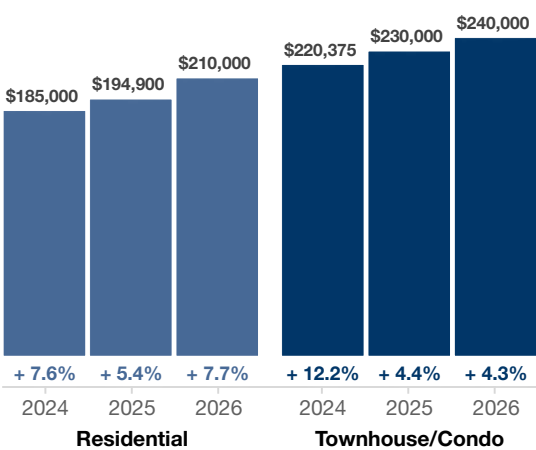
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



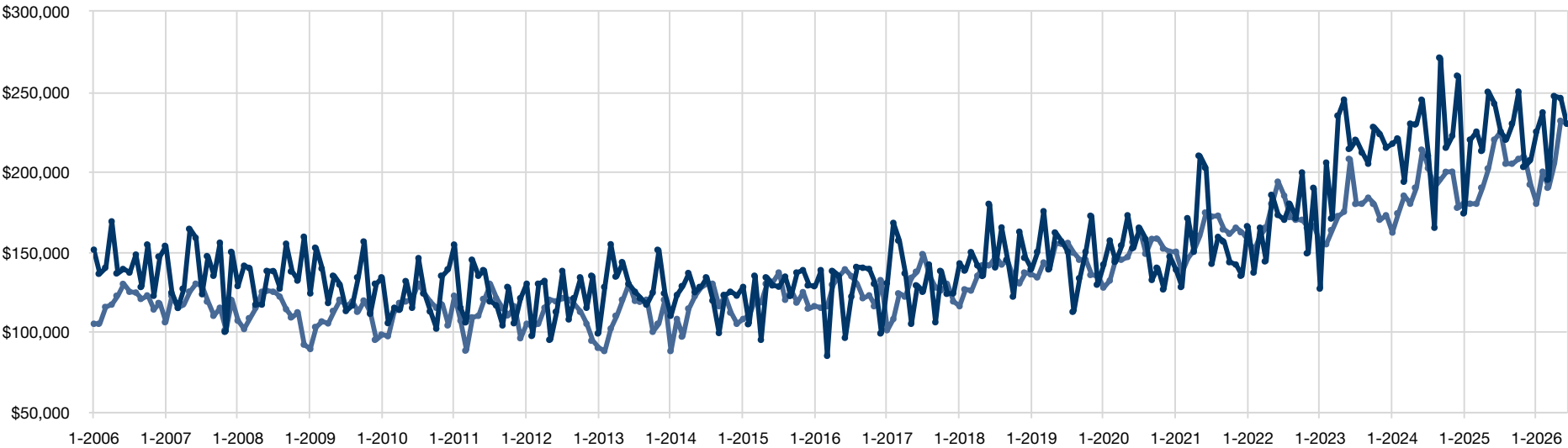
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	\$225,000	+ 11.3%	\$225,000	+ 7.1%
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	\$205,500	+ 8.2%	\$247,250	+ 16.1%
May-2026	\$231,779	+ 14.7%	\$246,000	- 1.6%
Jun-2026	\$230,000	+ 4.5%	\$230,000	- 5.2%
12-Month Avg*	\$209,900	+ 7.6%	\$230,000	+ 2.2%

