

Market Trends Report

July 2024

Property Type

Single Family, Townhome, Condominium

Date Range

August 2021 - July 2024

Price Range

\$0 - \$999,999,999

Location


SUBDIVISION
Gold Coast



Christina DelGreco


Broker Lic#: 475.145724


CONTACT

 773-230-0002

 christina.delgreco@cbexchange.com


 thedelgreco.com

 Coldwell Banker Realty
1910 N Clybourn Ave, Chicago, IL 60614

 312-266-7000

CONNECT WITH ME

 @christie-delgreco-10848026

 fb.com/thedelgreco.com

 @thedelgreco.com



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Overview

The overview below shows real estate activity from January 2024 to July 2024. You will see data comparisons between July and the previous month, the last three months and July 2023.

Overview	YTD Avg.	Monthly Trends			
		July	June	Apr. - Jun.	Jul. 2023
New Listings	7	1	—	↓	—
Average Sales Price per Square Foot	88	401	↑	↑	↑
Average Days on Market	2	3	↓	↑	↓
Number of Properties for Sale	11	0	↓	↓	—
Average List Price	\$444,161	\$0	↓	↓	—
Median List Price	\$395,979	\$0	↓	↓	—
Average Sales Price	\$316,536	\$1,811,750	↑	↑	↑
Median Sales Price	\$316,536	\$1,811,750	↑	↑	↑
Sales Price / List Price Ratio	43.4%	102.04%	—	↑	↑
Number of Properties Sold	4	2	↑	↑	↑
Month's Supply of Inventory	0.43	0	↓	↓	—
Absorption Rate	0.21	0	↓	↓	—



Christina DelGreco
Broker

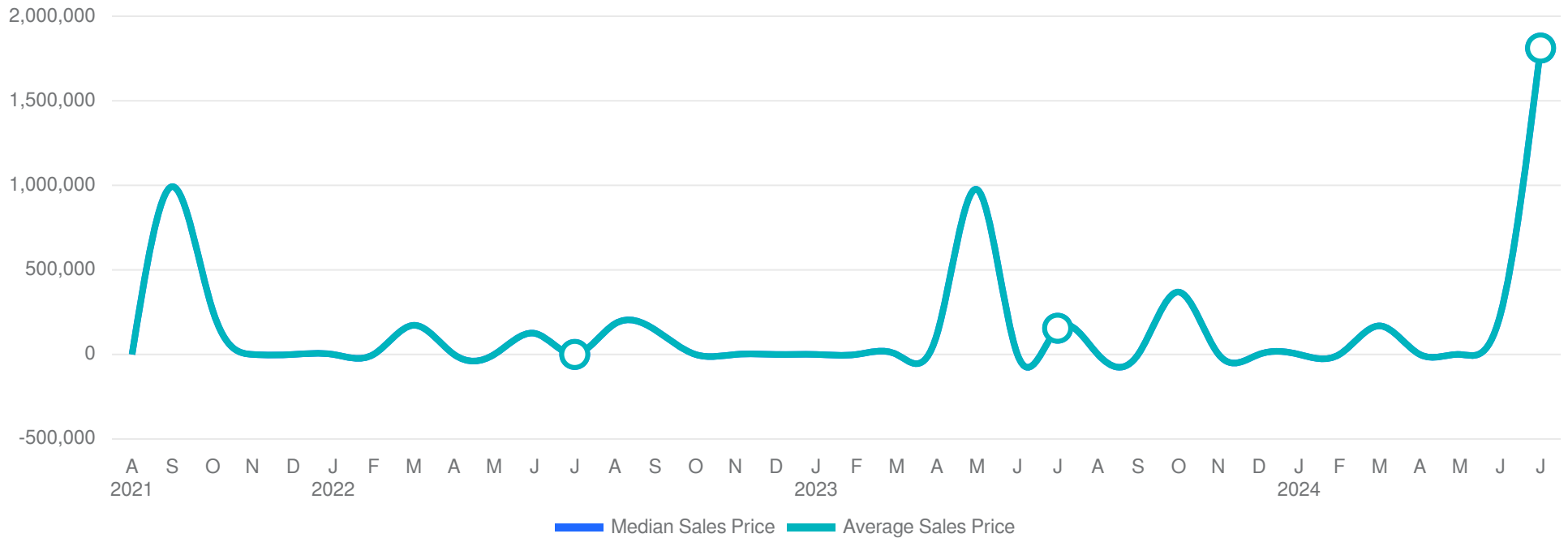
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in July 2024 was \$1,811,750, up 670.96% from \$235,000 from the previous month and 1068.87% higher than \$155,000 from July 2023. The July 2024 median sales price was at its highest level compared to July 2023 and 2022. The average sales price in July 2024 was \$1,811,750, up 670.96% from \$235,000 from the previous month and 1068.87% higher than \$155,000 from July 2023. The July 2024 average sale price was at its highest level compared to July 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Christina DelGreco
Broker

