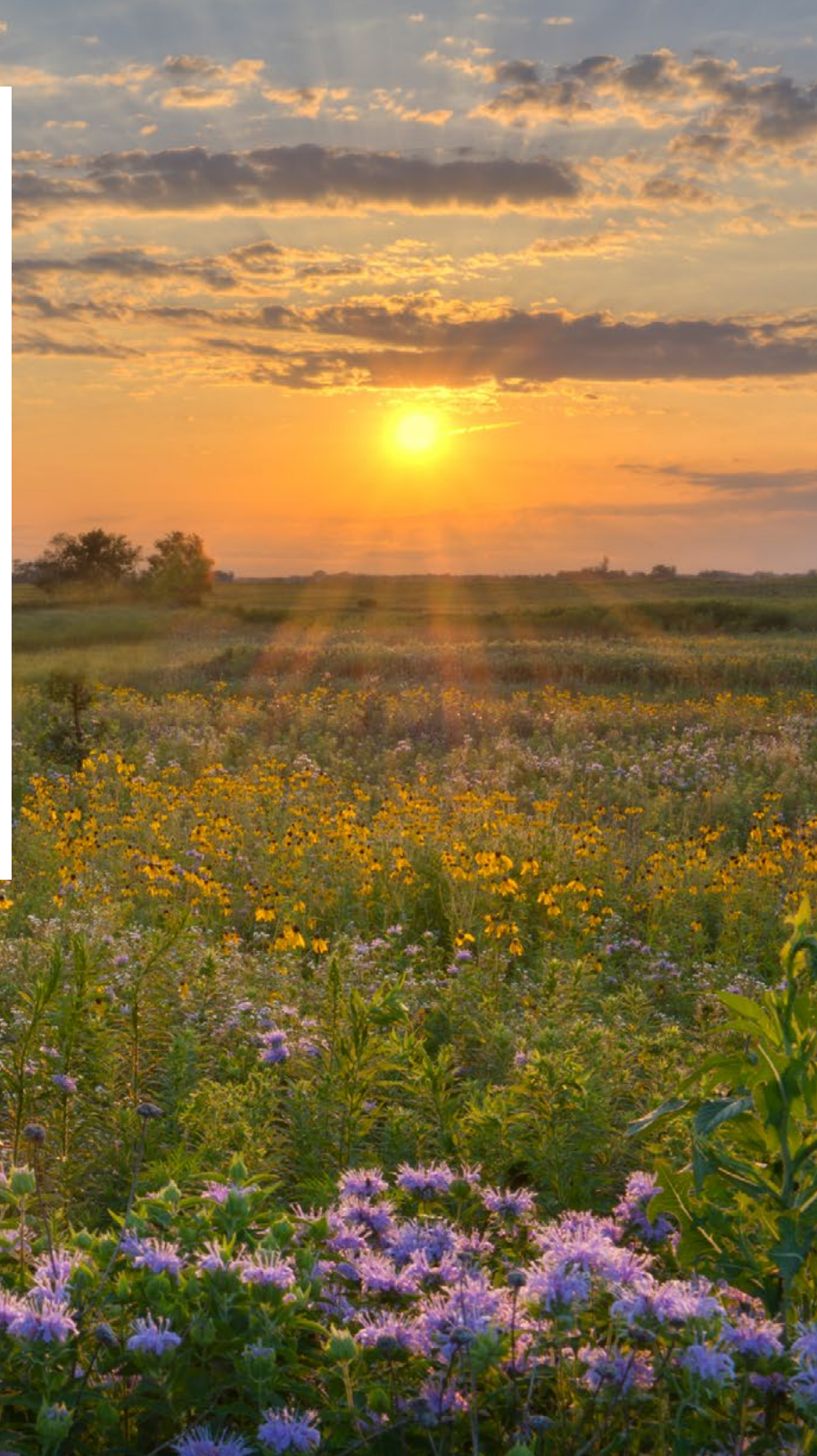


WELCOME TO

Illinois

A BRIEF INTRODUCTION TO
THE PRAIRIE STATE

A REAL ESTATE EBOOK FROM



INTRODUCING ONE OF THE HOTTEST REAL ESTATE MARKETS:

Illinois

Illinois isn't just one of the best places to live. It's also one of the fastest-growing markets in the country.

Known for its storied past, classic foods, and the Windy City, Illinois has a little something for everyone. There are 309 state parks for nature enthusiasts, nine major professional sports teams to root for, and, of course, countless incredible eateries serving up fresh slices of deep-dish pizza. So, it's no surprise that so many people are packing up and heading out to the Prairie State.