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

Historical Median Sales Price by Month

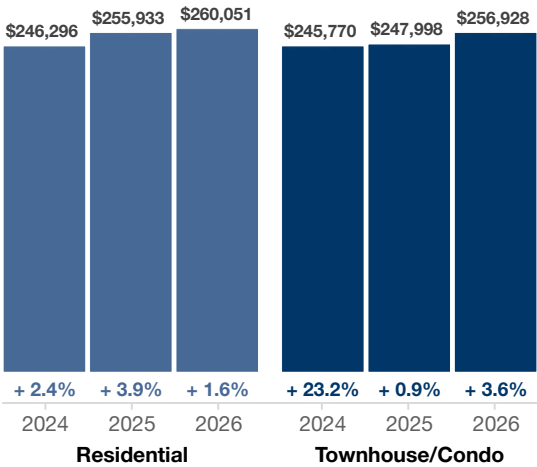


Average Sales Price

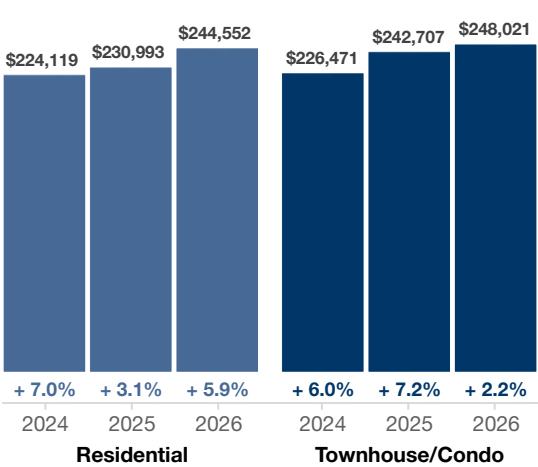
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



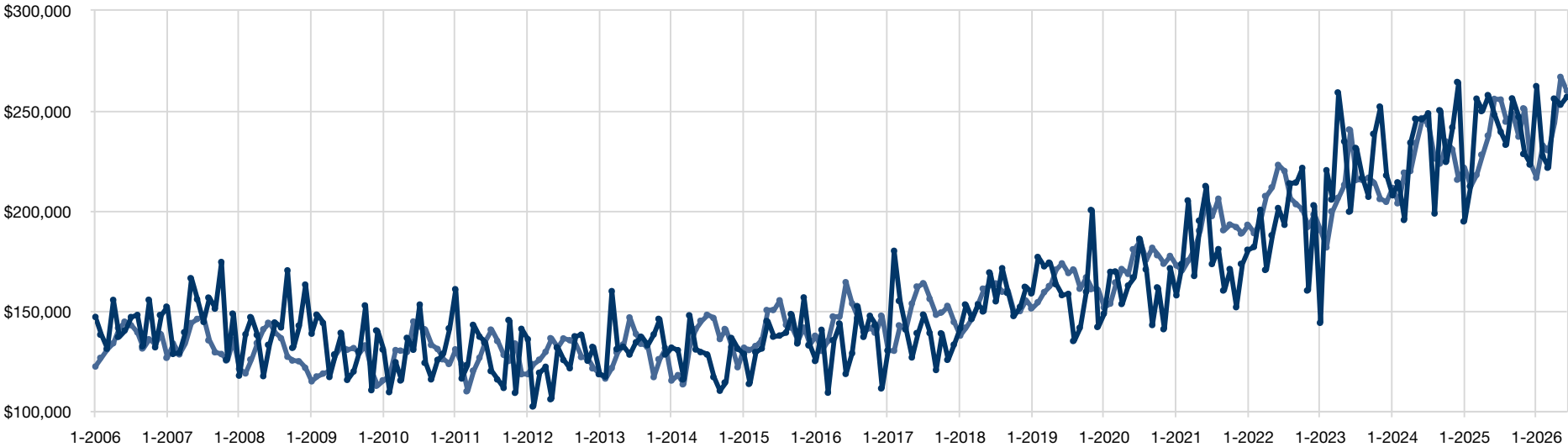
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	\$255,597	+ 5.2%	\$239,485	- 3.7%
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	\$244,169	+ 7.1%	\$256,086	+ 2.5%
May-2026	\$266,921	+ 12.3%	\$253,039	- 1.9%
Jun-2026	\$260,051	+ 1.6%	\$256,928	+ 3.6%
12-Month Avg*	\$244,079	+ 6.1%	\$243,112	+ 1.1%

