

Market Trends Report

December 2024

Property Type

Single Family, Townhome, Condominium

Date Range

December 2024

Price Range

\$0 - \$999,999,999

Location


MLS AREA
Chi - Lake View



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/TheDelGrecoTeam

 @thedelgreco.com



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

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

Overview

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

| Overview | YTD Avg. | Monthly Trends | | | |
|-------------------------------------|-----------|----------------|----------|-------------|-----------|
| | | December | November | Sep. - Nov. | Dec. 2023 |
| New Listings | 2394 | 59 | ↓ | ↓ | ↑ |
| Average Sales Price per Square Foot | 335 | 404 | ↑ | ↑ | ↑ |
| Average Days on Market | 23 | 27 | ↑ | ↑ | — |
| Number of Properties for Sale | 2501 | 146 | ↓ | ↓ | ↓ |
| Average List Price | \$759,596 | \$745,682 | ↓ | ↓ | ↑ |
| Median List Price | \$444,550 | \$355,500 | ↓ | ↓ | ↓ |
| Average Sales Price | \$573,816 | \$552,064 | ↓ | ↓ | ↓ |
| Median Sales Price | \$464,385 | \$526,500 | ↑ | ↑ | ↑ |
| Sales Price / List Price Ratio | 99.88% | 99.03% | — | — | ↑ |
| Number of Properties Sold | 1547 | 93 | ↑ | ↓ | ↑ |
| Month's Supply of Inventory | 1.73 | 1.57 | ↓ | ↓ | ↓ |
| Absorption Rate | 0.62 | 0.64 | ↑ | ↑ | ↑ |