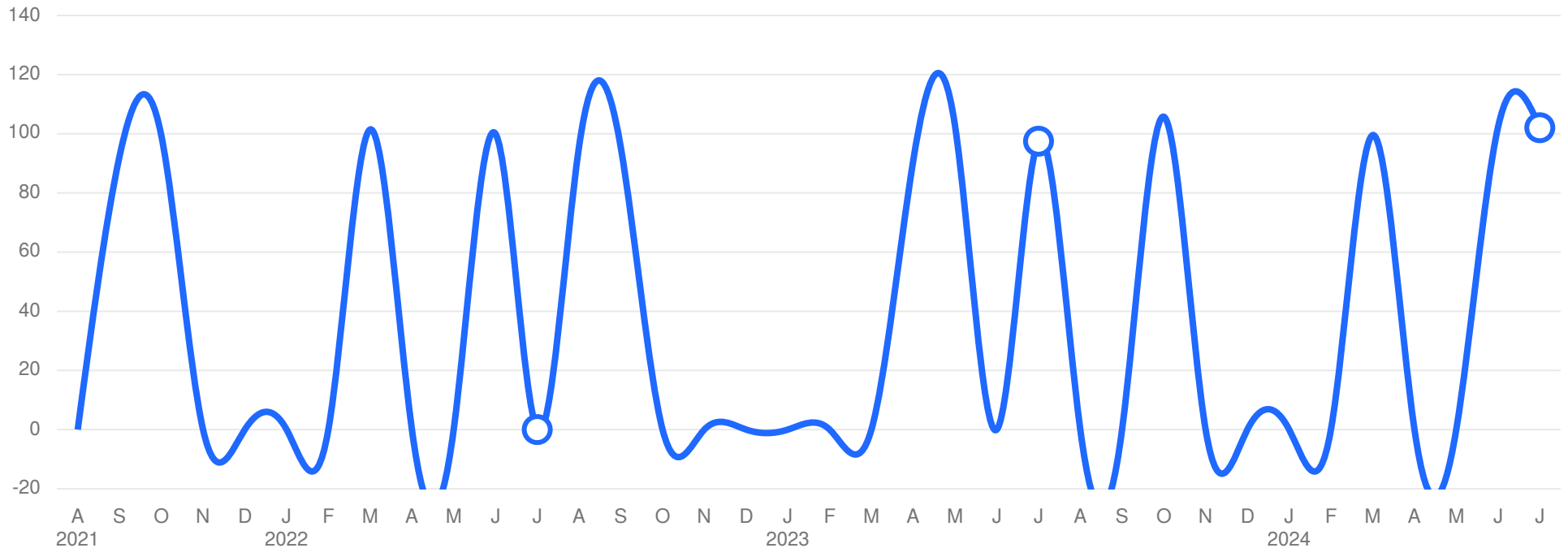
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The July 2024 sales price/list price ratio was 102.04%, equal to the previous month and up from 97.48% from July 2023.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Christina DelGreco
Broker

