

# Market Trends Report

## March 2025

### Property Type

Single Family, Townhome, Condominium

### DateRange

March 2025

### Price Range

\$0 - \$999,999,999

### Location

ZIP CODE


Gold Coast




**Christina DelGreco**


Broker Lic#: 475.145724


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**Zip Code: 60610**  
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	420	151	↑	↑	↓
Average Sales Price per Square Foot	399	378	↑	↓	↑
Average Days on Market	50	33	↓	↓	↓
Number of Properties for Sale	637	201	↓	↓	↓
Average List Price	\$1,124,073	\$1,185,697	↑	↑	↓
Median List Price	\$546,633	\$595,000	↑	↑	↓
Average Sales Price	\$793,108	\$765,177	↑	—	↑
Median Sales Price	\$421,500	\$462,000	↑	↑	↑
Sales Price / List Price Ratio	97.7%	99.61%	↑	↑	↑
Number of Properties Sold	160	70	↑	↑	↓
Month's Supply of Inventory	4.26	2.87	↓	↓	↓
Absorption Rate	0.25	0.35	↑	↑	↑



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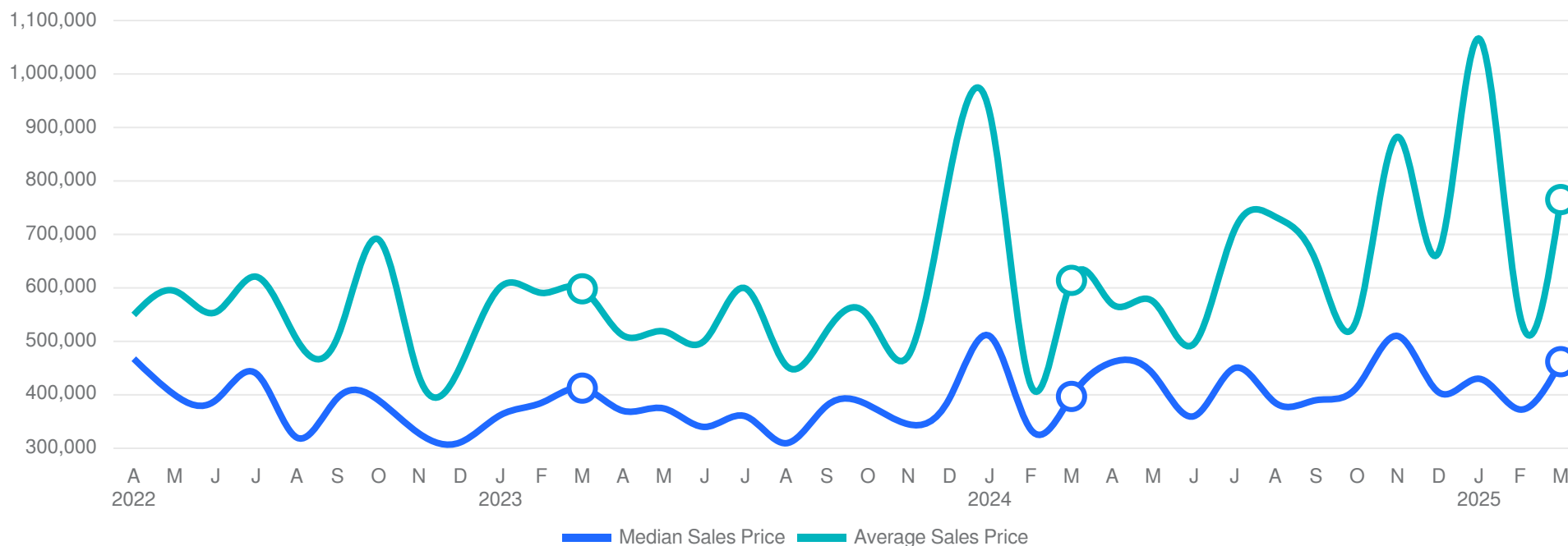
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## Average & Median Sales Price

The median sales price in March 2025 was \$462,000, up 24.03% from \$372,500 from the previous month and 16.37% higher than \$397,000 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 \$765,177, up 39.56% from \$548,269 from the previous month and 24.61% higher than \$614,046 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.





