

Market Trends Report

July 2024

Property Type

Single Family, Townhome, Condominium

Date Range

August 2021 - July 2024

Price Range

\$0 - \$999,999,999

Location


MLS AREA
Chi - North Center




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>

**MLS Area: Chi - North
Center**

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	450	47	↓	↓	↓
Average Sales Price per Square Foot	379	398	↑	↑	↑
Average Days on Market	21	8	↓	↓	↓
Number of Properties for Sale	395	45	↓	↓	↓
Average List Price	\$951,155	\$947,193	↓	↓	↓
Median List Price	\$759,479	\$749,900	↓	↓	↓
Average Sales Price	\$866,156	\$851,133	↑	↑	↓
Median Sales Price	\$657,129	\$679,000	↑	↑	↑
Sales Price / List Price Ratio	100.3%	101.85%	—	—	↑
Number of Properties Sold	271	45	↓	↓	↓
Month's Supply of Inventory	1.75	1	↓	↓	↓
Absorption Rate	0.7	1	↑	↑	↑



Christina DelGreco
Broker

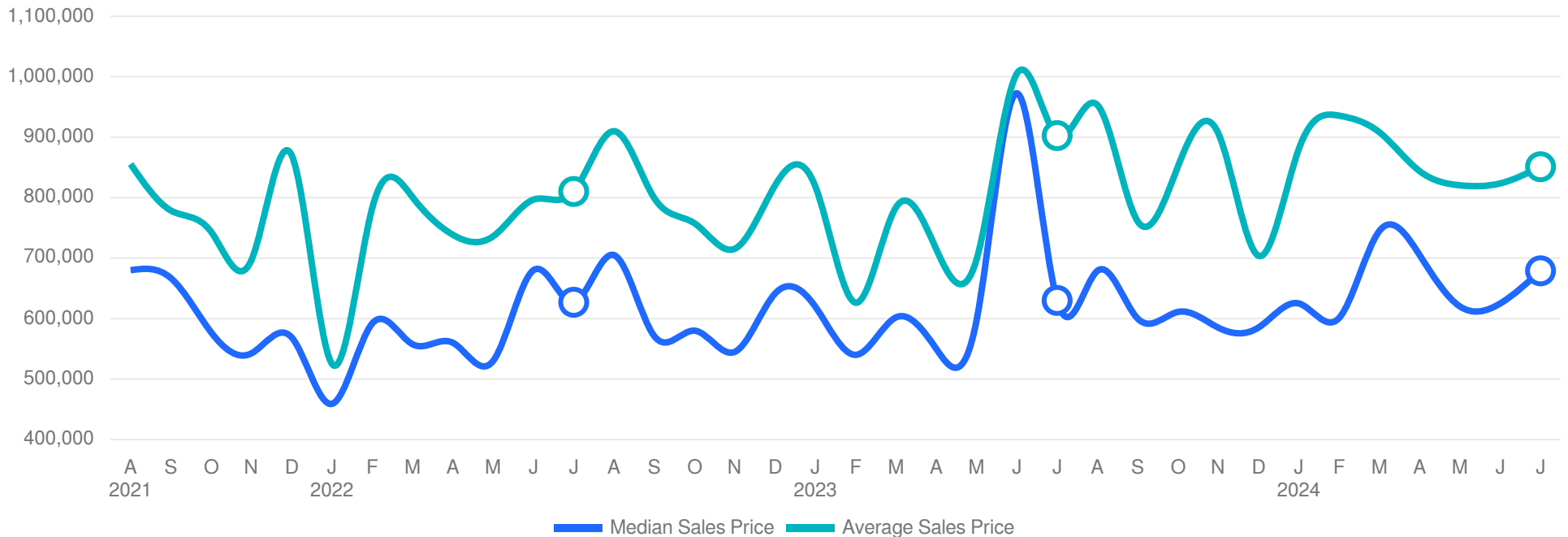
M: 773-230-0002
Lic#: 475.145724

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

MLS Area: Chi - North Center
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in July 2024 was \$679,000, up 8.64% from \$625,000 from the previous month and 7.78% higher than \$630,000 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 \$851,133, up 3.35% from \$823,548 from the previous month and -5.71% lower than \$902,642 from July 2023. The July 2024 average sale price was at a mid 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 team.com>

MIs Area: Chi - North Center
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 101.85%, equal to the previous month and up from 100.3% 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>

