

# Market Trends Report

## March 2025

### Property Type

Single Family, Townhome, Condominium

### DateRange

March 2025

### Price Range

\$0 - \$999,999,999

### Location


MLS AREA  
Chi - Loop




**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



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## 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	399	149	↑	↑	↑
Average Sales Price per Square Foot	448	423	—	↓	↑
Average Days on Market	52	41	↓	↓	↓
Number of Properties for Sale	733	262	↑	↑	↑
Average List Price	\$817,554	\$816,581	—	—	↑
Median List Price	\$497,167	\$519,500	↑	↑	↑
Average Sales Price	\$728,901	\$556,062	↓	↓	↑
Median Sales Price	\$414,167	\$465,000	↑	↑	↑
Sales Price / List Price Ratio	98.29%	98.62%	—	—	—
Number of Properties Sold	154	63	↑	↑	↑
Month's Supply of Inventory	4.98	4.16	↓	↓	↑
Absorption Rate	0.21	0.24	↑	↑	↓



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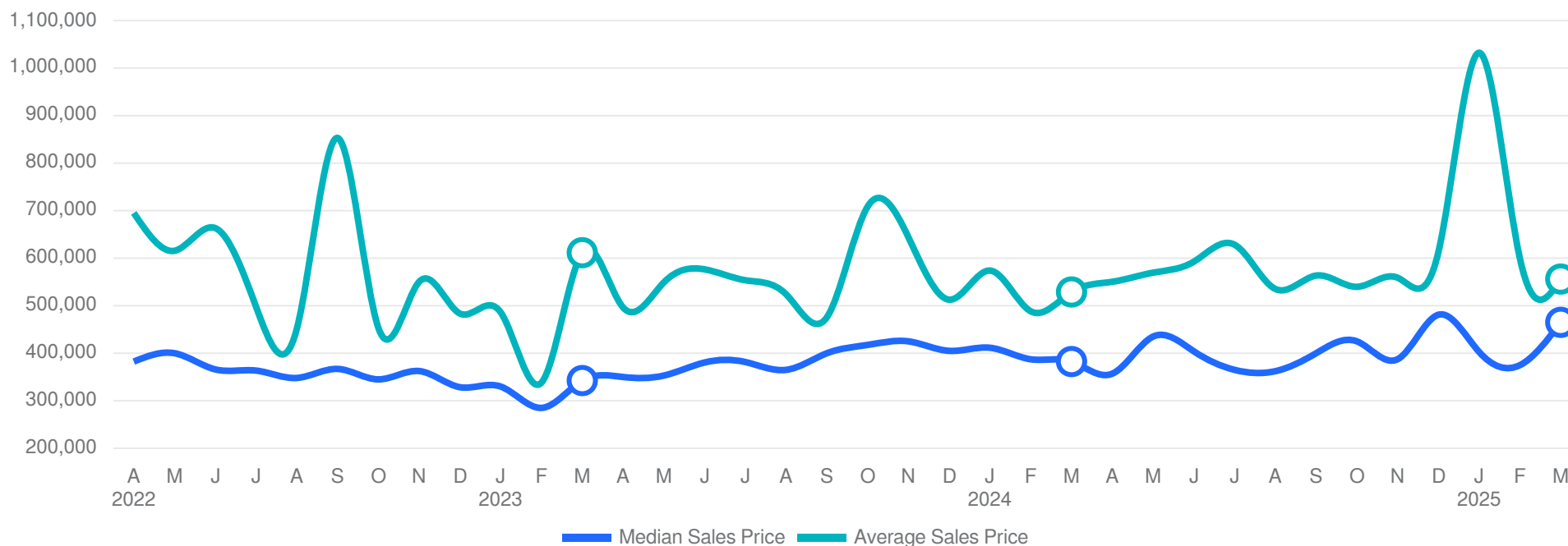
**MLS Area: Chi - Loop**

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## Average & Median Sales Price

The median sales price in March 2025 was \$465,000, up 24.00% from \$375,000 from the previous month and 21.57% higher than \$382,500 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 \$556,062, down -7.10% from \$598,587 from the previous month and 5.14% higher than \$528,864 from March 2024. The March 2025 average sale price was at a mid level compared to March 2024 and 2023.





