

BUILTIE • CONSTRUCTION INTELLIGENCE

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H1 2026

CHICAGO CONSTRUCTION REPORT

Fewer permits. Much bigger jobs.



Chicago issued 1% fewer permits than last year and 74% more screened construction value — \$4.88B against \$2.81B. Its average stated permit is \$1.33M, second only to Vancouver in this series. And 1,783 of its 3,667 permits, 49%, are filed by a named individual rather than a firm: Chicago is simultaneously a big-project market and a homeowner market, with very little in between.

Know the projects. Reach the decision makers.

PREPARED BY

Builtie Market

COVERAGE

January 1 to June 30, 2026

SOURCE

Chicago building-permit record, read from the Builtie database

PUBLISHED

September 8, 2026

Chicago in four numbers.

Issuance peaked in April 2026 at 718 permits; the H1 monthly average is 611. H1 2026 closed at 3,667 permits against 3,716 in H1 2025 (-1%). Declared value peaked in March 2026 at \$1.30B; the half closed +74% on value year over year.

3,667

PERMITS ISSUED

Jan 1 to Jun 30, 2026 · -1% YoY

\$4.88B

DECLARED CONSTRUCTION VALUE

Screened permit-stated cost · +74%
YoY

\$110K

MEDIAN PERMIT VALUE

Largest single permit \$730.0M

611

PERMITS A MONTH

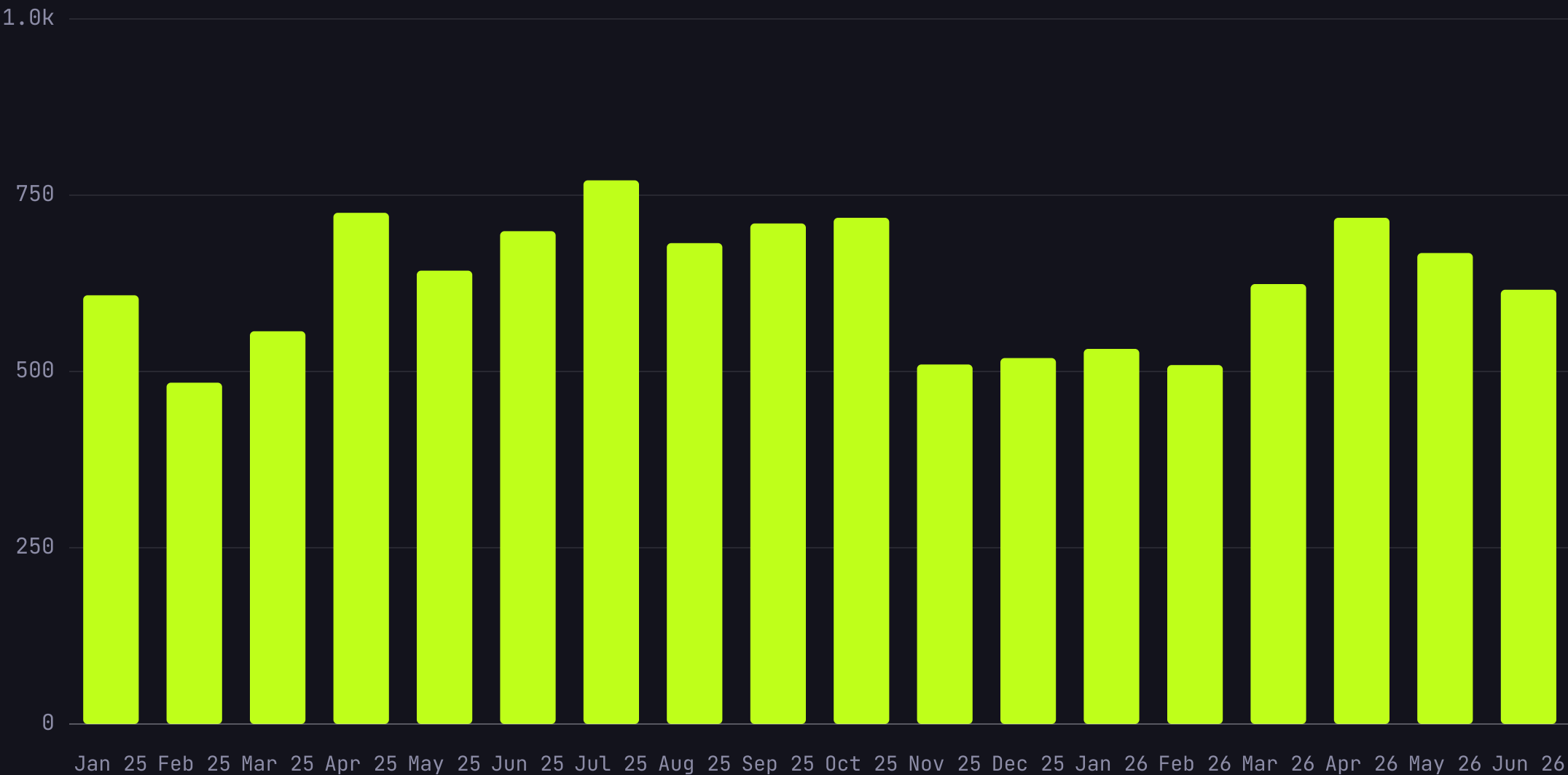
H1 average · peak Apr 26 at 718

The value line pulled away from the count.

Permit volume tracks last year almost exactly. Value does not: March and April 2026 each cleared \$1B against roughly \$400M in the same months of 2025. That gap is the whole story of the half.

Permits issued by month

MONTHLY • JAN 25 TO JUN 26



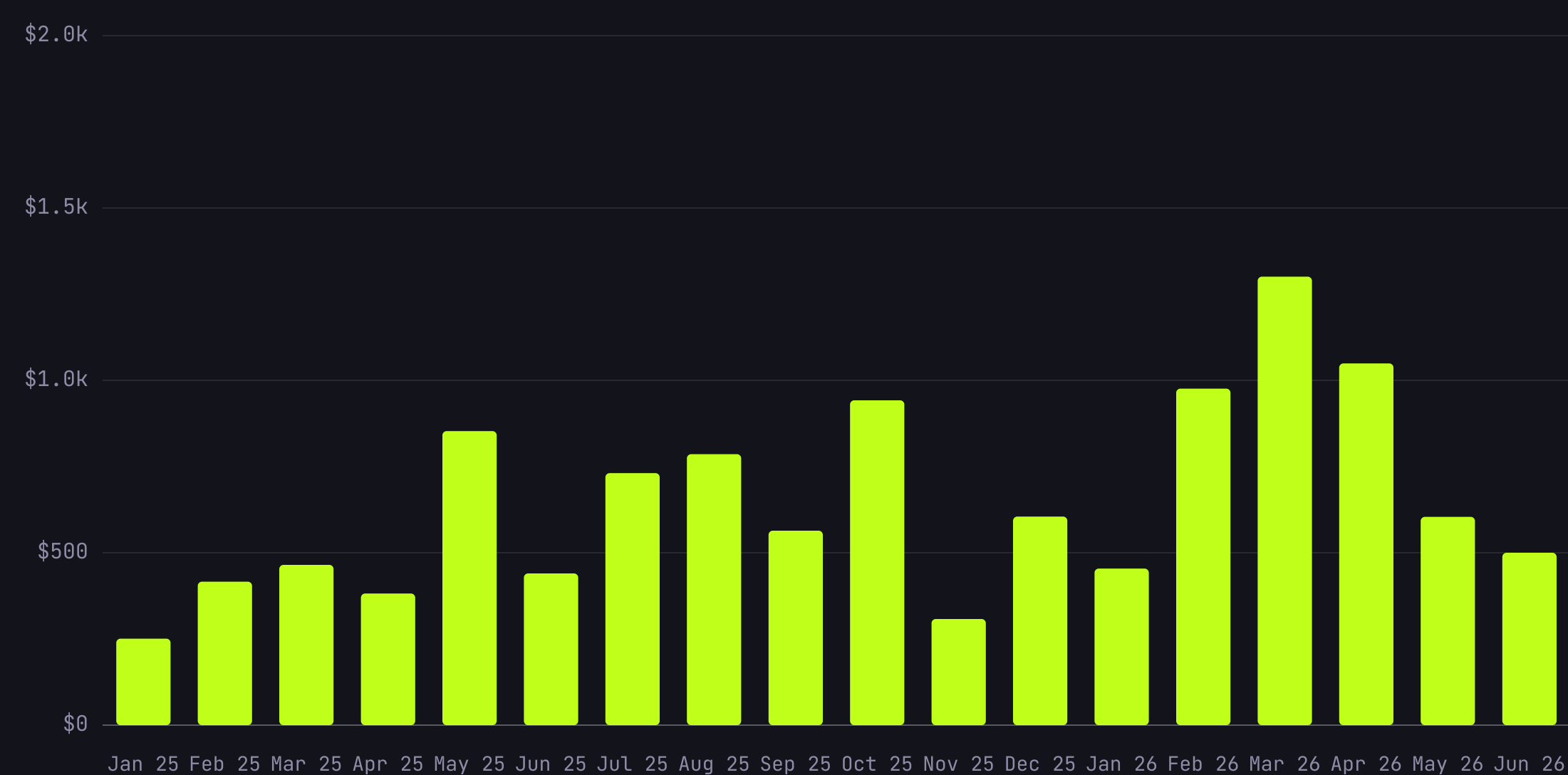
Interactive chart with value, quarters and 2026 vs 2025 → builtie.com/reports/h1-2026-chicago

Where the money landed, month by month.

