

Market Trends Report

March 2025



PropertyType

Single Family, Townhome, Condominium



DateRange

March 2025



Price Range

\$0 - \$999,999,999



Location

SUBDIVISION
Bucktown



Christina DelGreco

Broker Lic#: 475.145724

CONTACT



773-230-0002



christina.delgreco@cbexchange.com



thedelgreco team.com



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



312-266-7000

CONNECT WITH ME



@christie-delgreco-10848026



fb.com/TheDelGrecoTeam



@thedelgreco team



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

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

Overview

The overview below shows real estate activity from January 2025 to March 2025. You will see data comparisons between March and the previous month, the last three months and March 2024.

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2024
New Listings	9	3	—	↑	↓
Average Sales Price per Square Foot	288	379	↓	↑	↑
Average Days on Market	32	60	↑	↑	↑
Number of Properties for Sale	1	0	—	↓	↓
Average List Price	\$150,000	\$0	—	↓	↓
Median List Price	\$150,000	\$0	—	↓	↓
Average Sales Price	\$820,833	\$1,367,500	↑	↑	↑
Median Sales Price	\$820,833	\$1,367,500	↑	↑	↑
Sales Price / List Price Ratio	100.97%	94.33%	↓	↑	↓
Number of Properties Sold	5	2	—	↑	↓
Month's Supply of Inventory	0.33	0	—	↓	↓
Absorption Rate	0.33	0	—	↓	↓



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

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

Average & Median Sales Price

The median sales price in March 2025 was \$1,367,500, up 144.20% from \$560,000 from the previous month and 131.78% higher than \$590,000 from March 2024. The March 2025 median sales price was at its highest level compared to March 2024 and 2023. The average sales price in March 2025 was \$1,367,500, up 144.20% from \$560,000 from the previous month and 79.77% higher than \$760,700 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.





Christina DelGreco
Broker

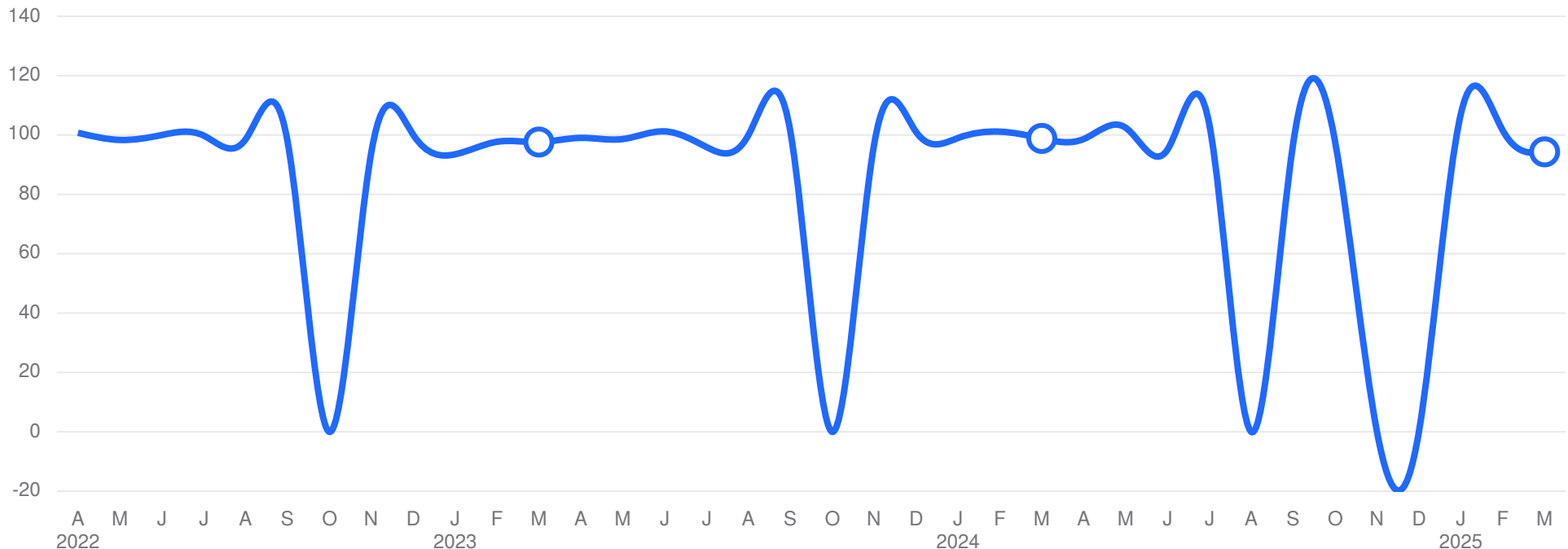
M: 773-230-0002
Lic#: 475.145724

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

Subdivision: Bucktown
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 March 2025 sales price/list price ratio was 94.33%, down from 101.56% from the previous month and down from 98.85% from March 2024.