Christina DelGreco
Broker

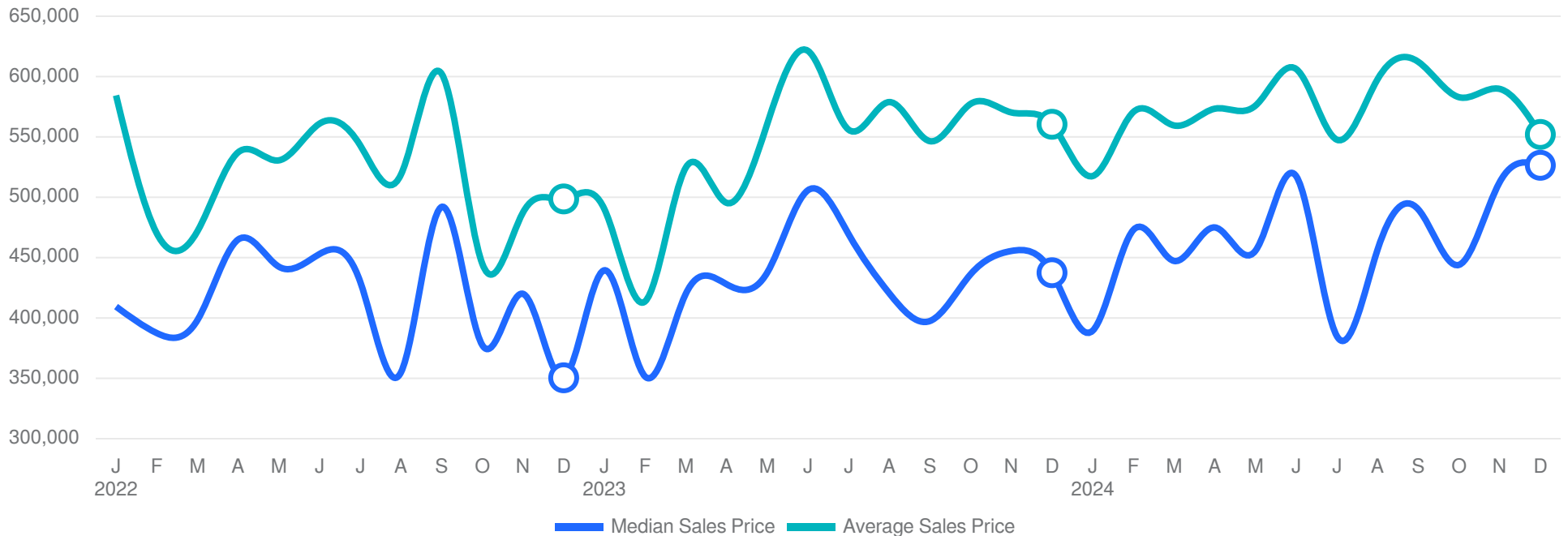
M: 773-230-0002
Lic#: 475.145724

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

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

Average & Median Sales Price

The median sales price in December 2024 was \$526,500, up 2.73% from \$512,500 from the previous month and 20.34% higher than \$437,500 from December 2023. The December 2024 median sales price was at its highest level compared to December 2023 and 2022. The average sales price in December 2024 was \$552,064, down -6.39% from \$589,779 from the previous month and -1.50% lower than \$560,483 from December 2023. The December 2024 average sale price was at a mid level compared to December 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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

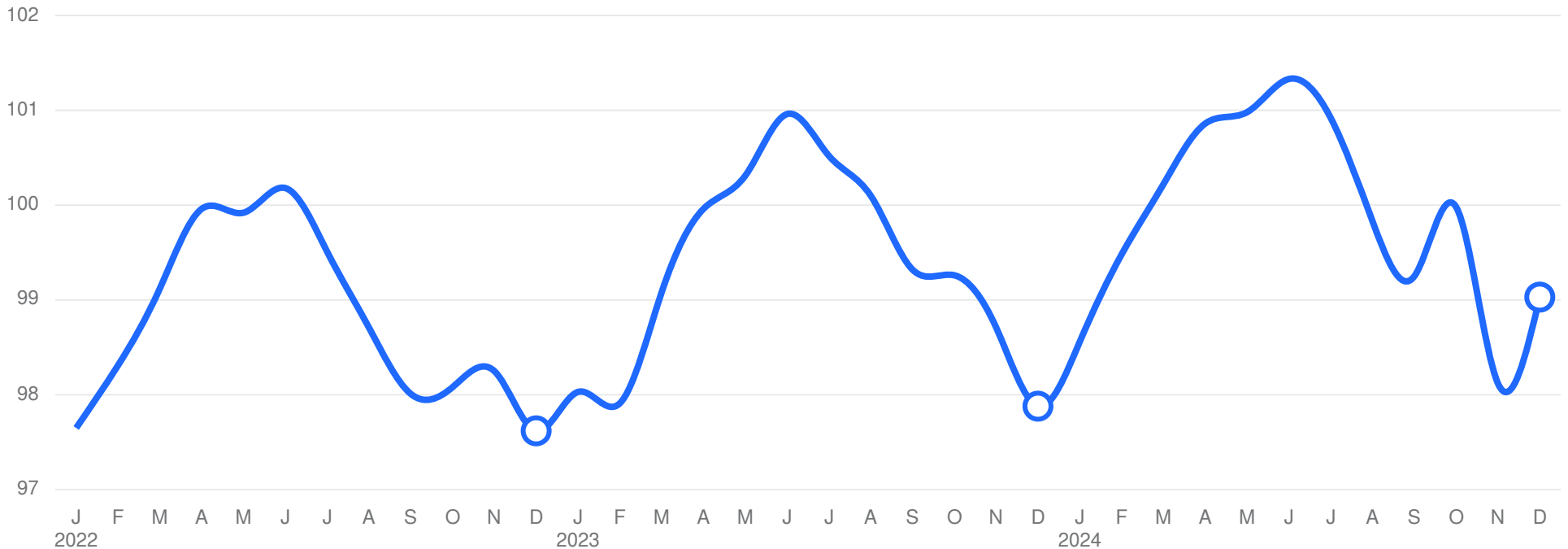
M: 773-230-0002
Lic#: 475.145724

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

MIs Area: Chi - Lake View
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 December 2024 sales price/list price ratio was 99.03%, equal to the previous month and up from 97.88% from December 2023.