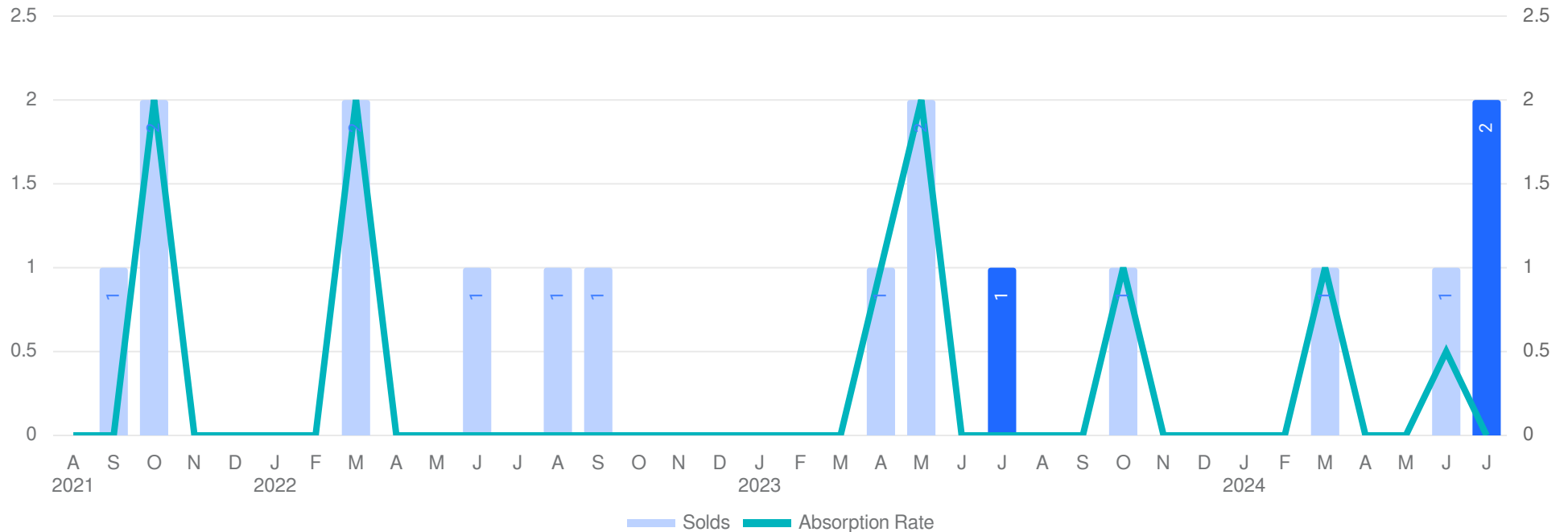
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Number of Properties Sold & Absorption Rate

The number of properties sold in July 2024 was 2, up 100% from 1 from the previous month and 100% higher than 1 from July 2023. The July 2024 sales were at its highest level compared to July 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Christina DelGreco
Broker

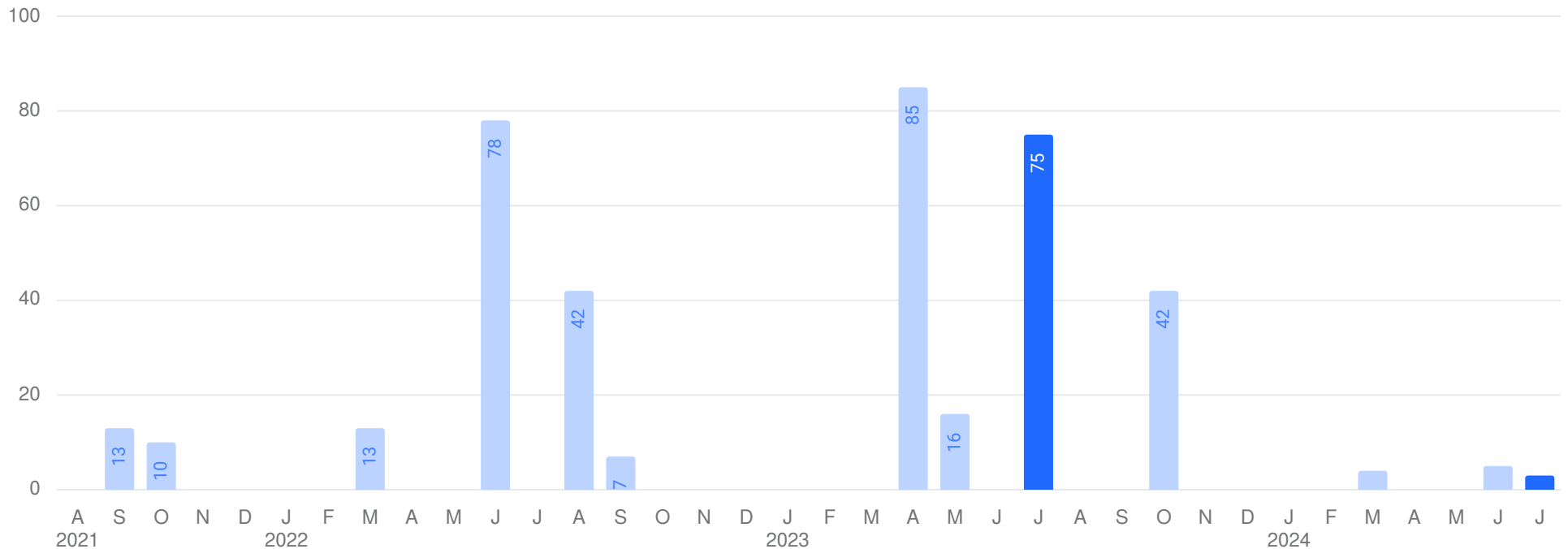
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for July 2024 was 3 days, down -40.0% from 5 days from the previous month and -96.00% lower than 75 days from July 2023. The July 2024 DOM was at a mid level compared with July 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Christina DelGreco
Broker