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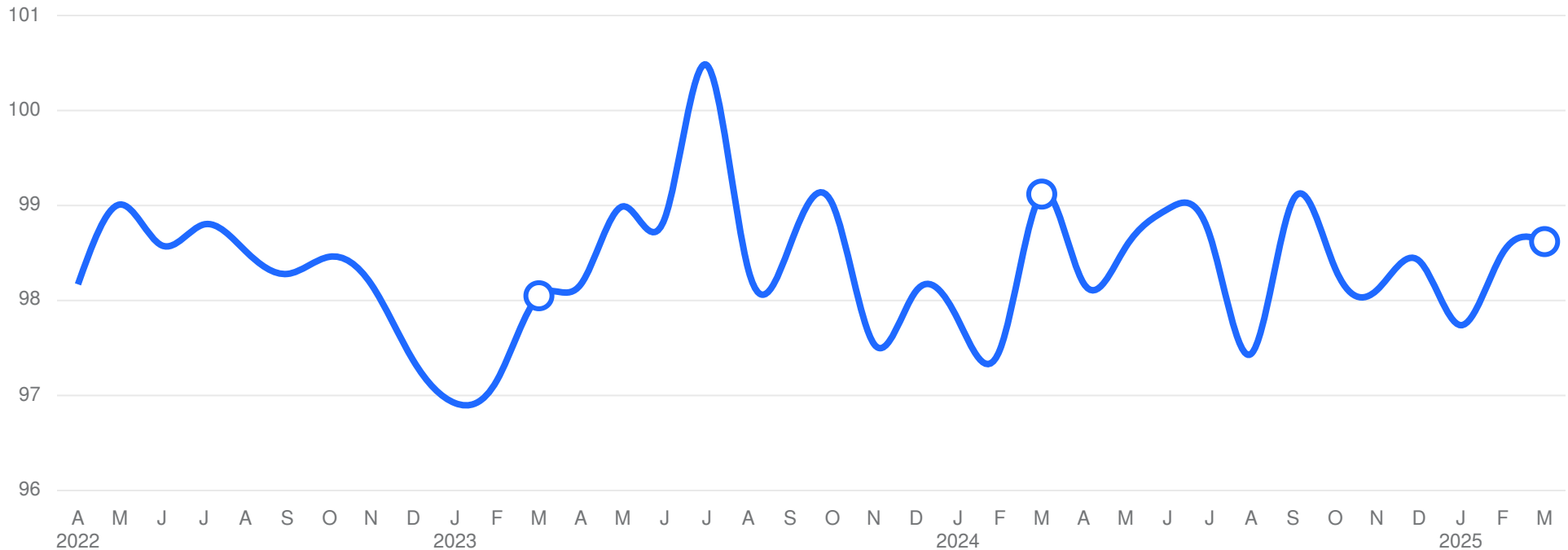
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## Sales Price / List Price Ratio

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 98.62%, equal to the previous month and equal to March 2024.