Top Markets in Illinois



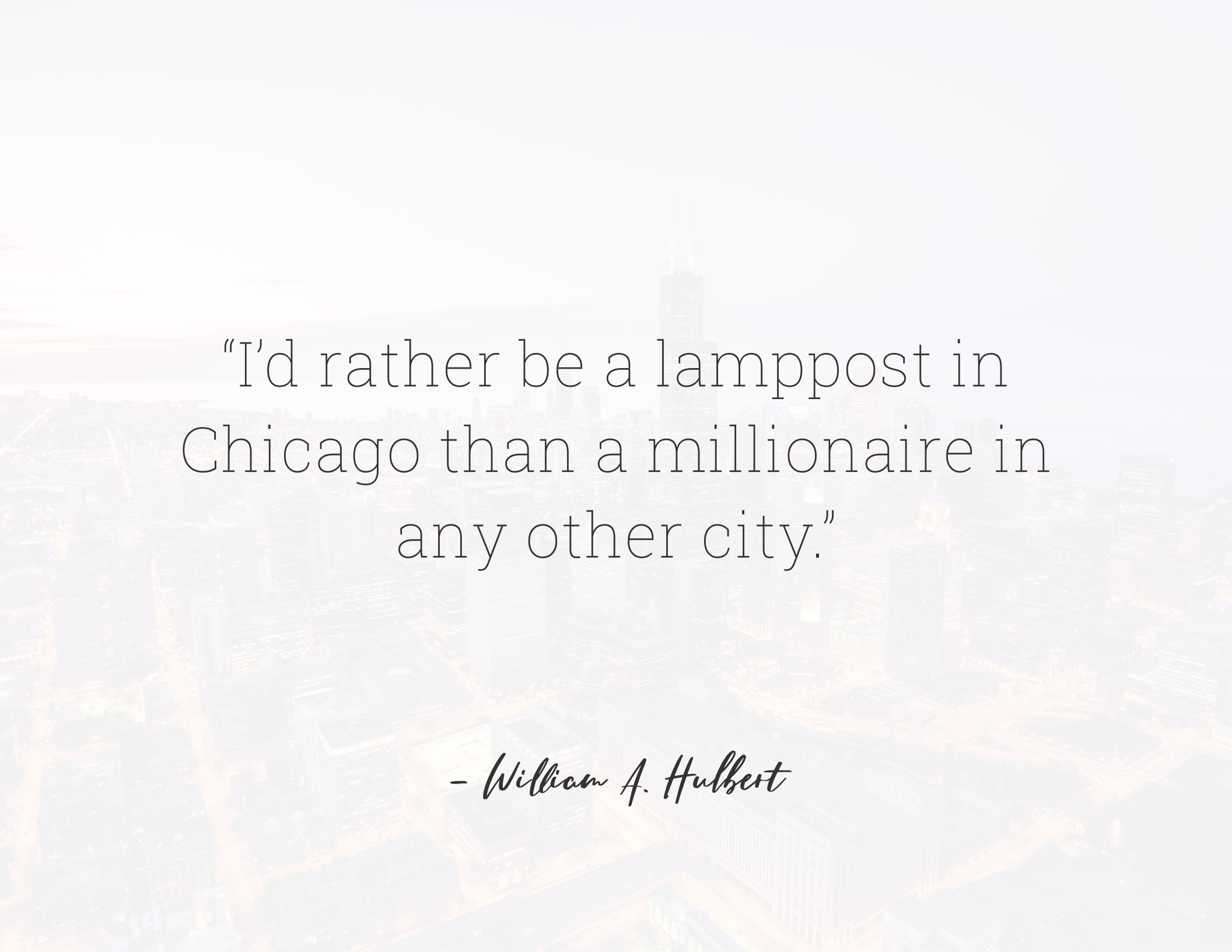
CHICAGO

Of course, we have to kick things off with Chicago! As the third-largest metro in the U.S., the Windy City is renowned for its booming arts and culture scene, iconic architecture, spirited sports teams, and world-famous Chicagoan cuisine. Other perks permanent residents enjoy include abundant job opportunities, an impressive public transportation system, and plenty of Midwestern charm.

*Local
tip:*

Stop by the historic Bridgeport neighborhood and visit Maria's Packaged Goods, a can't-miss eatery. Enjoy their selection of more than 500 beers, creative cocktails, and an eclectic array of Korean-Polish fusion food.

The median home value in Chicago is \$279,986, which is a 5.6% increase from the previous year. Zillow predicts this figure will rise another 8.1% within the next year.