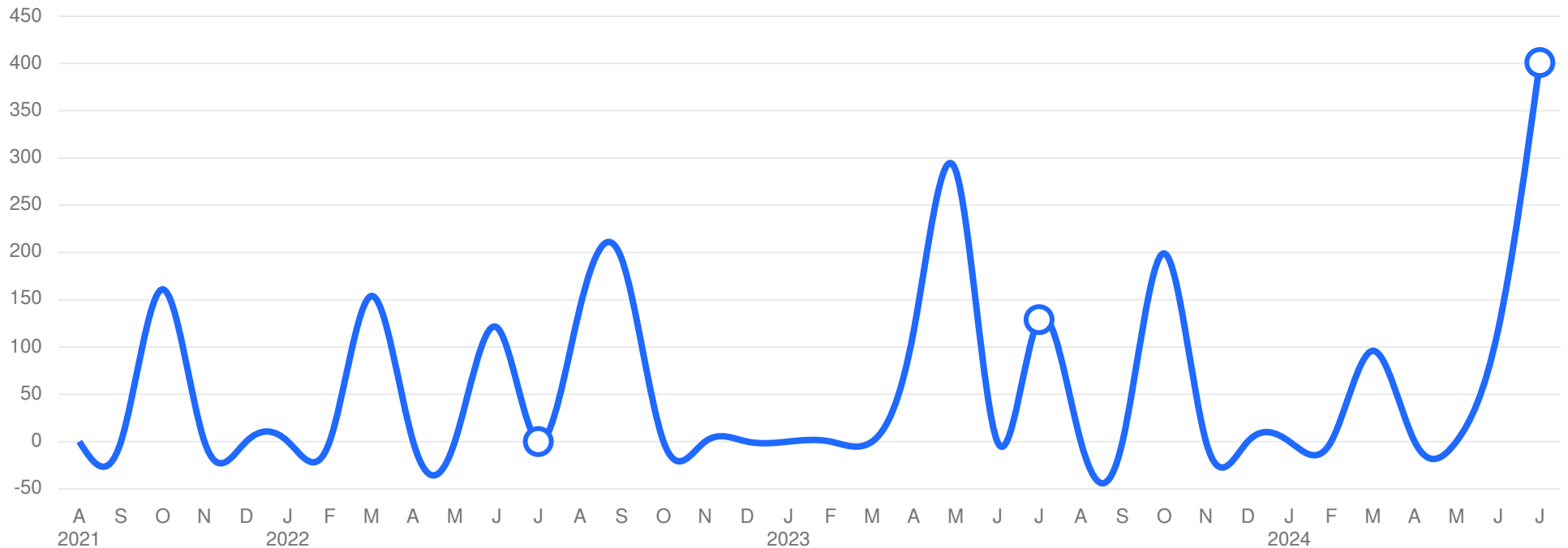
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in July 2024 was \$401, up 239.83% from \$118 from the previous month and 210.85% higher than \$129 from July 2023.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Christina DelGreco
Broker

