

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of February 14, 2026



Palos Hills

- 20.0%

- 10.0%

- 15.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
New Listings	9	8	- 11.1%	173	166	- 4.0%
Under Contract (includes Contingent and Pending)	6	7	+ 16.7%	98	85	- 13.3%
Closed Sales	6	4	- 33.3%	100	84	- 16.0%
Median Sales Price*	\$461,250	\$335,000	- 27.4%	\$387,500	\$425,000	+ 9.7%
Average Sales Price*	\$441,583	\$363,150	- 17.8%	\$410,116	\$452,790	+ 10.4%
Percent of Original List Price Received*	96.1%	99.7%	+ 3.7%	97.5%	97.2%	- 0.3%
Average Market Time	129	59	- 54.3%	45	65	+ 44.4%
Inventory of Homes for Sale at Month End	16	13	- 18.8%	--	--	--

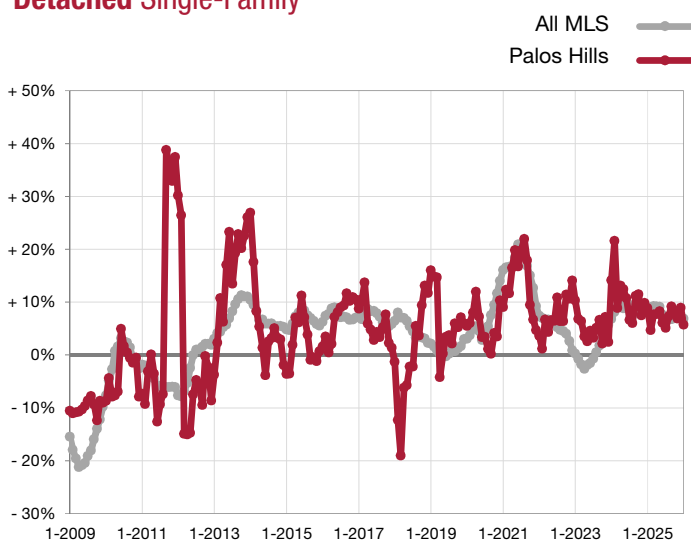
Attached Single-Family

	January			Trailing 12 Months		
	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
New Listings	16	12	- 25.0%	230	258	+ 12.2%
Under Contract (includes Contingent and Pending)	8	13	+ 62.5%	161	157	- 2.5%
Closed Sales	4	5	+ 25.0%	161	153	- 5.0%
Median Sales Price*	\$246,500	\$220,000	- 10.8%	\$225,000	\$240,000	+ 6.7%
Average Sales Price*	\$229,350	\$229,600	+ 0.1%	\$233,189	\$238,866	+ 2.4%
Percent of Original List Price Received*	98.9%	94.4%	- 4.6%	103.9%	97.3%	- 6.4%
Average Market Time	9	60	+ 566.7%	35	47	+ 34.3%
Inventory of Homes for Sale at Month End	22	19	- 13.6%	--	--	--

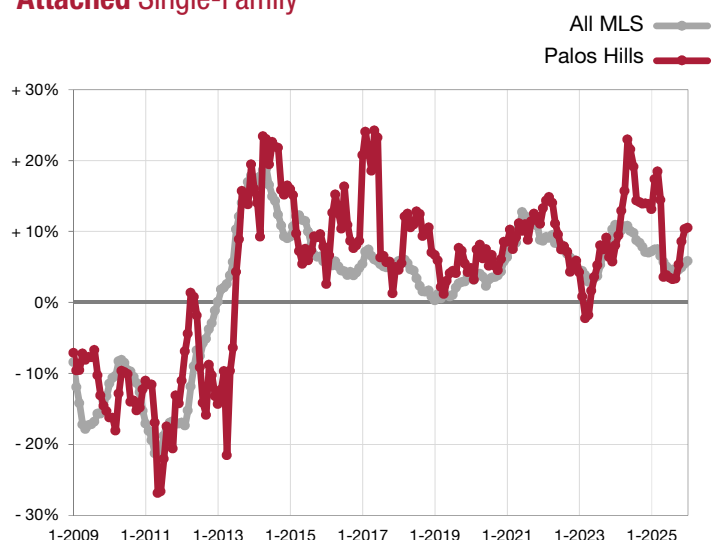
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.