

Market Trends Report

March 2025

Property Type

Single Family, Townhome, Condominium

DateRange

March 2025

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 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>

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 2025 to March 2025. You will see data comparisons between March and the previous month, the last three months and March 2024.

Overview	YTD Avg.	Monthly Trends			
		March	February	Dec. - Feb.	Mar. 2024
New Listings	558	213	↑	↑	↓
Average Sales Price per Square Foot	348	356	↑	↓	↑
Average Days on Market	29	28	↓	↓	↓
Number of Properties for Sale	497	162	—	↓	↓
Average List Price	\$826,850	\$824,481	↓	↑	↑
Median List Price	\$408,133	\$449,950	↑	↑	↓
Average Sales Price	\$669,694	\$648,191	↓	↑	↑
Median Sales Price	\$491,333	\$485,000	↑	↓	↑
Sales Price / List Price Ratio	100.2%	101.29%	—	↑	↑
Number of Properties Sold	343	178	↑	↑	↑
Month's Supply of Inventory	1.66	0.91	↓	↓	↓
Absorption Rate	0.7	1.1	↑	↑	↑



Christina DelGreco
Broker

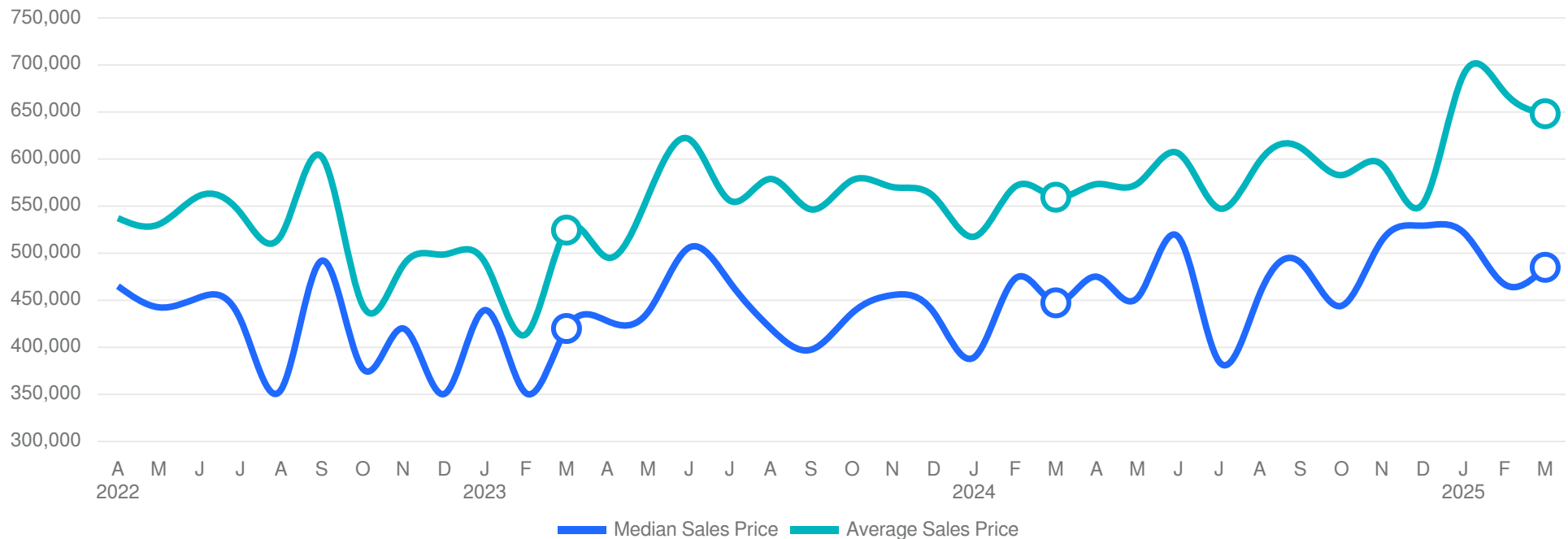
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 March 2025 was \$485,000, up 3.85% from \$467,000 from the previous month and 8.44% higher than \$447,250 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 \$648,191, down -3.41% from \$671,057 from the previous month and 15.85% higher than \$559,496 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.