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

Historical Average Sales Price by Month

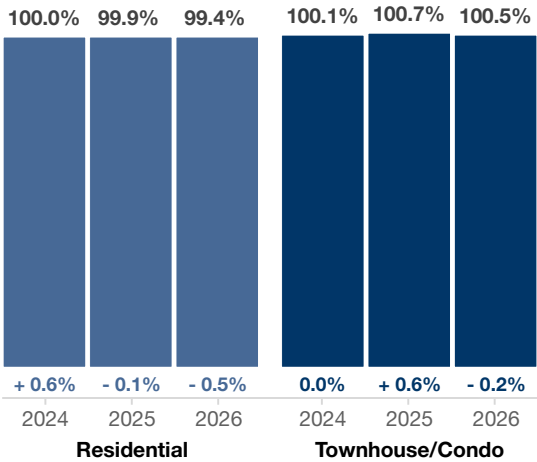


Percent of List Price Received

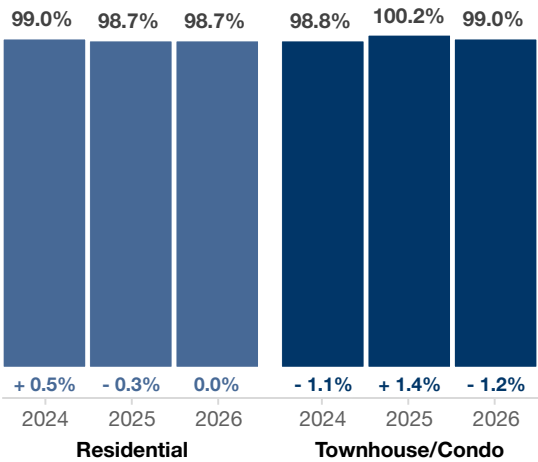
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



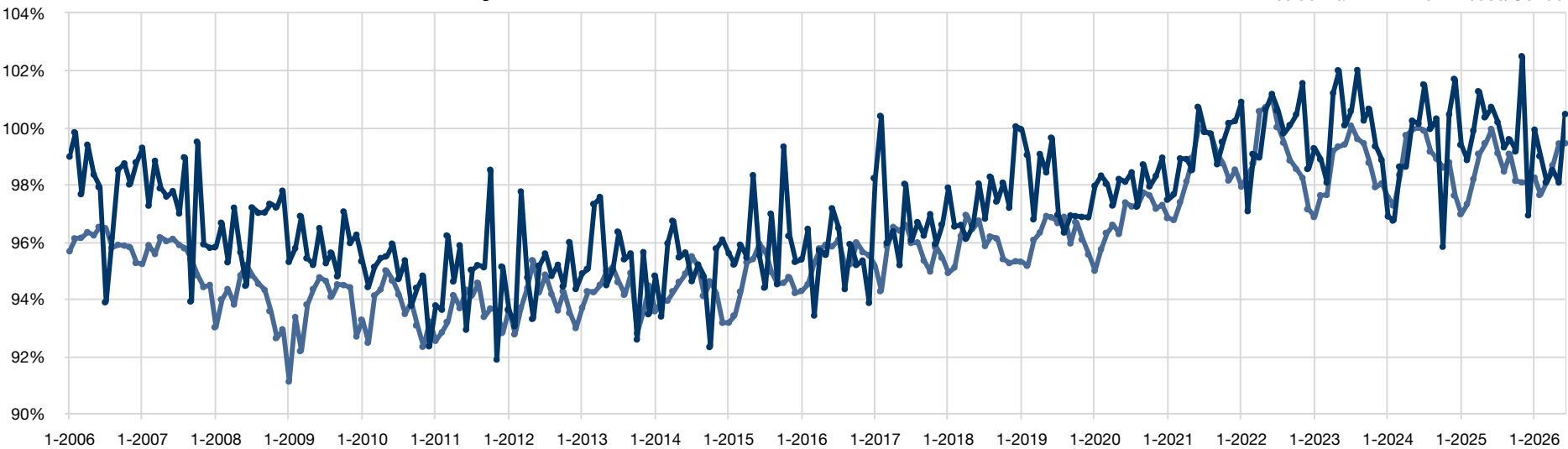
Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	99.1%	- 0.8%	100.2%	- 1.3%
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%
12-Month Avg*	98.6%	- 0.2%	99.2%	- 0.9%