An aerial, high-angle photograph of the Chicago skyline at dusk or dawn. The city is densely packed with skyscrapers, many of which are illuminated with warm, golden lights. The sky is a pale, hazy blue, and the overall atmosphere is serene and majestic. The text is overlaid on the center of the image.

"I'd rather be a lamppost in
Chicago than a millionaire in
any other city."

- William A. Hulbert

Top Markets in Illinois

ELMHURST

One of Chicago's western suburbs, Elmhurst lies close enough to benefit from all the city's amenities but far enough away to feel like a different world. While the thriving community and local eateries are undeniable perks, the area is also renowned for its stellar public school system. With more than half of the local schools rated well above average, this suburb is one of the best places in the state for growing families.

Local tip:

Swing by Halfway House Indoor Golf for virtual tee time. Take advantage of the full-service bar and restaurant alongside state-of-the-art golf simulators for an evening of family fun, even during those brutal Midwestern winters.

The median home value in Elmhurst is \$452,337, which is a 2.7% increase from the previous year. Zillow predicts this figure will rise another 7.4% within the next year.





Top Markets in Illinois

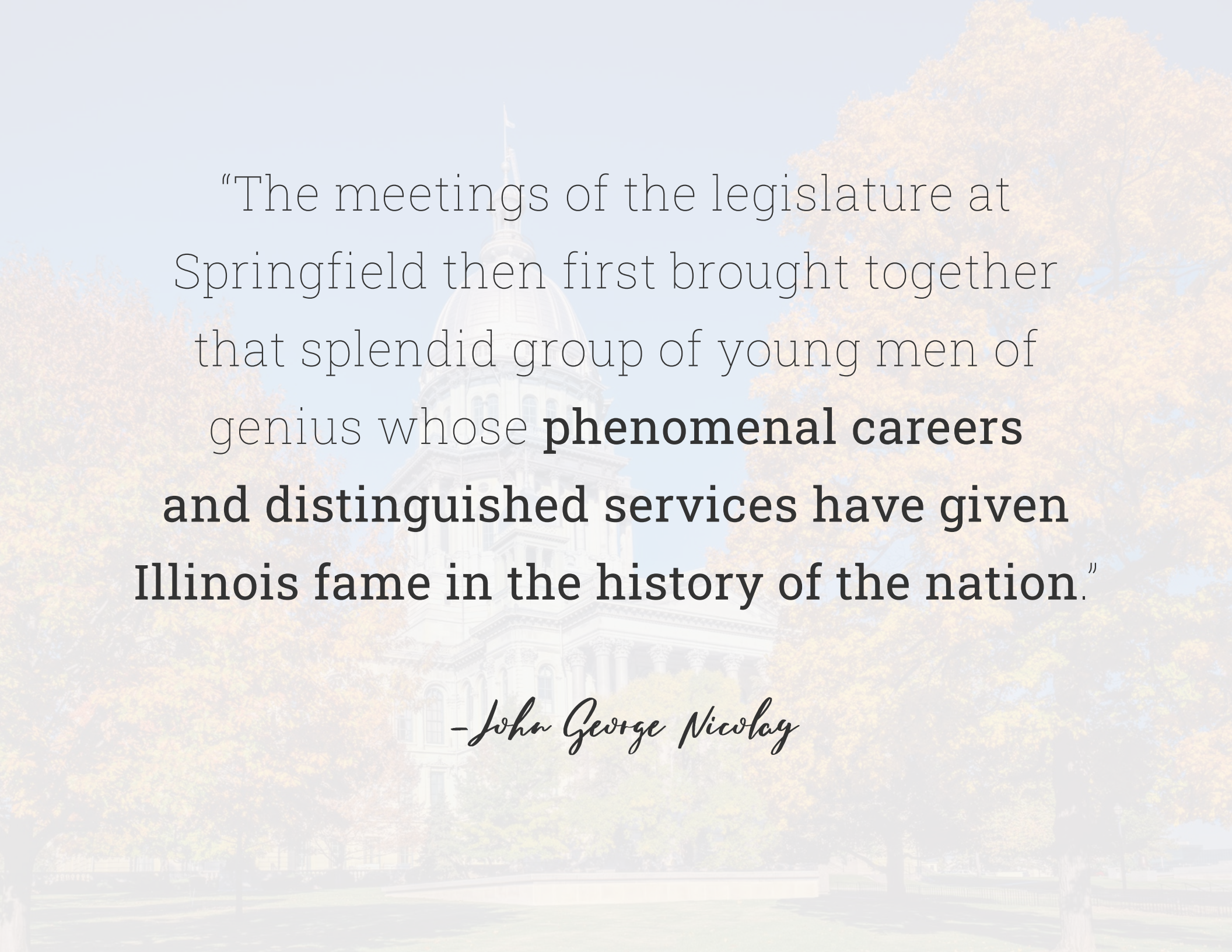
SPRINGFIELD

One of Illinois's most historically significant cities, Springfield is the state capitol and former home of Abraham Lincoln. In fact, some of Lincoln's most famous speeches were delivered in Springfield, and the city is home to several Lincoln-specific historic sites. Today, residents enjoy a thriving tourism industry centered around the city's storied past, a blossoming arts and culture scene, and abundant, affordable housing.