Based on information from Midwest Real Estate Data LLC for the period 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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

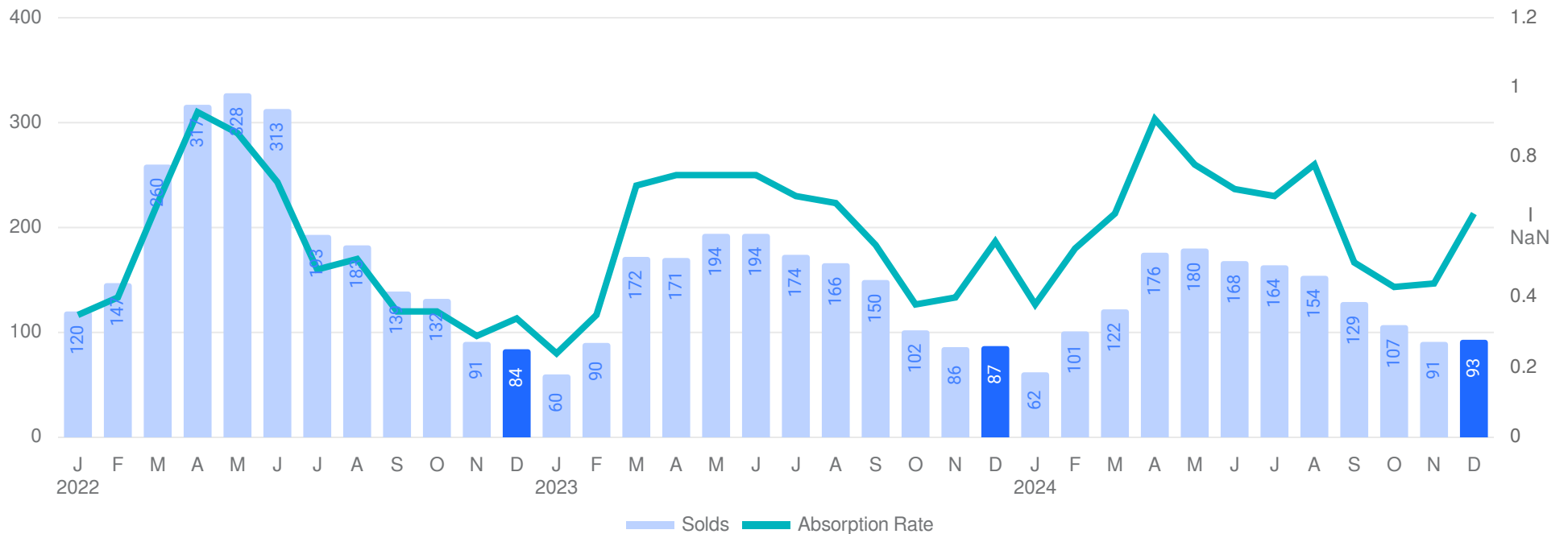
M: 773-230-0002
Lic#: 475.145724

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

MIs Area: Chi - Lake View
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Number of Properties Sold & Absorption Rate

The number of properties sold in December 2024 was 93, up 2.20% from 91 from the previous month and 6.90% higher than 87 from December 2023. The December 2024 sales were at its highest level compared to December 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 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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