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

Historical Percent of List Price Received by Month

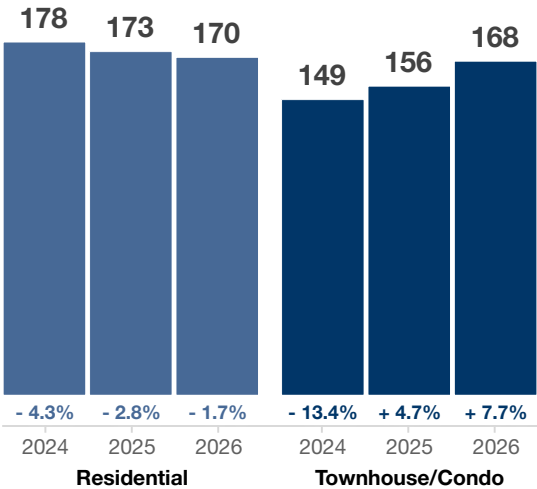


Housing Affordability Index

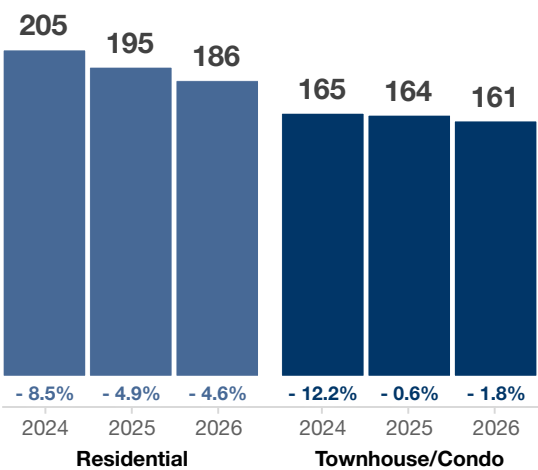
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

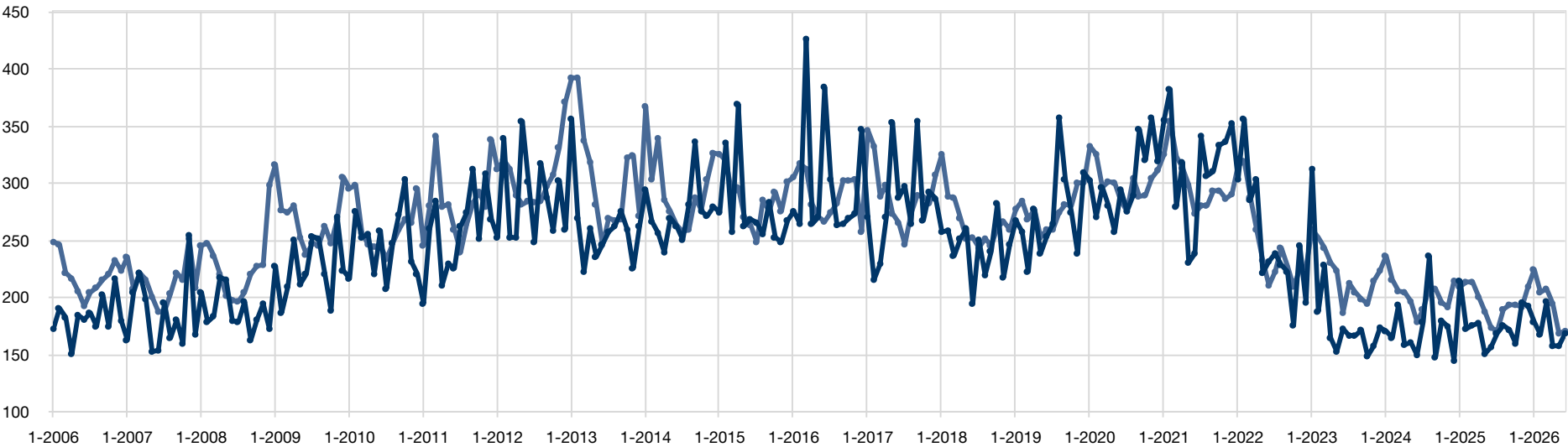


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	170	- 10.1%	168	- 5.6%
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	168	- 10.2%	157	+ 4.7%
Jun-2026	170	- 1.7%	168	+ 7.7%
12-Month Avg	193	- 3.5%	174	- 0.6%

