

Local Market Update – February 2026

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



DuPage County

+ 2.8%

- 11.2%

- 3.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
New Listings	612	602	- 1.6%	8,971	9,034	+ 0.7%
Under Contract (includes Contingent and Pending)	422	451	+ 6.9%	6,213	6,273	+ 1.0%
Closed Sales	302	316	+ 4.6%	6,299	6,250	- 0.8%
Median Sales Price*	\$485,000	\$478,000	- 1.4%	\$485,000	\$510,000	+ 5.2%
Average Sales Price*	\$572,413	\$620,795	+ 8.5%	\$621,988	\$647,744	+ 4.1%
Percent of Original List Price Received*	98.4%	98.6%	+ 0.2%	99.8%	99.9%	+ 0.1%
Average Market Time	72	56	- 22.2%	34	33	- 2.9%
Inventory of Homes for Sale at Month End	614	516	- 16.0%	--	--	--

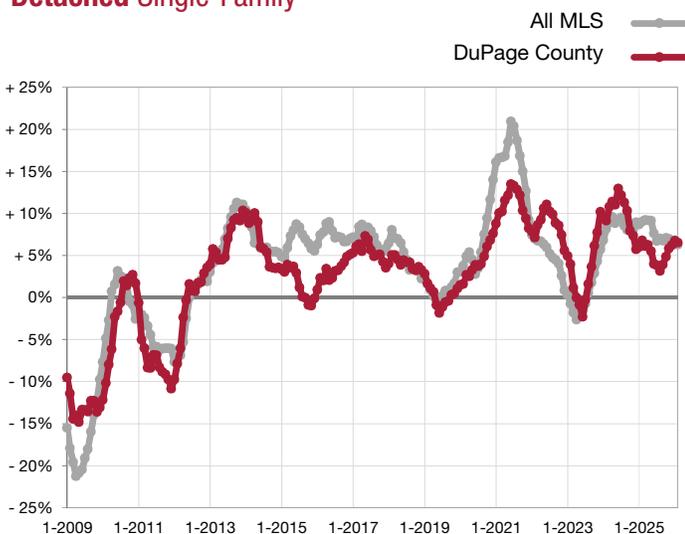
Attached Single-Family

	February			Trailing 12 Months		
	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
New Listings	340	377	+ 10.9%	5,281	5,500	+ 4.1%
Under Contract (includes Contingent and Pending)	277	277	0.0%	3,813	3,761	- 1.4%
Closed Sales	254	178	- 29.9%	3,855	3,772	- 2.2%
Median Sales Price*	\$285,000	\$284,950	- 0.0%	\$285,000	\$295,000	+ 3.5%
Average Sales Price*	\$298,754	\$322,077	+ 7.8%	\$315,608	\$326,828	+ 3.6%
Percent of Original List Price Received*	98.3%	98.2%	- 0.1%	99.8%	99.0%	- 0.8%
Average Market Time	49	51	+ 4.1%	27	33	+ 22.2%
Inventory of Homes for Sale at Month End	337	400	+ 18.7%	--	--	--

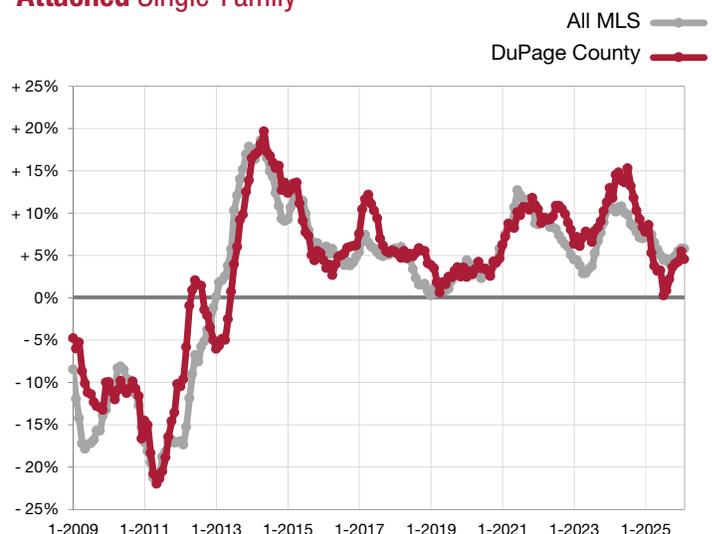
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.