Declared value peaked in Mar 26 at \$1.30B. Ten permits carry 53% of the half's total, so a single month can move on one filing. The half closed +74% on value against H1 2025.

Where the money landed, month by month.

SCREENED DECLARED VALUE · \$M



3 signals inside the market

VALUE CONCENTRATION

Ten permits carry 53% of the half's value

10 permits out of 3,667 account for \$2.57B of \$4.88B in screened declared value. The thousands of smaller permits are volume, not dollars.

LARGEST SINGLE PERMIT

\$730.0M on one filing

Dds 2019 cbc: full building permit for the superstructure, enclosure, and interior fit out of satellite 1 con... — 10000 W Ohare St. Issued February 25, 2026.

RENOVATION MARKET

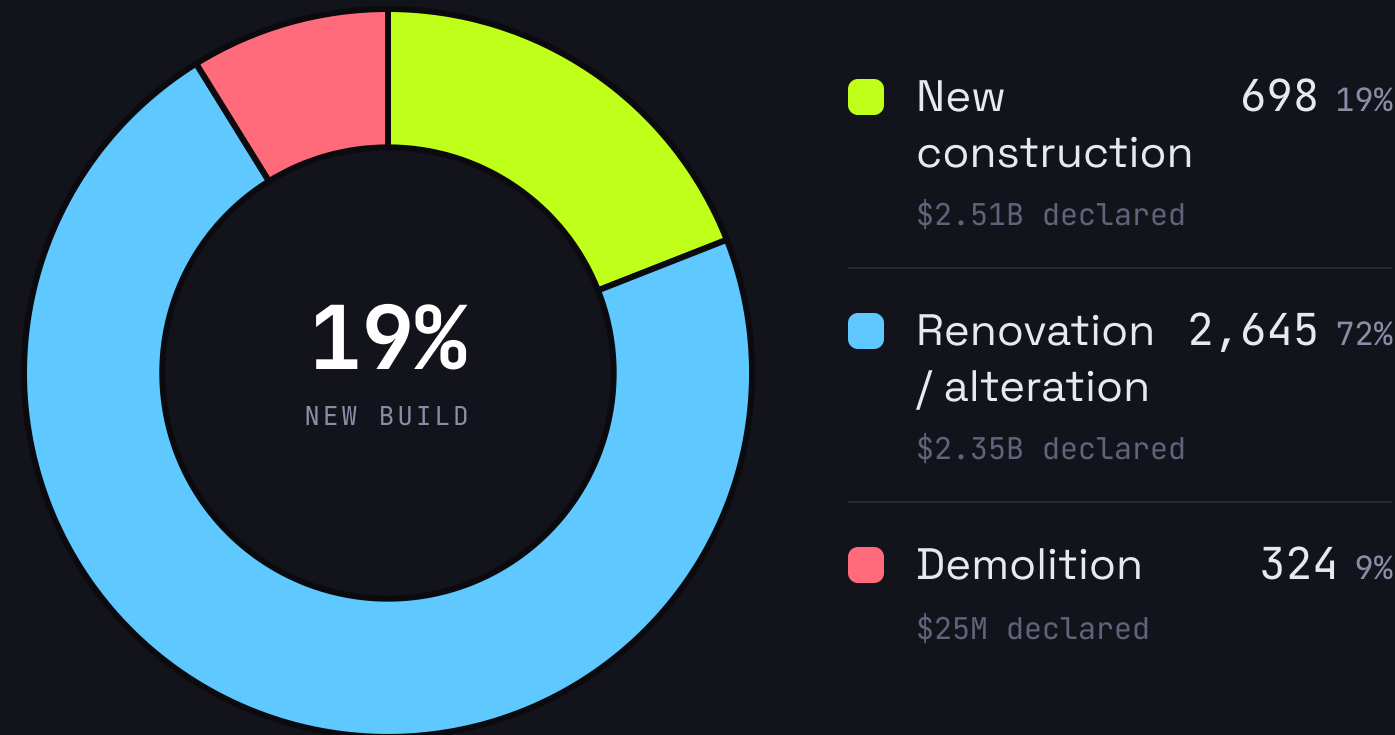
19% new construction, 72% existing buildings

698 new-building permits carry 51% of declared value. New builds are a minority of the filings and a majority of the money.