Christina DelGreco
Broker

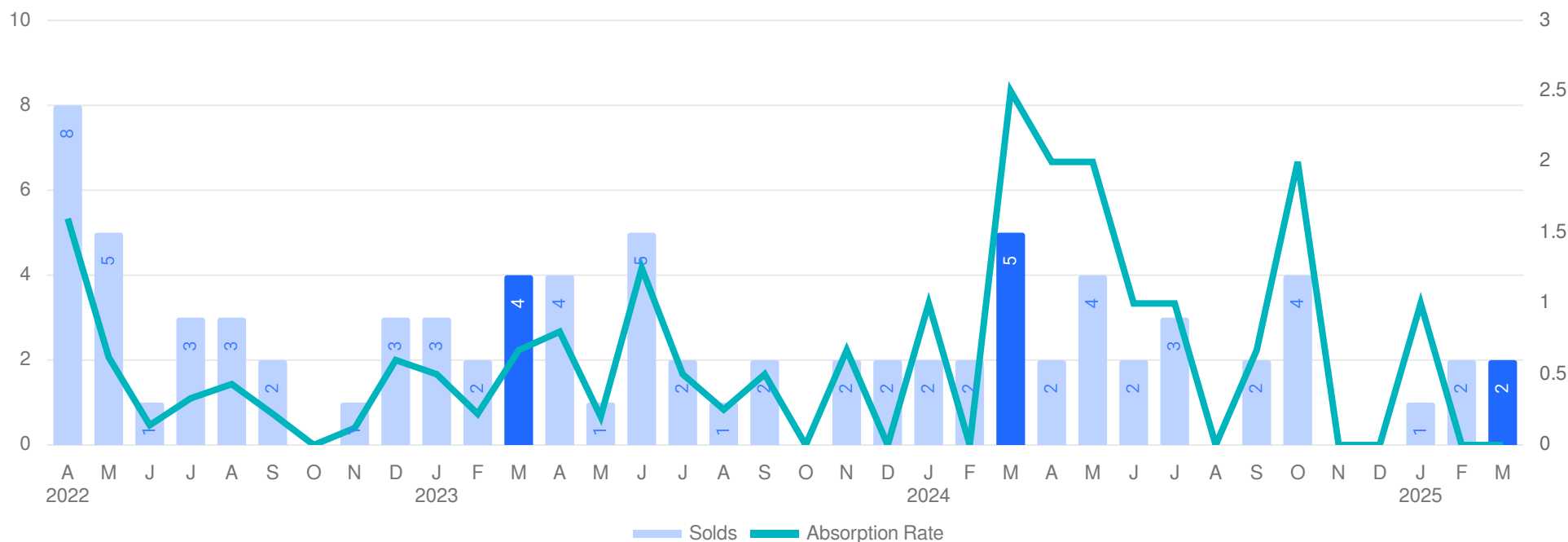
M: 773-230-0002
Lic#: 475.145724

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

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

Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 2, equal to the previous month and -60.0% lower than 5 from March 2024. The March 2025 sales were at its lowest level compared to March 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.





