

Quarterly Local Market Update for Q1-2026

A Research Tool Provided by Illinois REALTORS®



Kendall County

Key Metrics for All Properties	First Quarter			Year to Date		
	2025	2026	Percent Change	Thru Q1-2025	Thru Q1-2026	Percent Change
Closed Sales	389	429	+ 10.3%	389	429	+ 10.3%
Previous Quarter's Closed Sales	460 in Q4 2024	455 in Q4 2025	- 1.1%	1,817 in Q4 2024	1,973 in Q4 2025	+ 8.6%
Median Sales Price*	\$365,000	\$382,500	+ 4.8%	\$365,000	\$382,500	+ 4.8%
Inventory of Homes for Sale	196	338	+ 72.4%	--	--	--
Days on Market Until Sale	25	32	+ 28.0%	25	32	+ 28.0%

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

Activity by Property Type

Closed Sales

Median Sales Price



† For Closed Sales, activity for All Properties is not necessarily a sum of Single-Family and Condo activity.

Historical Median Sales Price