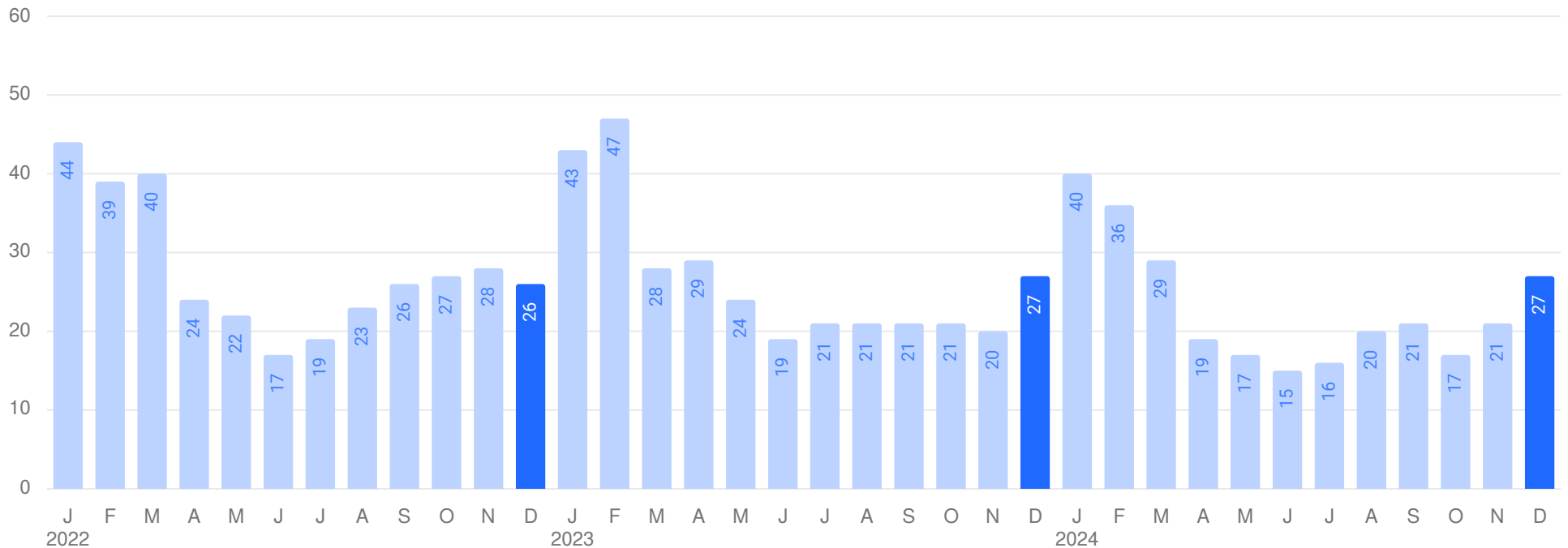
M: 773-230-0002
Lic#: 475.145724

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

MLS Area: Chi - Lake View
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 December 2024 was 27 days, up 28.57% from 21 days from the previous month and equal to December 2023. The December 2024 DOM was at a mid level compared with December 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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