Historical Housing Affordability Index by Month

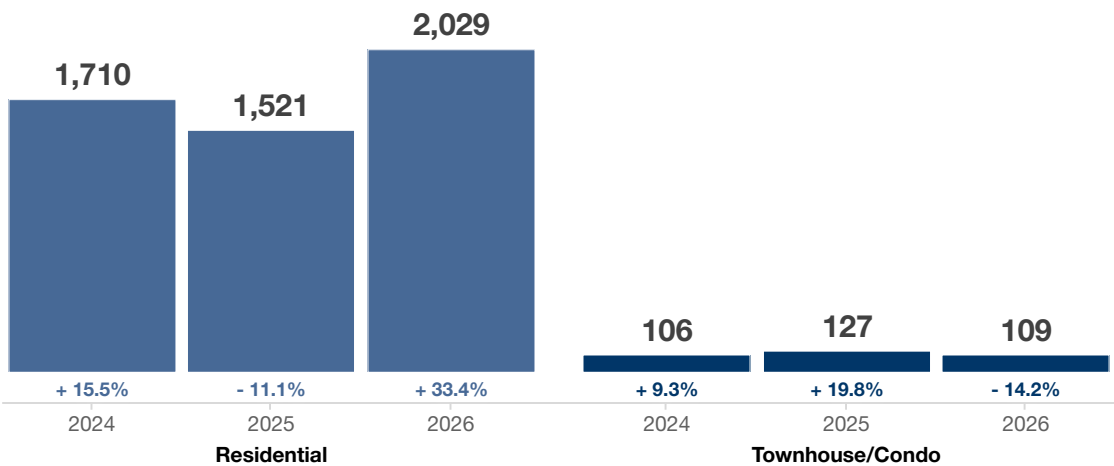


Inventory of Homes for Sale

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

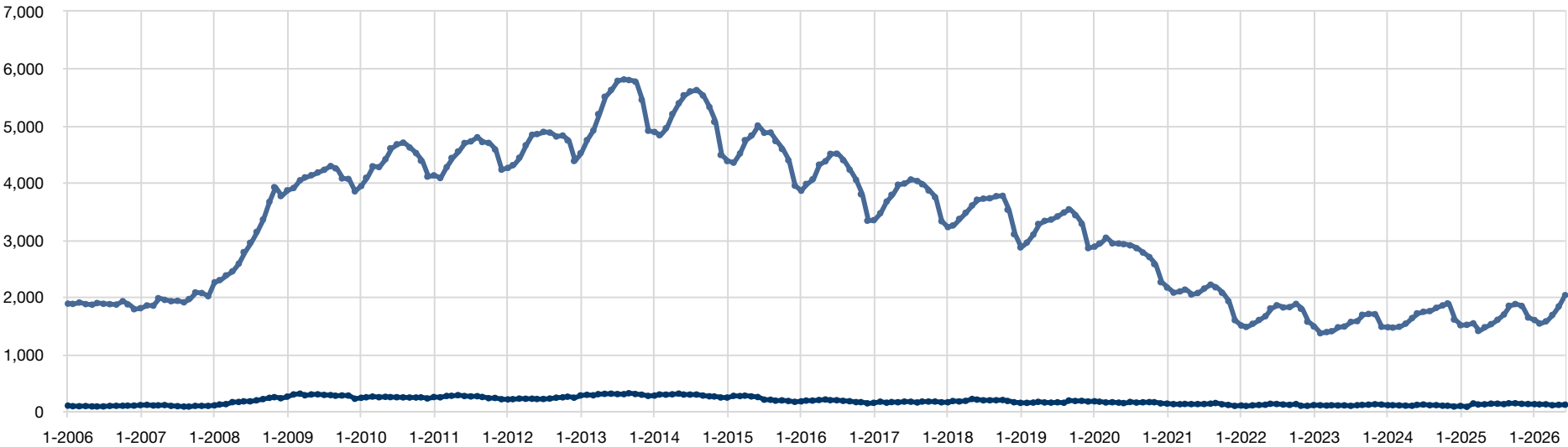


June



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	1,597	- 8.1%	127	+ 13.4%
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	1,531	+ 1.5%	115	+ 59.7%
Mar-2026	1,570	+ 2.3%	116	- 11.5%
Apr-2026	1,682	+ 20.0%	100	- 11.5%
May-2026	1,832	+ 24.9%	106	- 8.6%
Jun-2026	2,029	+ 33.4%	109	- 14.2%
12-Month Avg	1,726	+ 5.8%	119	+ 17.8%