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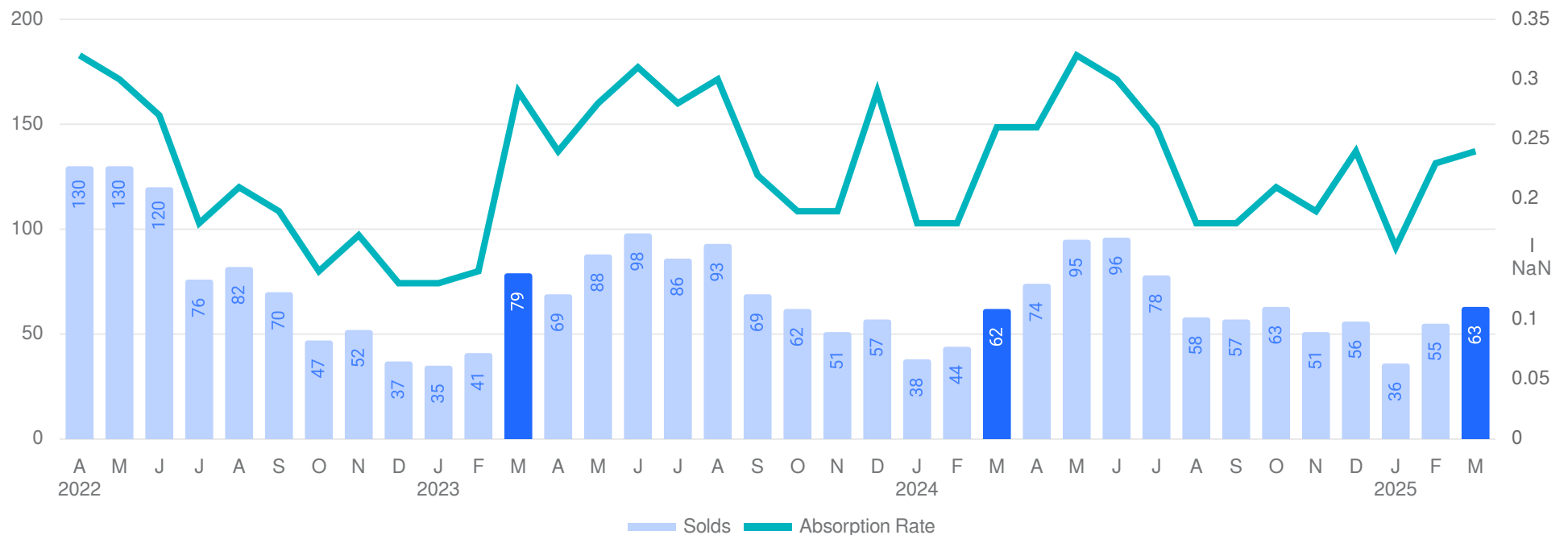
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## Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 63, up 14.55% from 55 from the previous month and 1.61% higher than 62 from March 2024. The March 2025 sales were at a mid 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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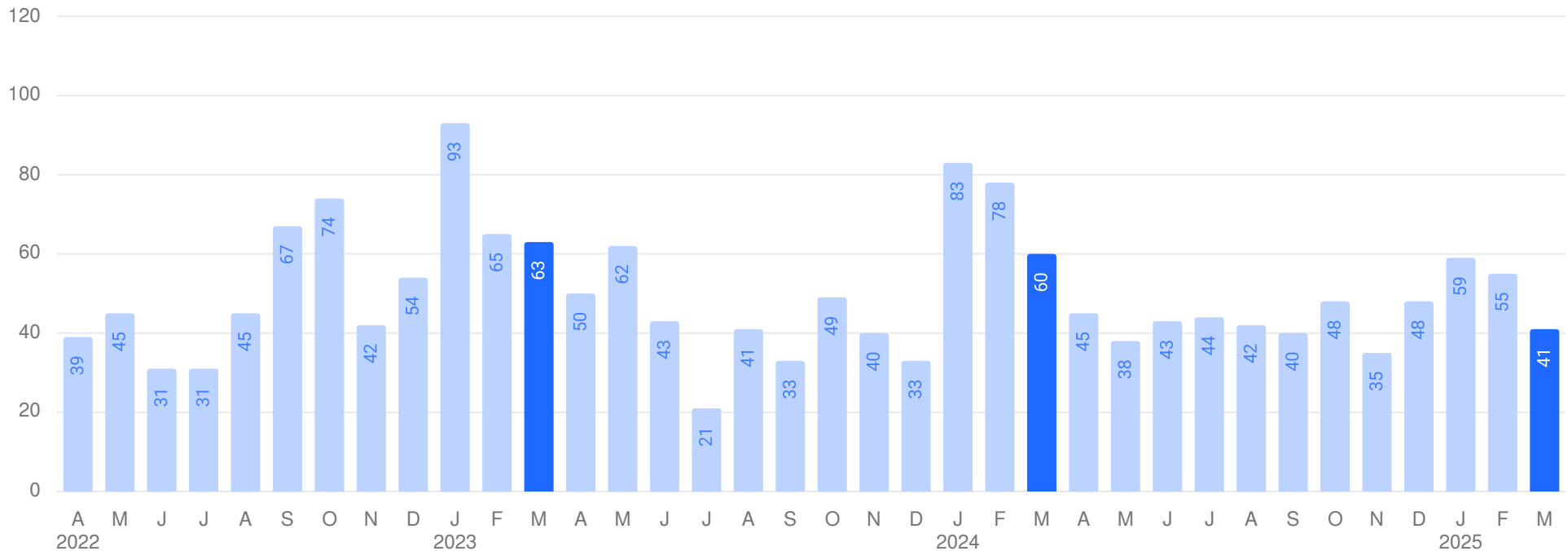
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## Average Days on Market