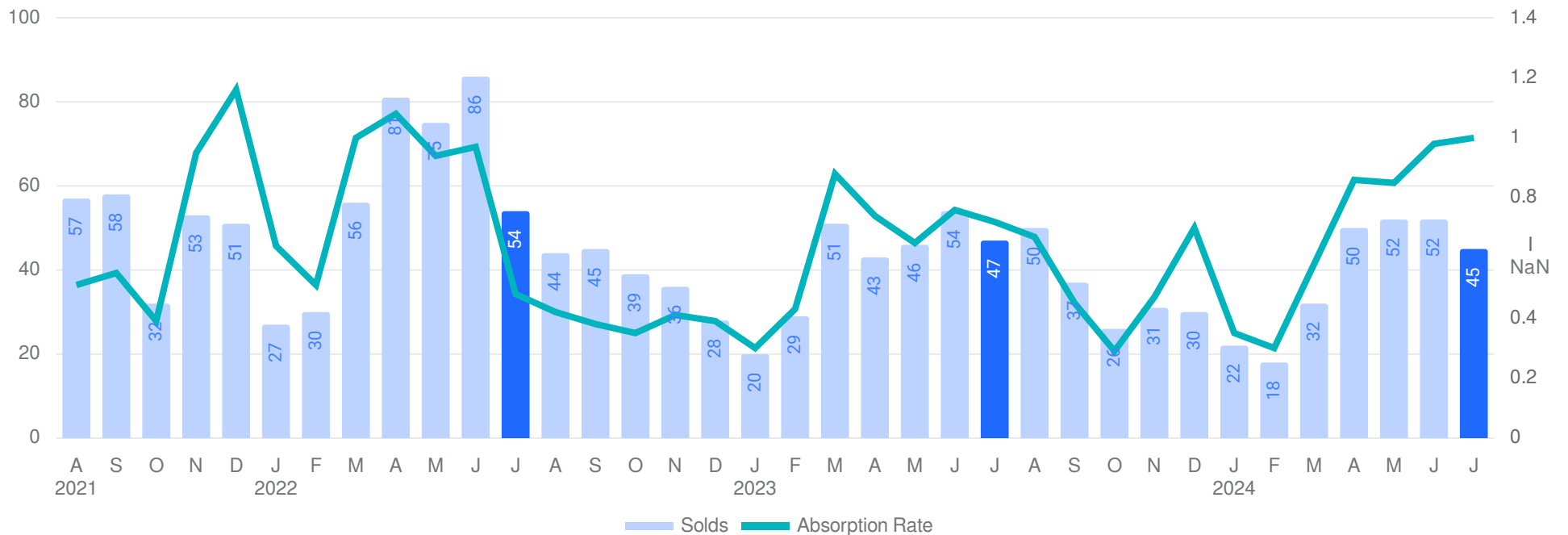
MI's Area: Chi - North Center

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 45, down -13.46% from 52 from the previous month and -4.26% lower than 47 from July 2023. The July 2024 sales were at its lowest 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>

MIs Area: Chi - North Center

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 8 days, down -33.33% from 12 days from the previous month and -42.86% lower than 14 days from July 2023. The July 2024 DOM 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 team.com>

MI's Area: Chi - North Center

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 \$398, up 5.01% from \$379 from the previous month and 6.70% higher than \$373 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>

