Local Market Update – October 2026

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

Will County

- 9.1%	- 5.2%	+ 5.1%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	921	**855**	- 7.2%	9,587	**9,838**	+ 2.6%
Under Contract (includes Contingent and Pending)	517	**463**	- 10.4%	6,220	**6,235**	+ 0.2%
Closed Sales	553	**520**	- 6.0%	6,295	**6,223**	- 1.1%
Median Sales Price*	$390,000	**$390,000**	0.0%	$392,000	**$405,000**	+ 3.3%
Average Sales Price*	$429,811	**$458,322**	+ 6.6%	$434,944	**$454,096**	+ 4.4%
Percent of Original List Price Received*	97.7%	**98.2%**	+ 0.5%	98.6%	**98.6%**	0.0%
Average Market Time	40	**48**	+ 20.0%	43	**47**	+ 9.3%
Inventory of Homes for Sale at Month End	1164	**1215**	+ 4.4%	--	--	--

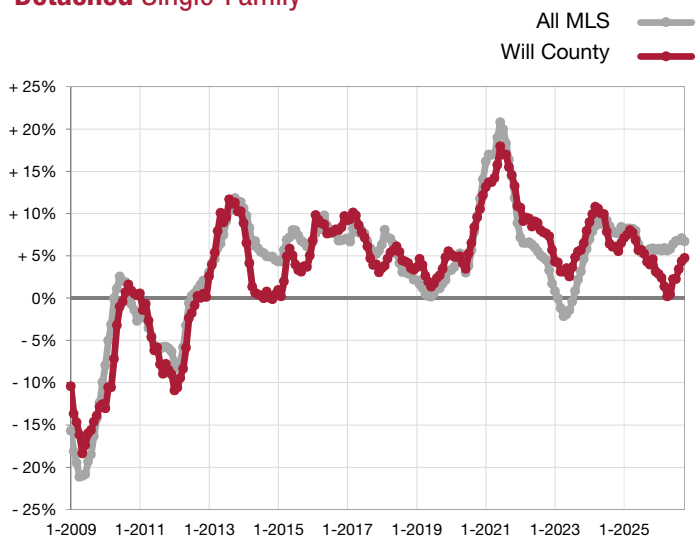
Attached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	267	**225**	- 15.7%	2,692	**2,994**	+ 11.2%
Under Contract (includes Contingent and Pending)	152	**157**	+ 3.3%	1,908	**2,062**	+ 8.1%
Closed Sales	175	**170**	- 2.9%	1,879	**2,063**	+ 9.8%
Median Sales Price*	$295,000	**$310,000**	+ 5.1%	$290,000	**$309,000**	+ 6.6%
Average Sales Price*	$305,495	**$330,028**	+ 8.0%	$304,638	**$323,058**	+ 6.0%
Percent of Original List Price Received*	97.7%	**97.5%**	- 0.2%	98.7%	**98.1%**	- 0.6%
Average Market Time	34	**46**	+ 35.3%	35	**42**	+ 20.0%
Inventory of Homes for Sale at Month End	325	**350**	+ 7.7%	--	--	--

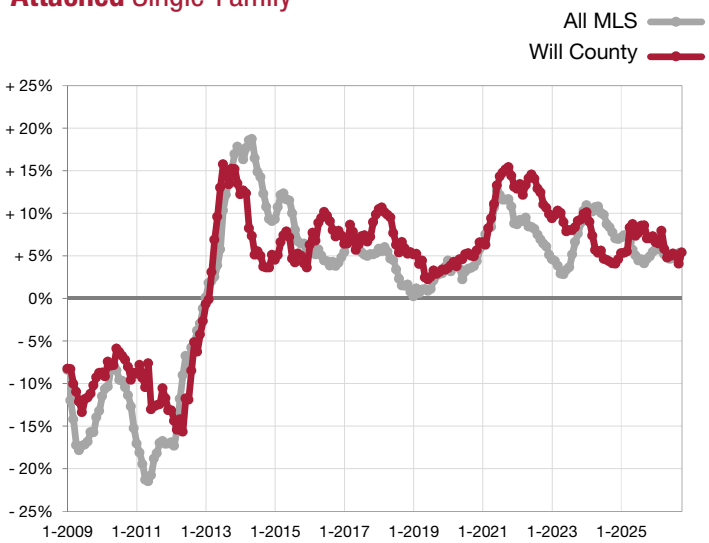
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

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