Seven in ten renovation.

Work category

H1 2026 • SHARE OF CLASSIFIED PERMITS



Permit type as the city files it

H1 2026 • TOP 3 BY COUNT

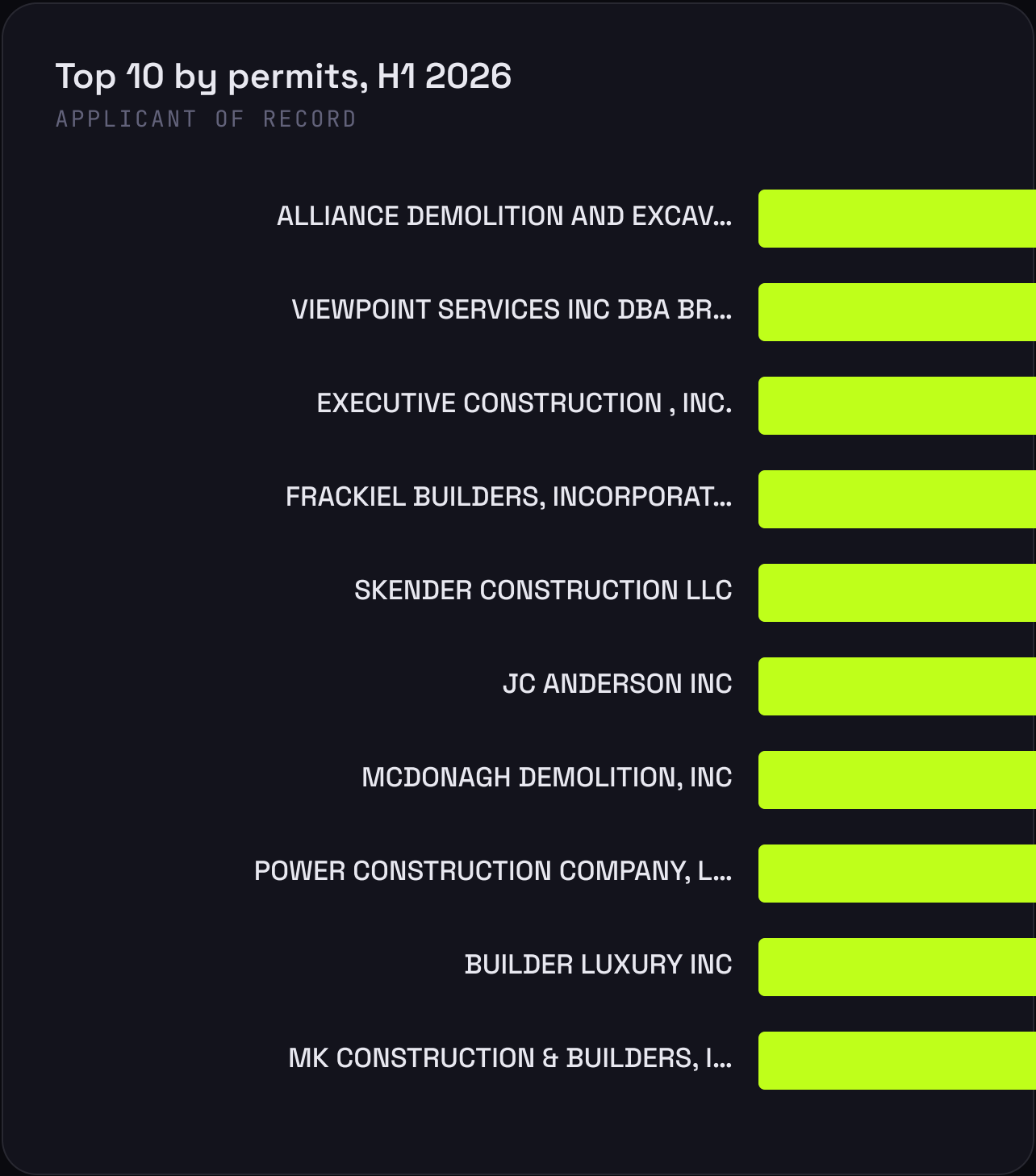


Half of Chicago's permits are pulled by a person.