Christina DelGreco
Broker

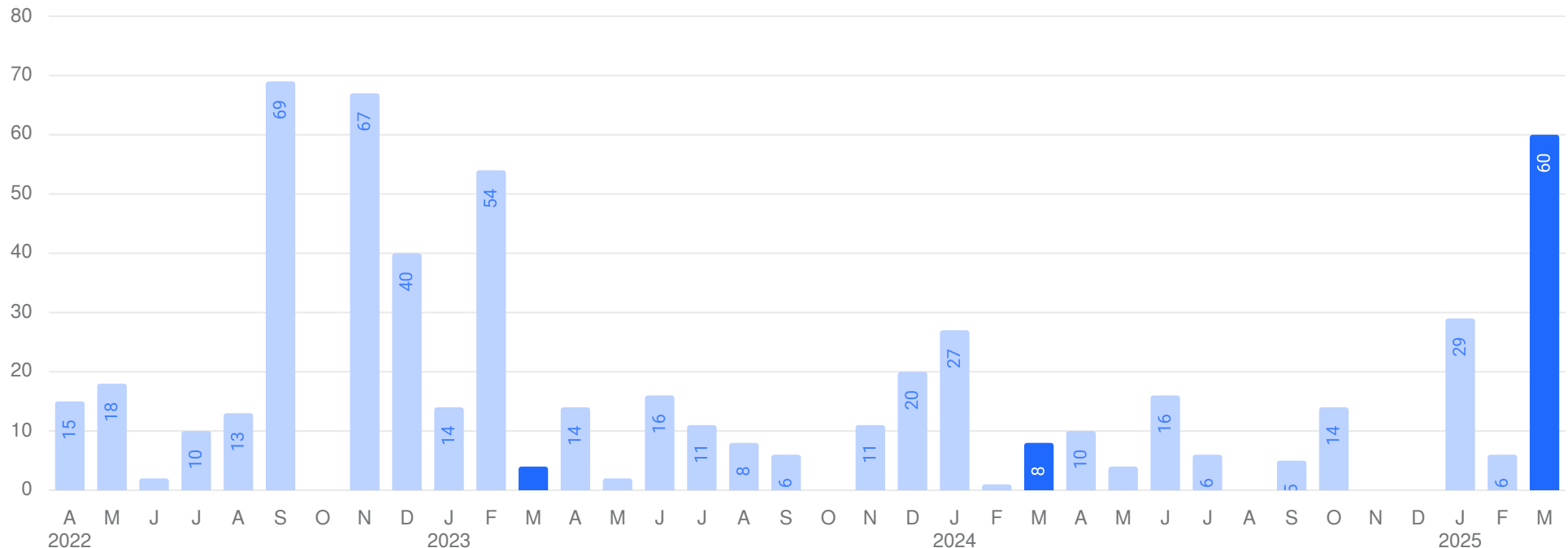
M: 773-230-0002
Lic#: 475.145724

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

Subdivision: Bucktown
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 March 2025 was 60 days, up 900% from 6 days from the previous month and 650.0% higher than 8 days from March 2024. The March 2025 DOM was at its highest level compared with March 2024 and 2023.