Christina DelGreco
Broker

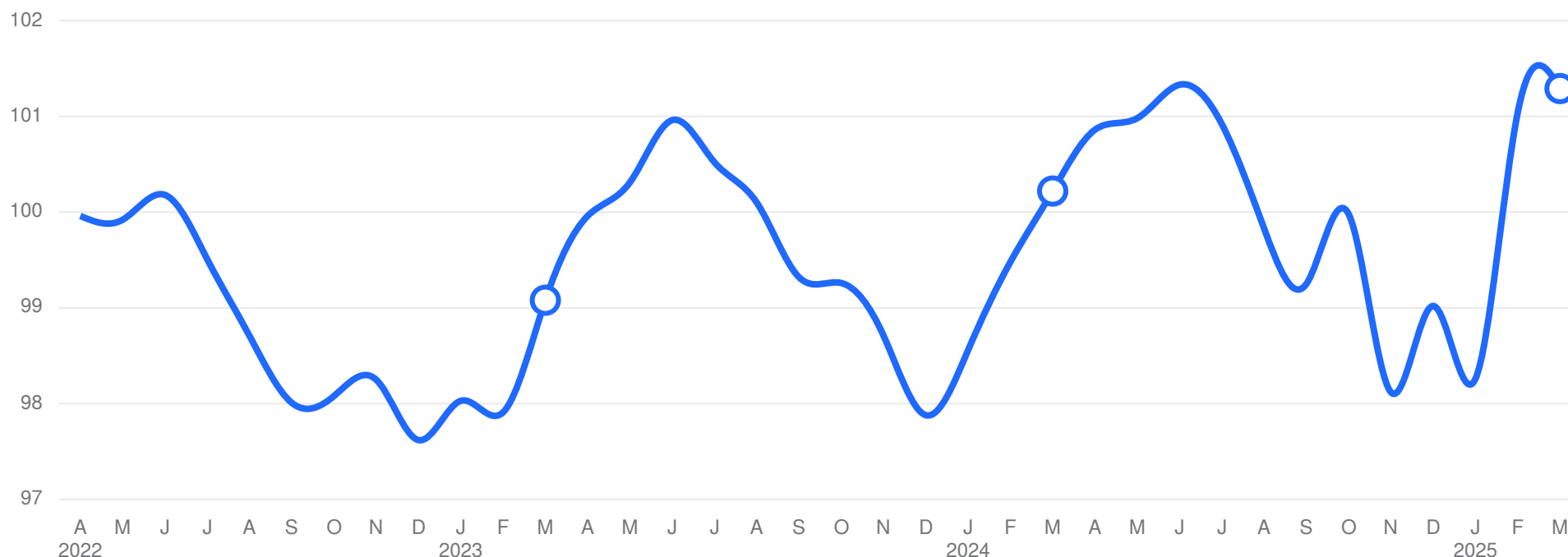
M: 773-230-0002
Lic#: 475.145724

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

MLS 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 March 2025 sales price/list price ratio was 101.29%, equal to the previous month and up from 100.22% from March 2024.