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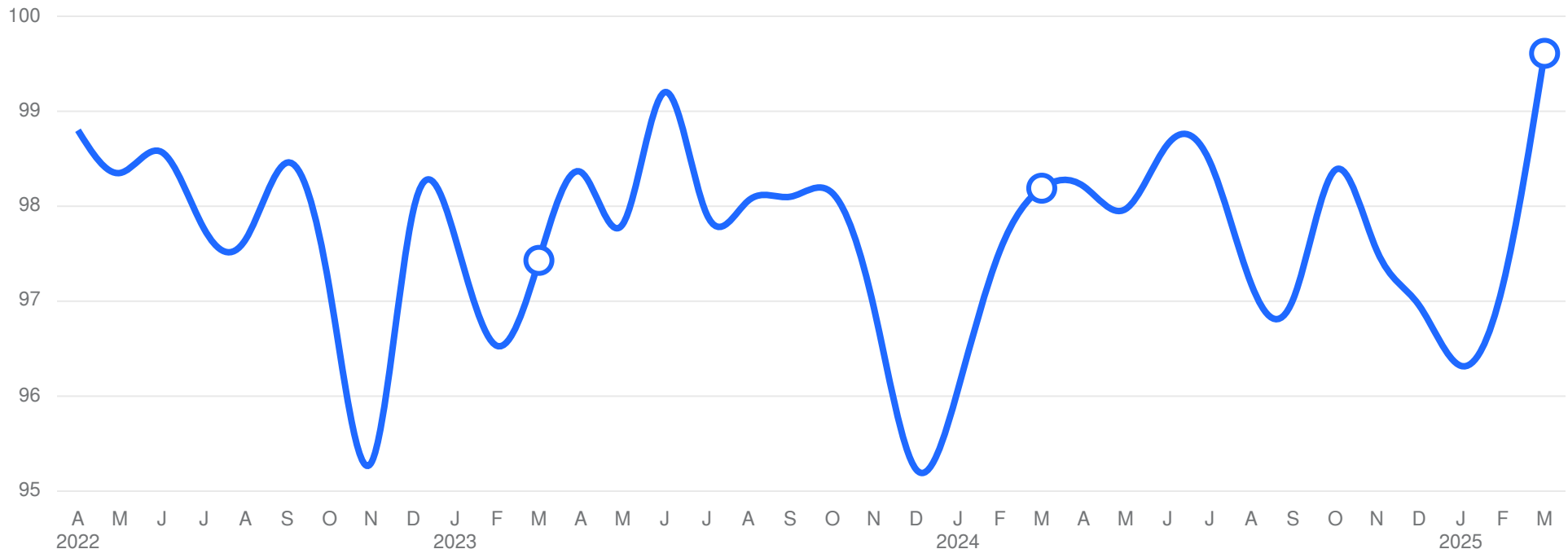
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## Sales Price / List Price Ratio

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 99.61%, up from 97.16% from the previous month and up from 98.19% from March 2024.