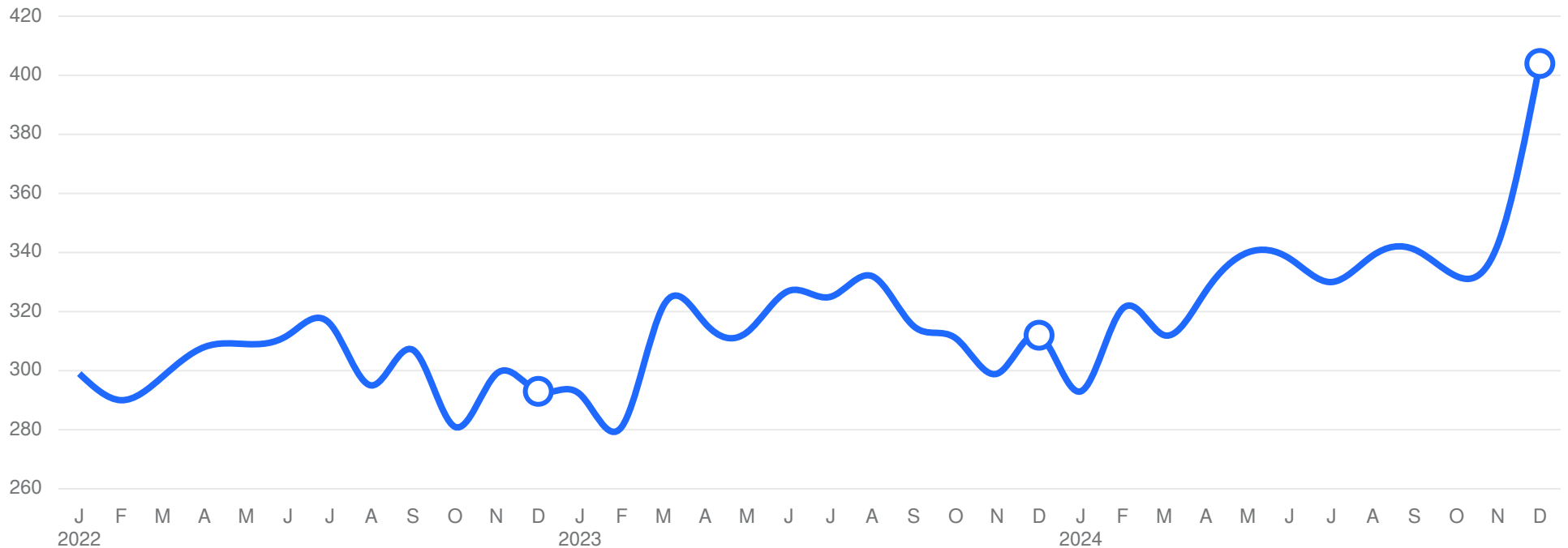
M: 773-230-0002
Lic#: 475.145724

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

MLS Area: Chi - Lake View
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 December 2024 was \$404, up 17.78% from \$343 from the previous month and 29.49% higher than \$312 from December 2023.



Based on information from Midwest Real Estate Data LLC for the period 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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