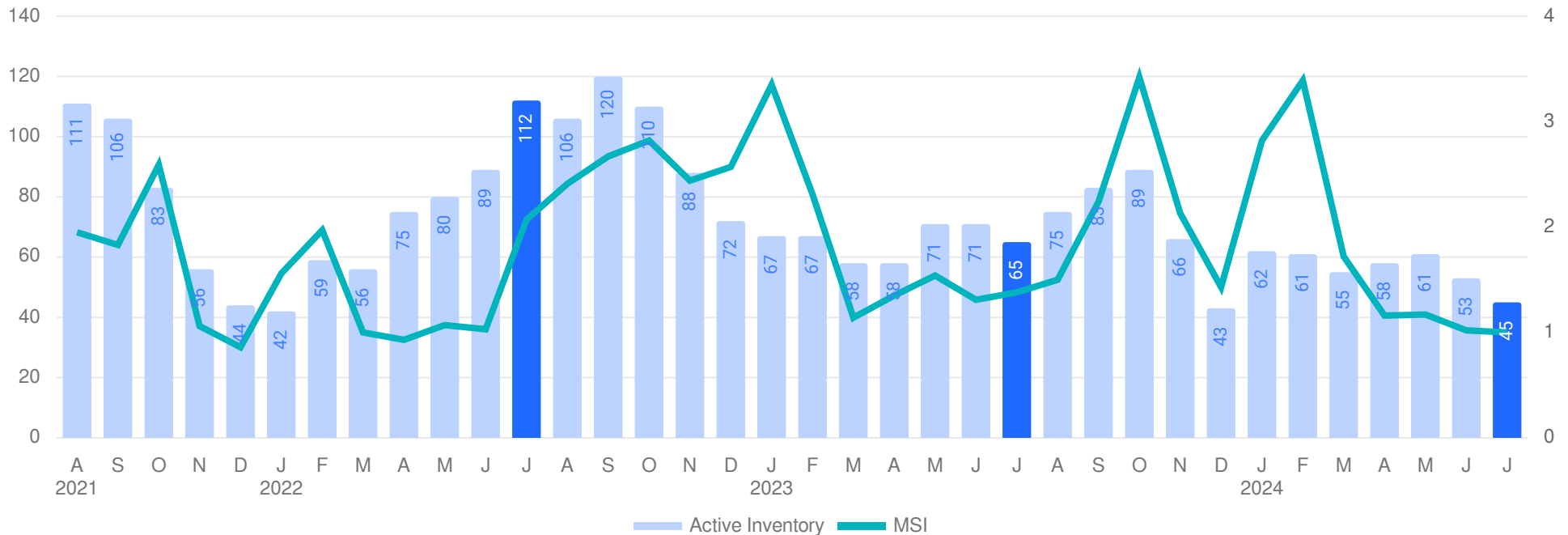
MI's Area: Chi - North Center

Price Range: \$0 - \$999,999,999

Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in July 2024 was 45, down -15.09% from 53 from the previous month and -30.77% lower than 65 from 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 1 month 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>

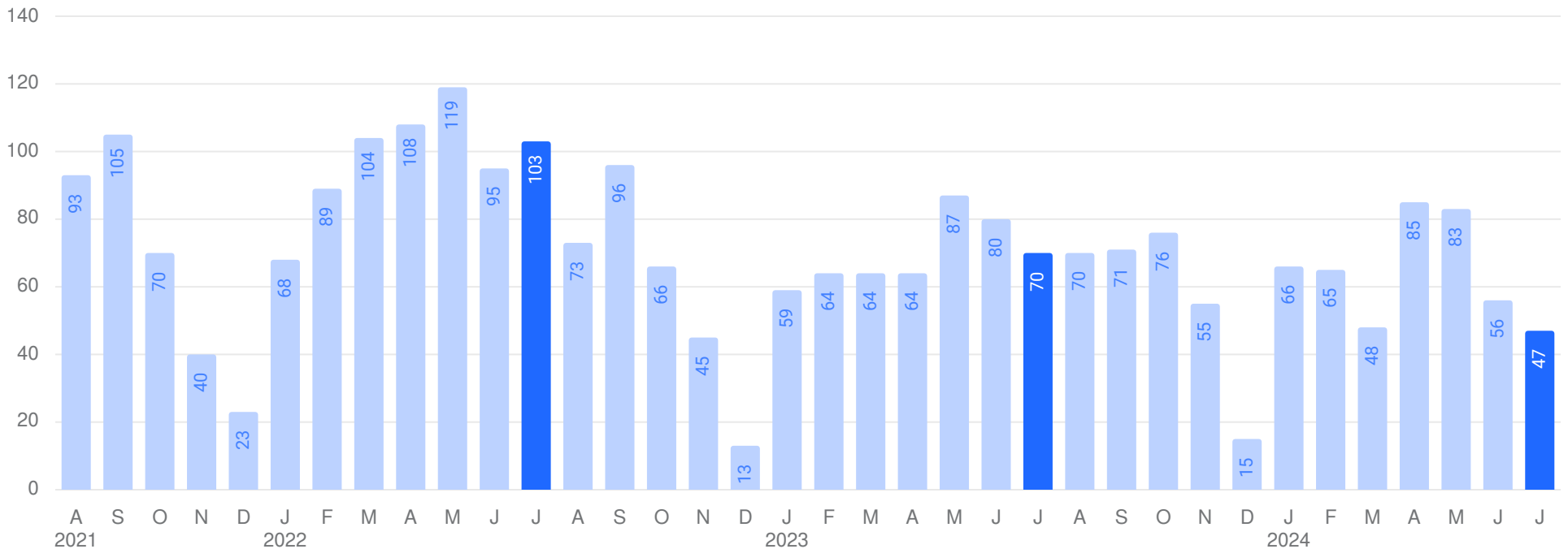
MLS Area: Chi - North Center

Price Range: \$0 - \$999,999,999

Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in July 2024 was 47, down -16.07% from 56 from the previous month and -32.86% lower than 70 from July 2023. The July 2024 listings were at its lowest 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.