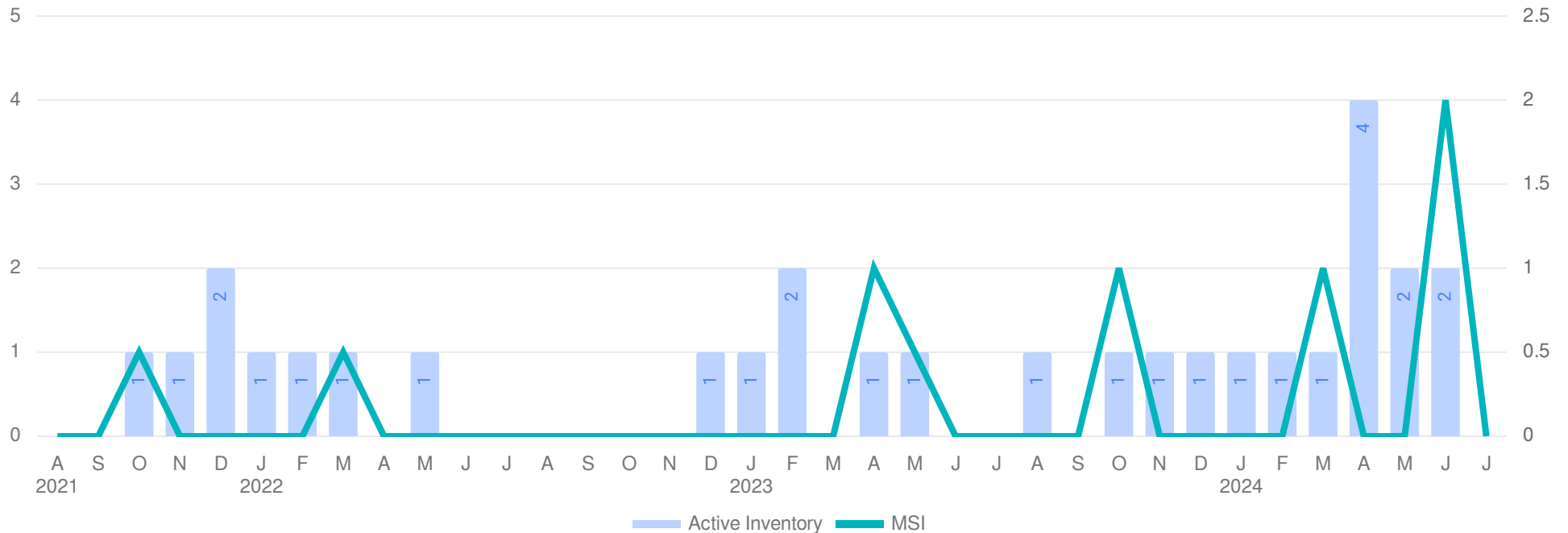
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in July 2024 was 0, down 0% from 2 from the previous month and equal to July 2023. The July 2024 inventory was at its lowest level compared with July 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2024 MSI of 0 months was at its lowest level compared with July 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Christina DelGreco
Broker

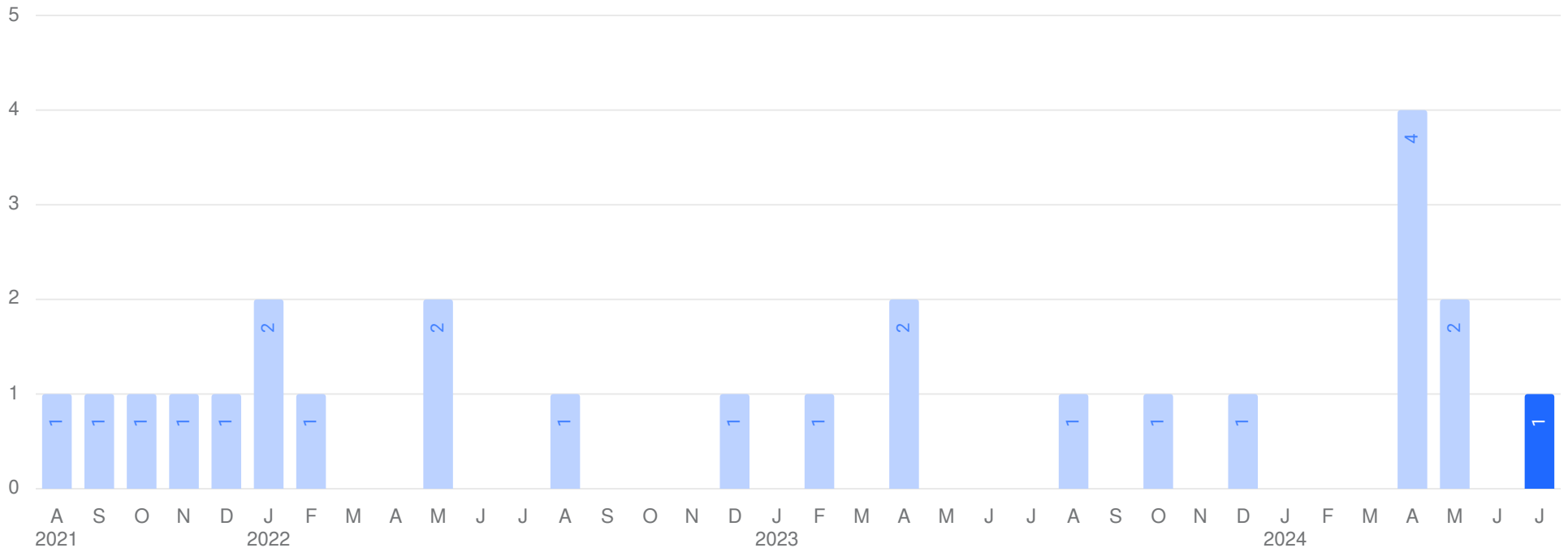
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco.com>

Subdivision: Gold Coast
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in July 2024 was 1, equal to the previous month and equal to July 2023. The July 2024 listings were at its highest level compared to July 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.