Local tip:

Visit the Illinois State Museum to see the full picture of the Prairie State. Rotating exhibits include everything from 19th-century fashion to Illinois's plague years.

The median home value in Springfield is \$117,955, which is a 2.2% increase from the previous year. Zillow predicts this figure will rise another 6.4% within the next year.

The background of the image is a faded, light-colored photograph of the Illinois State Capitol building in Springfield. The building's iconic dome is visible in the center, surrounded by lush green trees. The overall tone is soft and historical.

“The meetings of the legislature at Springfield then first brought together that splendid group of young men of genius whose **phenomenal careers and distinguished services** have given Illinois fame in the history of the nation.”

—John George Nicolay



Top Markets in Illinois

WHEATON

Wheaton's abundant green space and suburban charm are ideal for families or retirees looking for a slower pace of life. The city features one of the most robust park systems in the state and serves as a mecca for leisure and recreation. Wheaton residents also enjoy a strong public school system, making it the perfect spot for parents looking to escape the hustle and bustle of the greater Chicago area.

*Local
tip:*

Stop by Cantigny Park, one of Wheaton's world-class recreational areas. Whether you're looking for picnic grounds, nature walks, or even a collection of World War II tanks, this 500-acre park has a little something for everyone.

The median home value in Wheaton is \$358,069, which is a 2.5% increase from the previous year. Zillow predicts this figure will rise another 7.1% within the next year.

Top Markets in Illinois

PEORIA

Perfect for history buffs, Peoria is the oldest European settlement in the state. The city eventually grew to be the largest on the Illinois River, and now offers stunning views, a robust shipping and trading industry, and plenty of riverfront recreation. Between an influx of young professionals and a revitalized downtown district, Peoria is poised to grow significantly in the coming years.

Local tip:

Tip: Peoria's scenic RiverFront is one of the oldest and most exciting neighborhoods in Illinois. Whether you're after a bite to eat, unique art installations, local shops, or live music, you won't want to miss out on this district.

The median home value in Peoria is \$89,619, which is a 3.1% increase from the previous year. Zillow predicts this figure will rise another 7.0% within the next year.





Why Illinois Real Estate?

With historic communities, a high demand for real estate, and strong economic growth, Illinois's markets are some of the best in the country for real estate professionals.

Quick Stats – ILLINOIS

AVERAGE HOME PRICE IN ILLINOIS 2010:	\$178k
AVERAGE HOME PRICE IN ILLINOIS 2020:	\$219k
MEDIAN ILLINOIS HOME VALUE:	\$233,000
AVERAGE RENT:	\$1,590
AVERAGE DAYS LISTED:	82

THE LOCAL ECONOMY:

Walgreens employs over 250,000 people locally, and the state remains a major hub for large industries like manufacturing, agriculture, and business. With a diverse job market and strong economic forecast, we can expect real estate to follow.

MARKET OUTLOOK:

According to Zillow, the Illinois real estate market is predicted to grow 7.5% in the next year.

The state's share of homes with negative equity is 6.5%. At the end of October, 2020, Illinois homeowners were seriously delinquent on 8.36% of all mortgage debt.

THERE'S NEVER BEEN A BETTER TIME TO BECOME A

Illinois Real Estate Agent

Between its rich history, colorful communities, and the fact that there's always something unique going on, Illinois has become an appealing destination for employers, families, and real estate agents alike. In September 2020, the number of closed properties in Chicago grew 38.7% compared to the same month a year previous. Median home prices were also up 9.1% year-over-year. With numbers projected to improve in each respective market, now is the time for new real estate agents to start selling in Illinois.

If you want to learn more about how you can easily get your license and join the ranks of Illinois real estate agents, visit us at TheCEShop.com/Illinois/IL-real-estate. There you'll find what you need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education. With industry-leading pass rates and support from Pre-Licensing through CE, our students are better prepared to set themselves up for success.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With products available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