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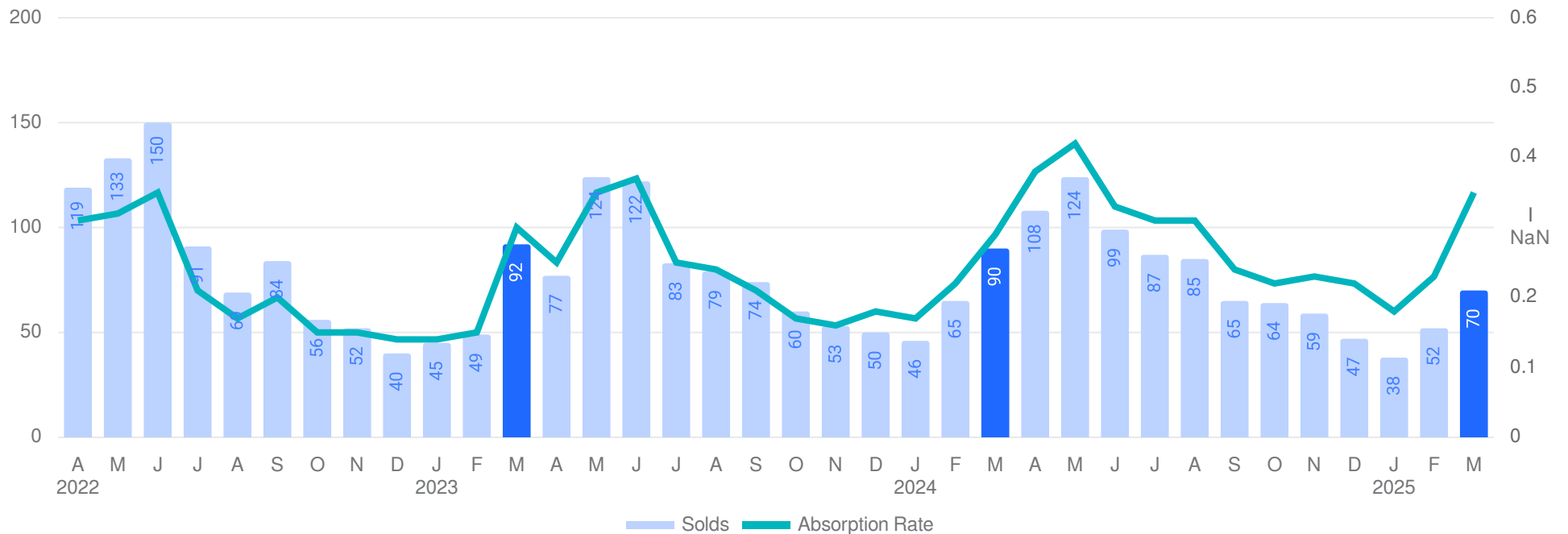
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## Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 70, up 34.62% from 52 from the previous month and -22.22% lower than 90 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.





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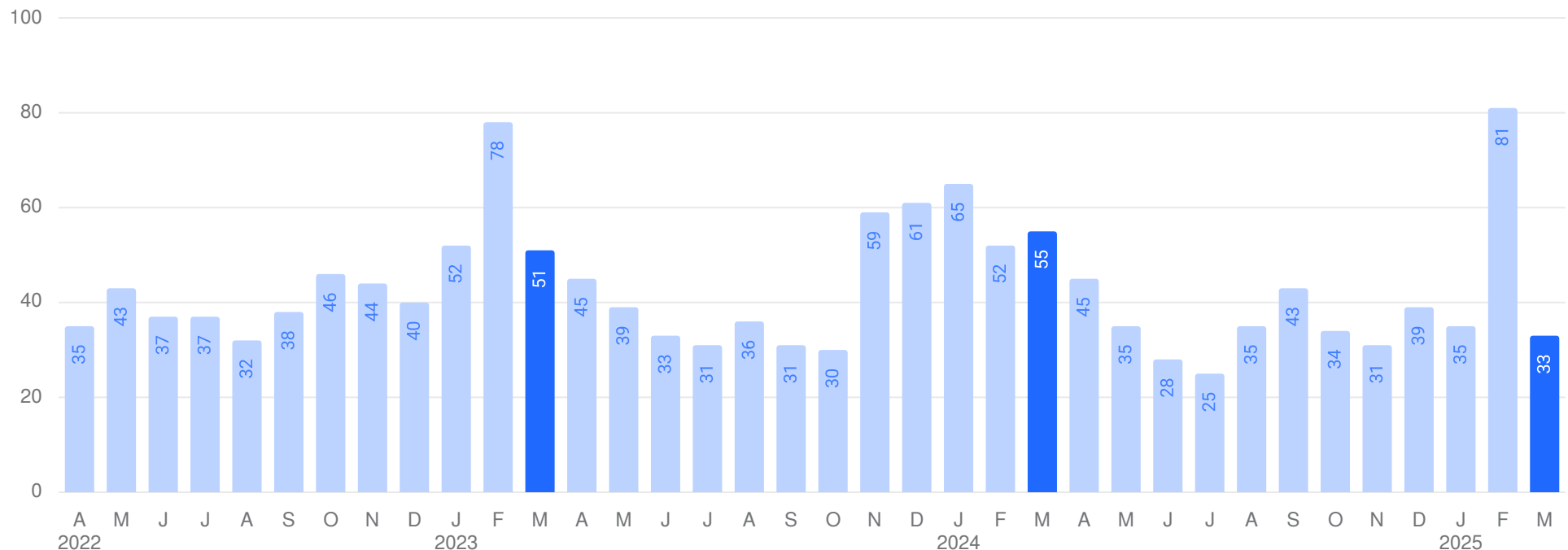
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## Average Days on Market