The firm table below is thin on purpose — once individual filers are set aside, Chicago’s named applicants are mostly the city’s own demolition department and event contractors. The signal here is the split itself: 1,783 permits with a homeowner on the form, and a value line driven by a small number of very large jobs that the applicant field does not name.

OWNER-PULLED WORK

20 permits — 1% — were filed by the property owner or a named individual. No contractor of record yet: the earliest a trade can reach them.



Top 20 with declared value, live → builtie.com/reports/h1-2026-chicago

The ten largest jobs of the half.

Stated construction cost

SINGLE PERMITS, AFTER THE VALUE SCREEN

10000 W Ohare St		\$730.0M
705 W Chicago Ave		\$580.0M
200 N State St		\$445.0M
10000 W Ohare Airport		\$250.0M
10000 W Ohare St		\$220.0M
1331 S Wells St		\$102.0M
4443 S Western Blvd		\$92.4M
100 W Randolph St		\$50.1M
19 S La Salle St		\$50.0M
1901 W Madison St		\$50.0M

1	Dds 2019 cbc: full building permit for the superstructure, encl... HUNT CONSTRUCTION GROUP INC	\$730.0M
2	Dds 2019 cbc: interior buildout of new 7-story casino, parking... BALLY'S CHICAGO OPERATING COMPANY, LLC	\$580.0M
3	Work is to include construction of an elevated transit station... F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES, LLC.	\$445.0M
4	Ds 2019 cbrc: revision to full building permit 101056000 for th... CLARK - W.E. O'NEIL JV	\$250.0M
5	Dds 2019 cbc: full building permit for the confined spaces port... HUNT CONSTRUCTION GROUP INC	\$220.0M
6	Dds 2019 cbc: superstructure only permit for a proposed 4- story... PEPPER CONSTRUCTION COMPANY	\$102.0M
7	Dds 2019 cbc. new construction for a one story 73,485 sf storag... ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY LLC	\$92.4M
8	Dds 2019 cbrc: interior alterations to levels b2, b1, l1, and l... SKENDER CONSTRUCTION LLC	\$50.1M
9	Dds 2019 cbrc: interior and exterior alterations to existing 17... POWER CONSTRUCTION COMPANY, LLC	\$50.0M
10	Direct developer services 2019 cbc. full building permit: mixed... JAMES MCHUGH CONSTRUCTION CO	\$50.0M

The same half, in every market Builtie tracks.

Permit counts are directly comparable. Dollar figures are not fully comparable across borders and jurisdictions — each city defines construction value its own way. A market is marked withheld where too few permits state a cost.

Permits issued, H1 2026

10 MARKETS · THIS REPORT HIGHLIGHTED · DECLARED VALUE BESIDE EACH BAR



What is behind every number in this deck.

How the figures are built

DEFINITIONS

Source

Chicago's own published building-permit record, ingested into the Builtie platform. No third-party estimate is mixed in.

Period

Permits issued between January 2, 2026 and June 30, 2026. Applications and cancellations are excluded.

Declared value

The construction cost stated by the applicant on the permit — not a contract value, and excluding land and soft costs. Every permit in this market states one.

The value screen

Any single permit at or above **\$1B**, and any value at or above **\$10M** repeating on five or more permits in one city (a parent total stamped on sub-permits), is removed before any total. 5 permits were screened out this half. A percentile trim was tested and rejected: it cannot tell a corrupt value from a genuine large tower.

What this deck does not tell you

KNOWN GAPS, STATED ON PURPOSE

No approval timeline

This feed sets the application date equal to the issue date on every row, so no approval clock is drawn. The field is 100% populated, which is exactly why it is easy to mistake for real.

No density map

1,856 permits carry coordinates and every one falls outside Chicago — our geocoder resolved them against the wrong region. Coordinates are checked against the city's bounding box before anything is plotted, so the map is withheld rather than wrong.

The projects are public. The relationships are not.

That gap is the product. Builtie connects the public record of construction activity in Chicago with the layer behind it: builders, developers, architects, consultants, decision makers and their contact details — and tells a trade when the right moment to reach them is.

The projects moving now — every permit above, with its address and applicant, live.

The builders behind them — the company, not just the name on the form.

The timing — which jobs are at framing, where a trade is specified but not yet awarded.

The projects coming next — applications and early-stage signals before they issue.

The decision makers — verified emails, phones and LinkedIn for the people who award work.

The outreach — LinkedIn and email sequences written and sent for you.

*Know the projects.
Reach the decision makers.*



LIVE REPORT, UPDATED AS THE CITY PUBLISHES
builtie.com/reports/h1-2026-chicago
TALK TO US
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