Christina DelGreco
Broker

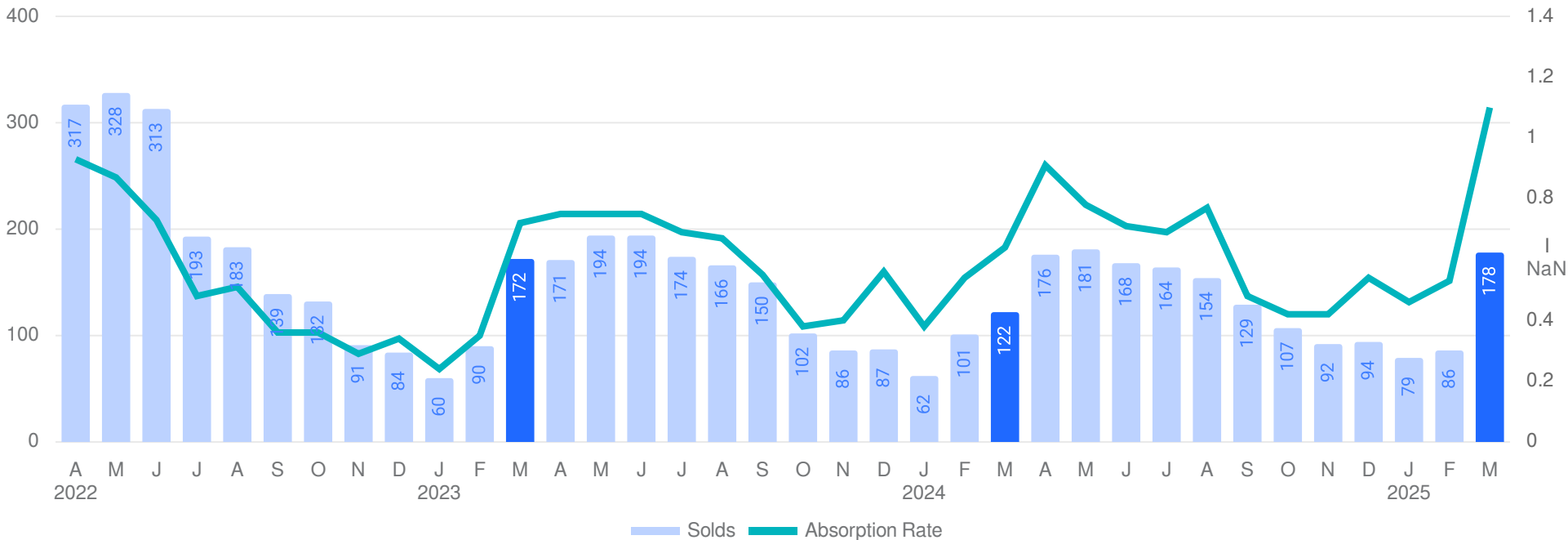
M: 773-230-0002
Lic#: 475.145724

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

MLS 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 March 2025 was 178, up 106.98% from 86 from the previous month and 45.90% higher than 122 from March 2024. The March 2025 sales were at its highest 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.



Based on information from Midwest Real Estate Data LLC for the period 04/01/2022 through 3/31/2025. 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

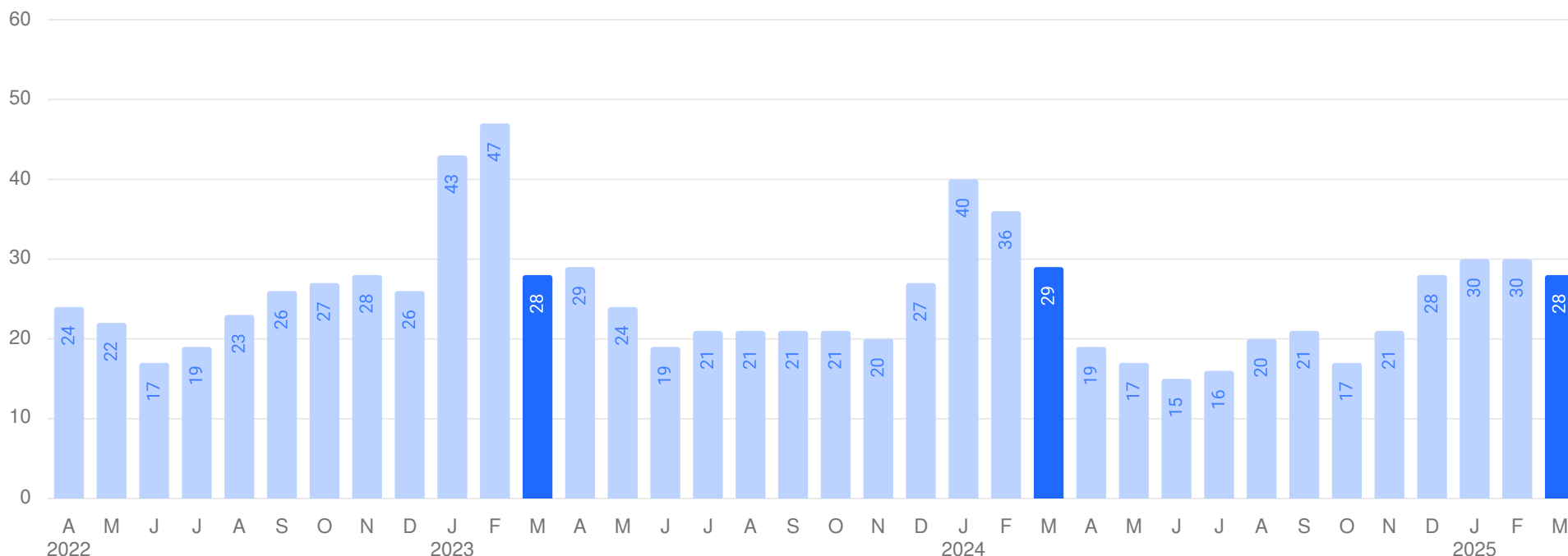
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 March 2025 was 28 days, down -6.67% from 30 days from the previous month and -3.45% lower than 29 days from March 2024. The March 2025 DOM was at its lowest level compared with March 2024 and 2023.