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 33 days, down -59.26% from 81 days from the previous month and -40.0% lower than 55 days from March 2024. The March 2025 DOM was at its lowest level compared with March 2024 and 2023.





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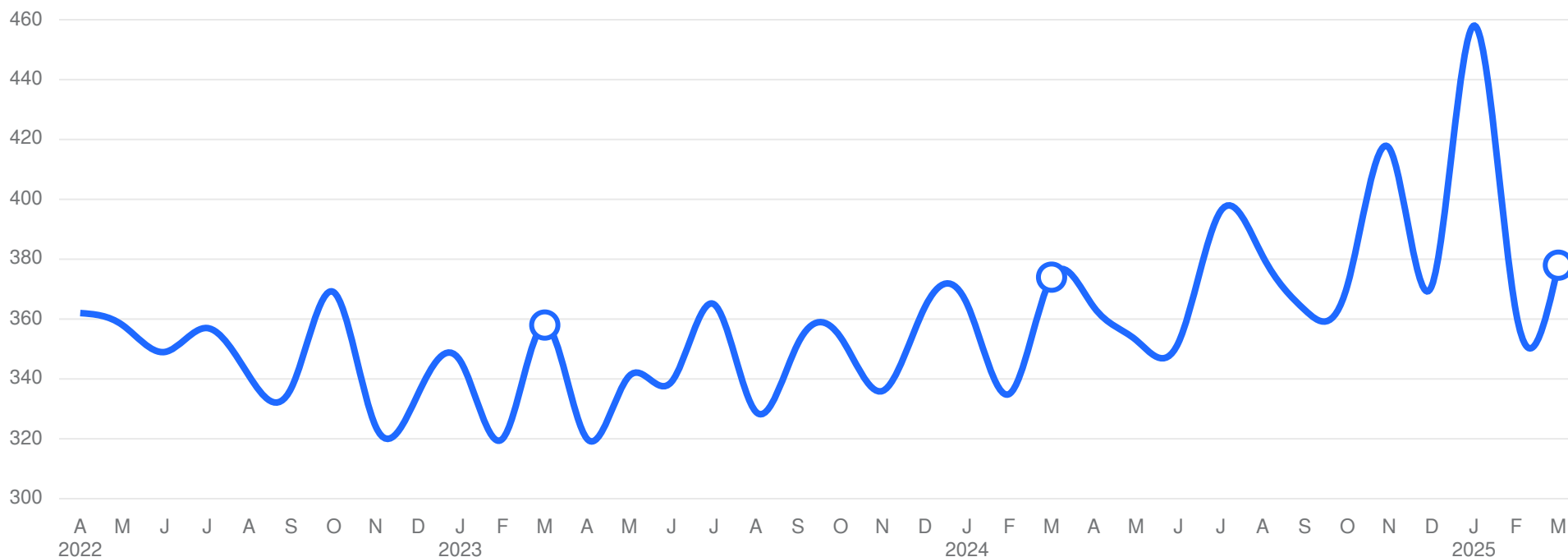
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## Average Sales Price per Square Foot