Christina DelGreco
Broker

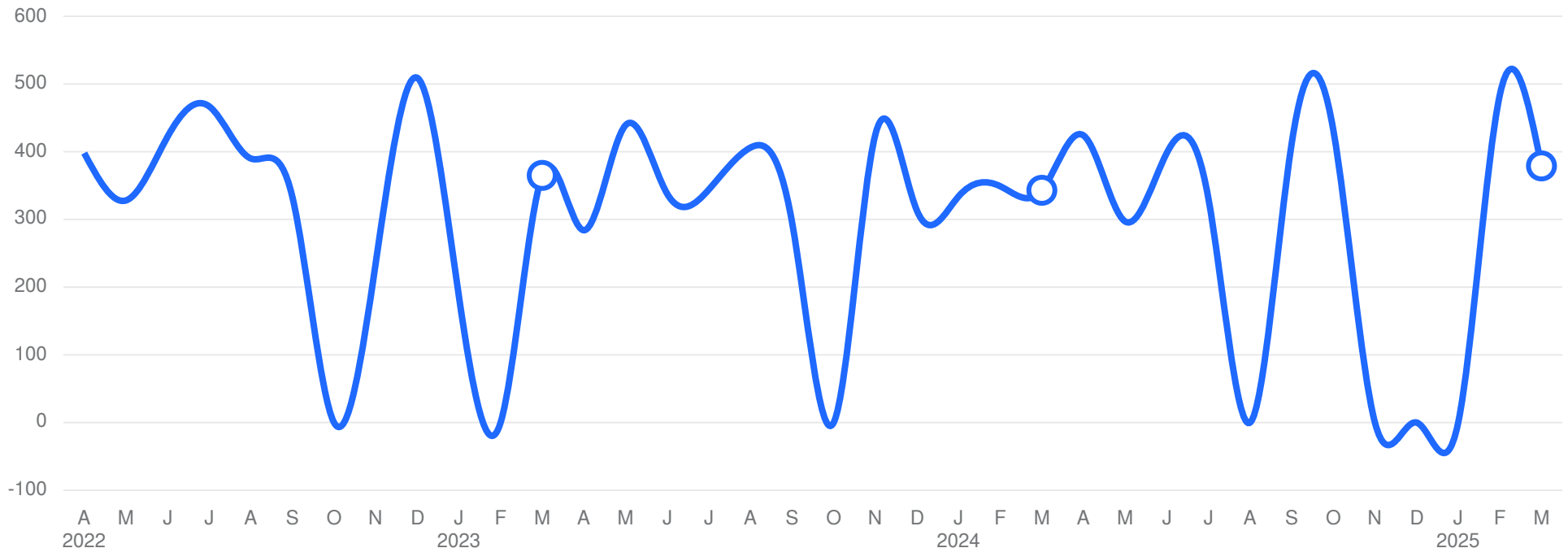
M: 773-230-0002
Lic#: 475.145724

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

Subdivision: Bucktown
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 March 2025 was \$379, down -21.69% from \$484 from the previous month and 10.50% higher than \$343 from March 2024.





Christina DelGreco
Broker

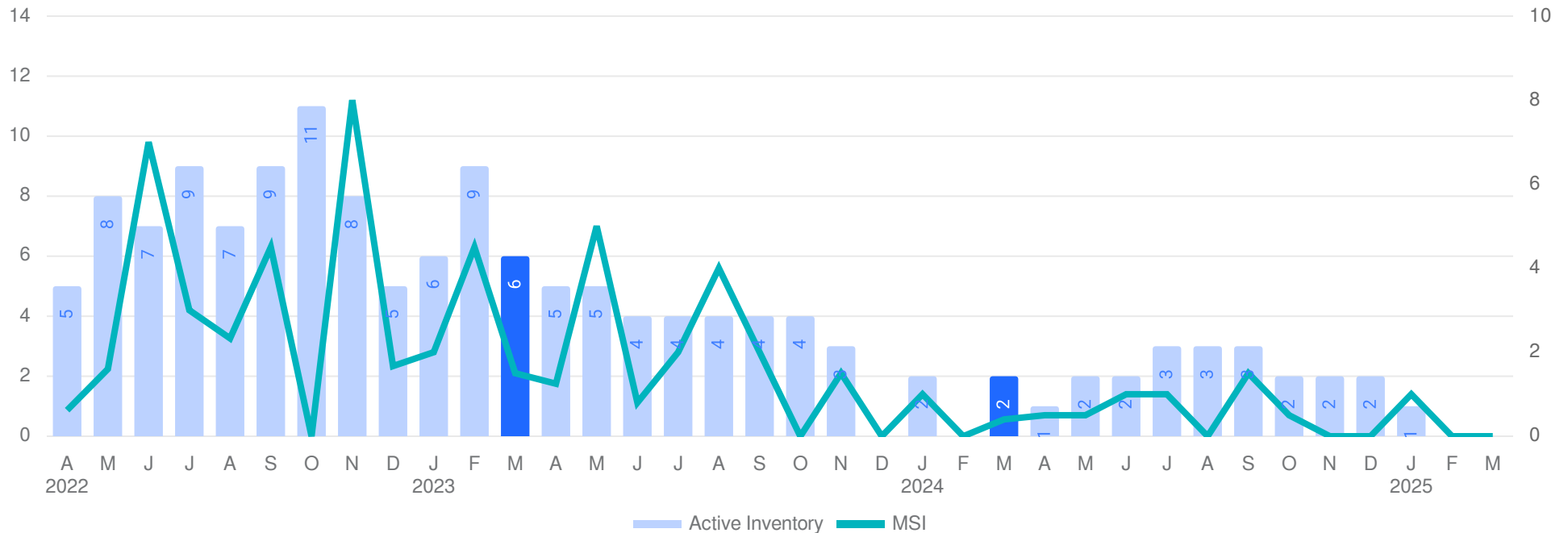
M: 773-230-0002
Lic#: 475.145724

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

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

Inventory & MSI

The number of properties for sale in March 2025 was 0, equal to the previous month and 0% lower than 2 from March 2024. The March 2025 inventory was at its lowest level compared with March 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2025 MSI of 0 months was at its lowest level compared with March 2024 and 2023.





Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

Subdivision: Bucktown

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

Properties: Single Family,
Townhome, Condominium

New Listings

The number of new listings in March 2025 was 3, equal to the previous month and -40.0% lower than 5 from March 2024. The March 2025 listings were at its lowest level compared to March 2024 and 2023.