Christina DelGreco
Broker

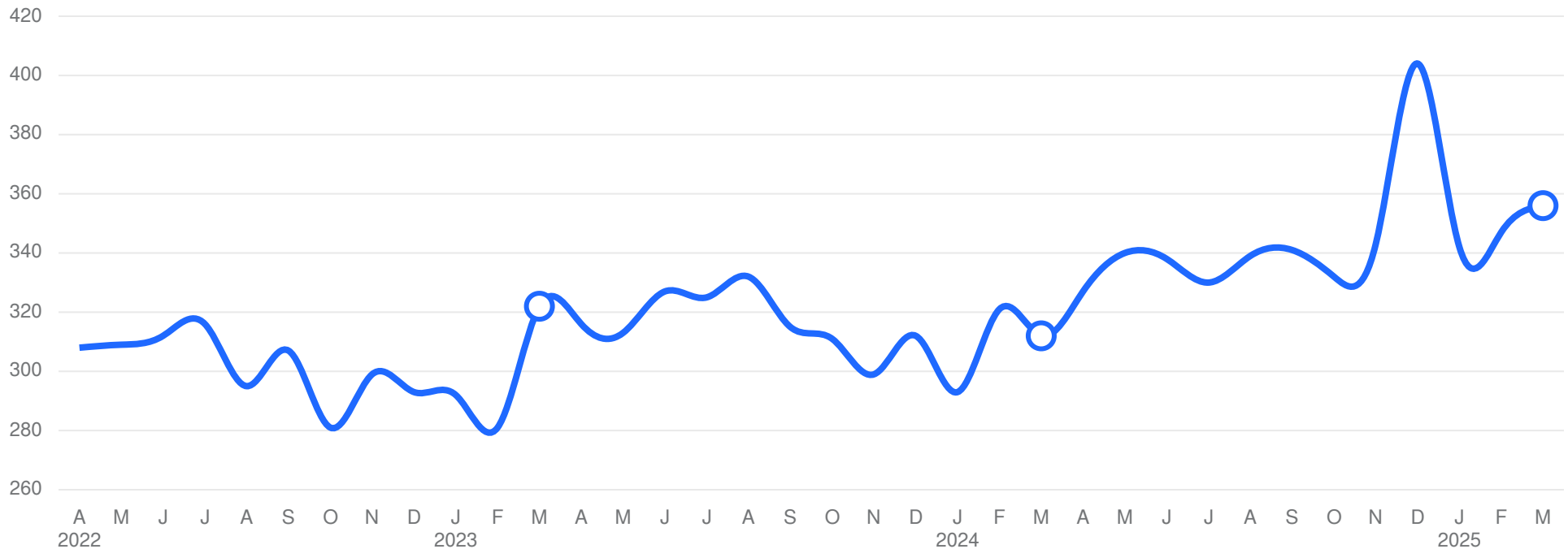
M: 773-230-0002
Lic#: 475.145724

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

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 March 2025 was \$356, up 2.59% from \$347 from the previous month and 14.10% higher than \$312 from March 2024.





Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 March 2025 was 162, equal to the previous month and -14.74% lower than 190 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 0.91 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>

MIs Area: Chi - Lake View

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

Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in March 2025 was 213, up 22.41% from 174 from the previous month and -2.29% lower than 218 from March 2024. The March 2025 listings were at its lowest level compared to March 2024 and 2023.