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 \$378, up 4.42% from \$362 from the previous month and 1.07% higher than \$374 from March 2024.





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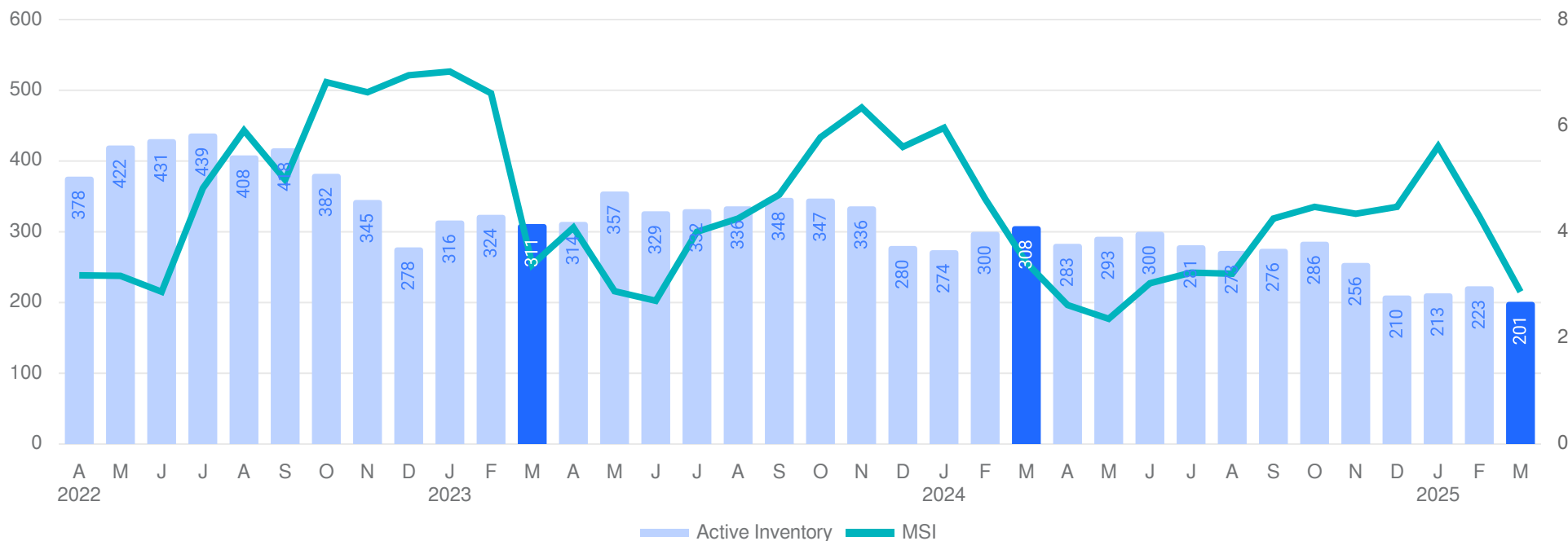
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## Inventory & MSI

The number of properties for sale in March 2025 was 201, down -9.87% from 223 from the previous month and -34.74% lower than 308 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 2.87 months was at its lowest level compared with March 2024 and 2023.







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## New Listings

The number of new listings in March 2025 was 151, up 19.84% from 126 from the previous month and -18.82% lower than 186 from March 2024. The March 2025 listings were at its lowest level compared to March 2024 and 2023.