Historical Inventory of Homes for Sale by Month

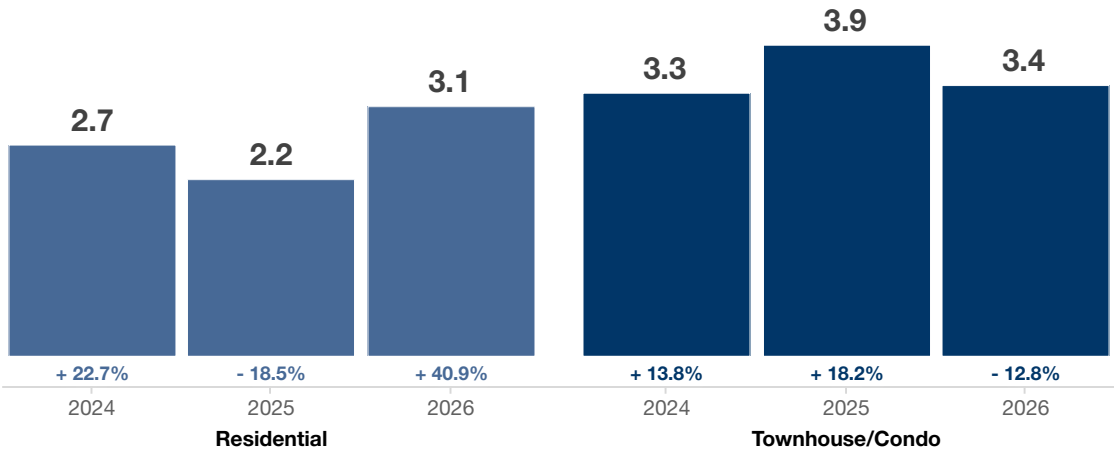


Months Supply of Inventory

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.



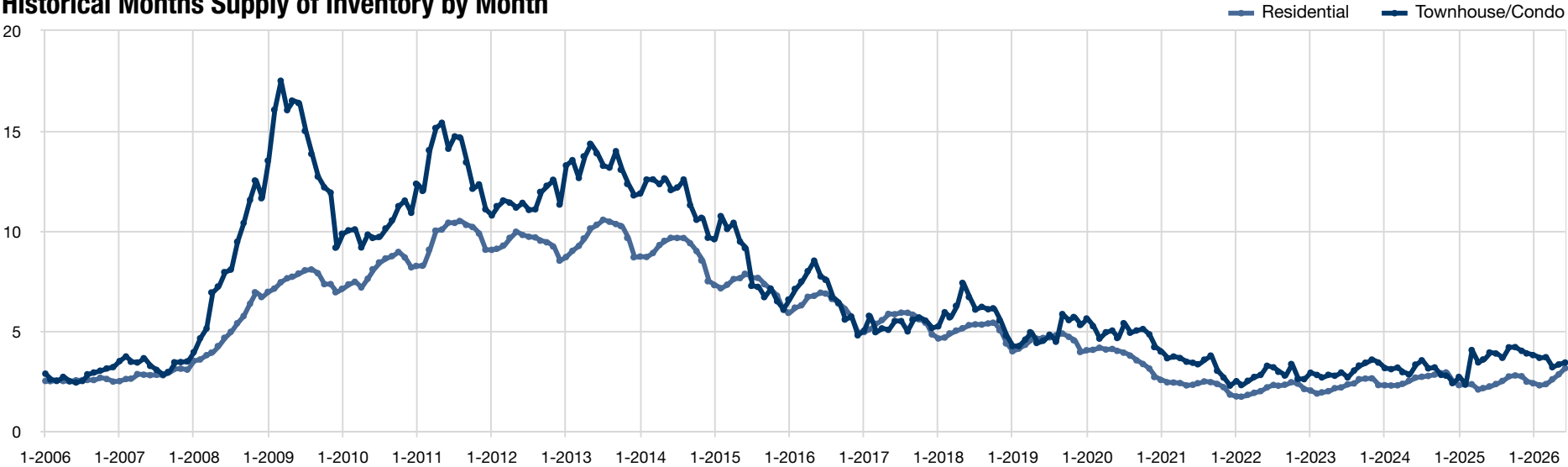
June



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	2.3	- 14.8%	3.9	+ 11.4%
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	3.1	+ 40.9%	3.4	- 12.8%
12-Month Avg*	2.6	+ 3.9%	3.7	+ 18.7%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		907	1,122	+ 23.7%	5,229	5,479	+ 4.8%
Pending Sales		721	725	+ 0.6%	4,452	4,256	- 4.4%
Closed Sales		798	862	+ 8.0%	4,011	4,120	+ 2.7%
Days on Market Until Sale		42	47	+ 11.9%	51	56	+ 9.8%
Median Sales Price		\$221,000	\$229,200	+ 3.7%	\$193,000	\$210,000	+ 8.8%
Average Sales Price		\$253,755	\$258,259	+ 1.8%	\$229,776	\$242,815	+ 5.7%
Percent of List Price Received		99.9%	99.5%	- 0.4%	98.7%	98.7%	0.0%
Housing Affordability Index		172	170	- 1.2%	197	186	- 5.6%
Inventory of Homes for Sale		1,678	2,186	+ 30.3%	—	—	—
Months Supply of Inventory		2.3	3.2	+ 39.1%	—	—	—