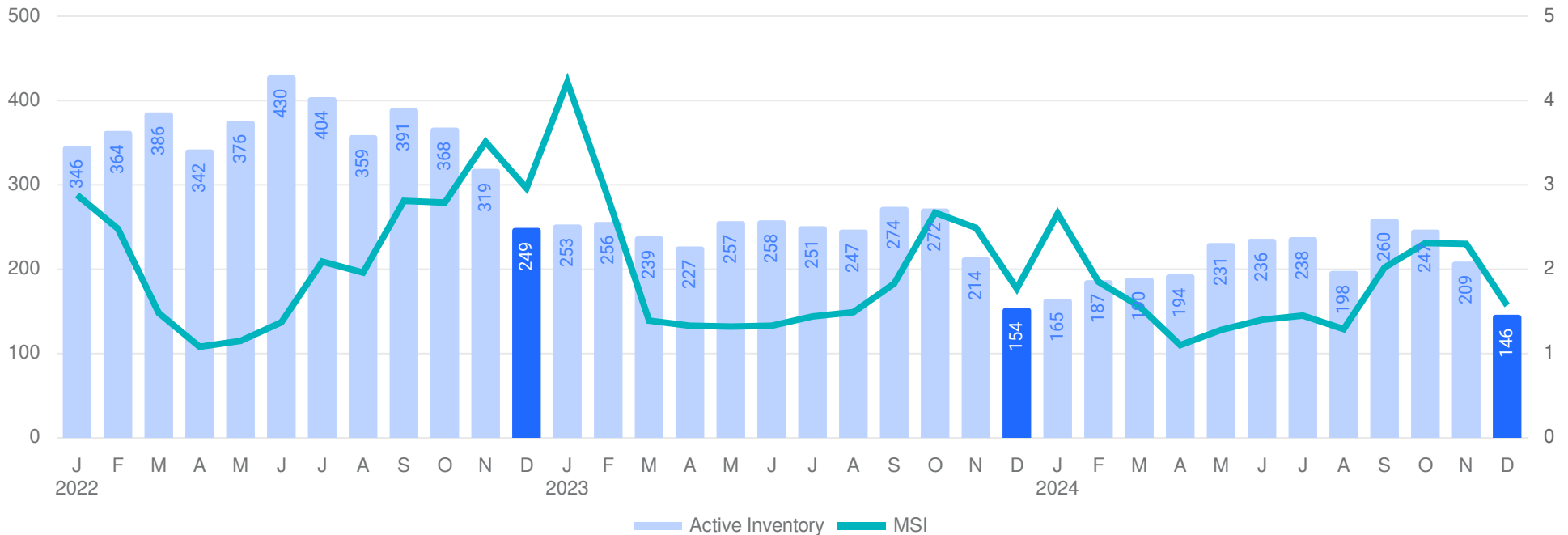
M: 773-230-0002
Lic#: 475.145724

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

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

Inventory & MSI

The number of properties for sale in December 2024 was 146, down -30.14% from 209 from the previous month and -5.19% lower than 154 from December 2023. The December 2024 inventory was at its lowest level compared with December 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2024 MSI of 1.57 months was at its lowest level compared with December 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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

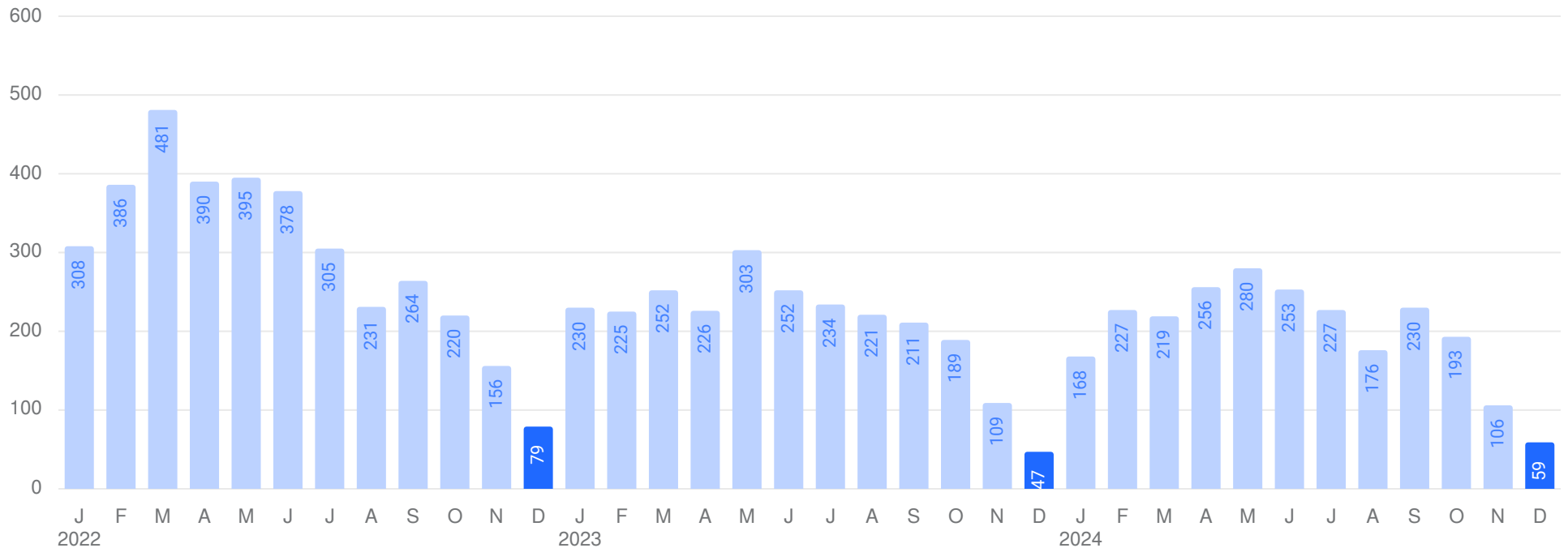
M: 773-230-0002
Lic#: 475.145724

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

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

New Listings

The number of new listings in December 2024 was 59, down -44.34% from 106 from the previous month and 25.53% higher than 47 from December 2023. The December 2024 listings were at a mid level compared to December 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 01/01/2022 through 12/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 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.