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 41 days, down -25.45% from 55 days from the previous month and -31.67% lower than 60 days from March 2024. The March 2025 DOM was at its lowest level compared with March 2024 and 2023.





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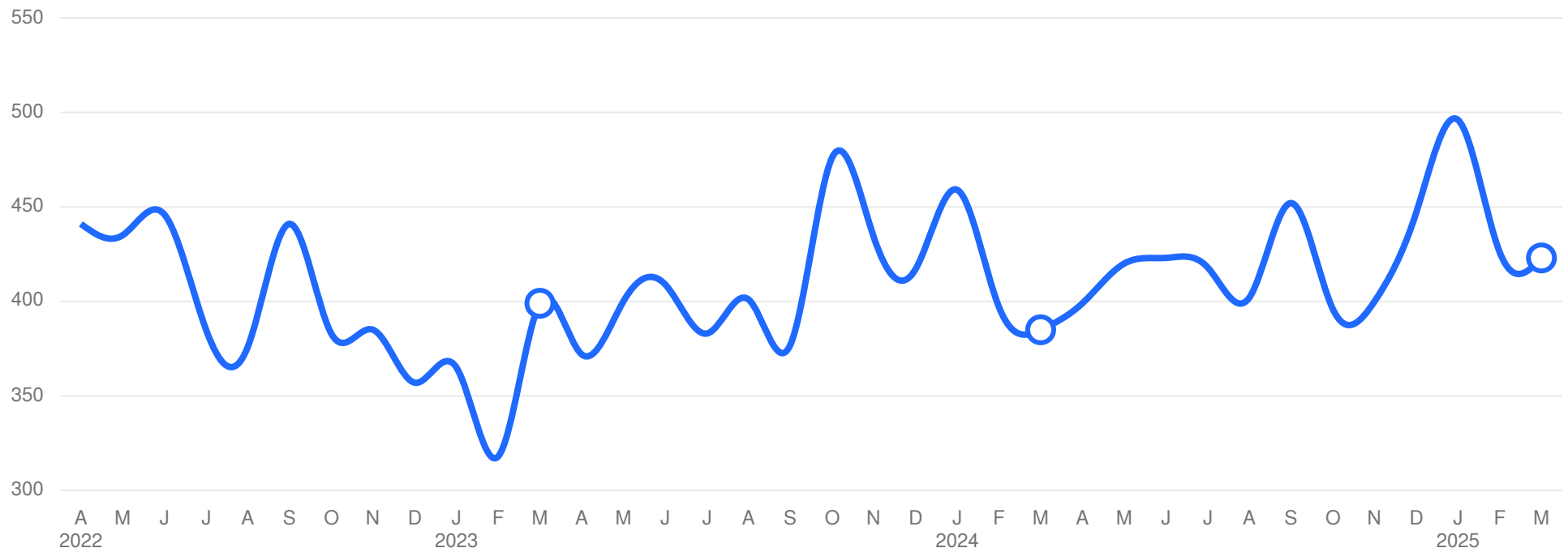
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## Average Sales Price per Square Foot

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 \$423, equal to the previous month and 9.87% higher than \$385 from March 2024.





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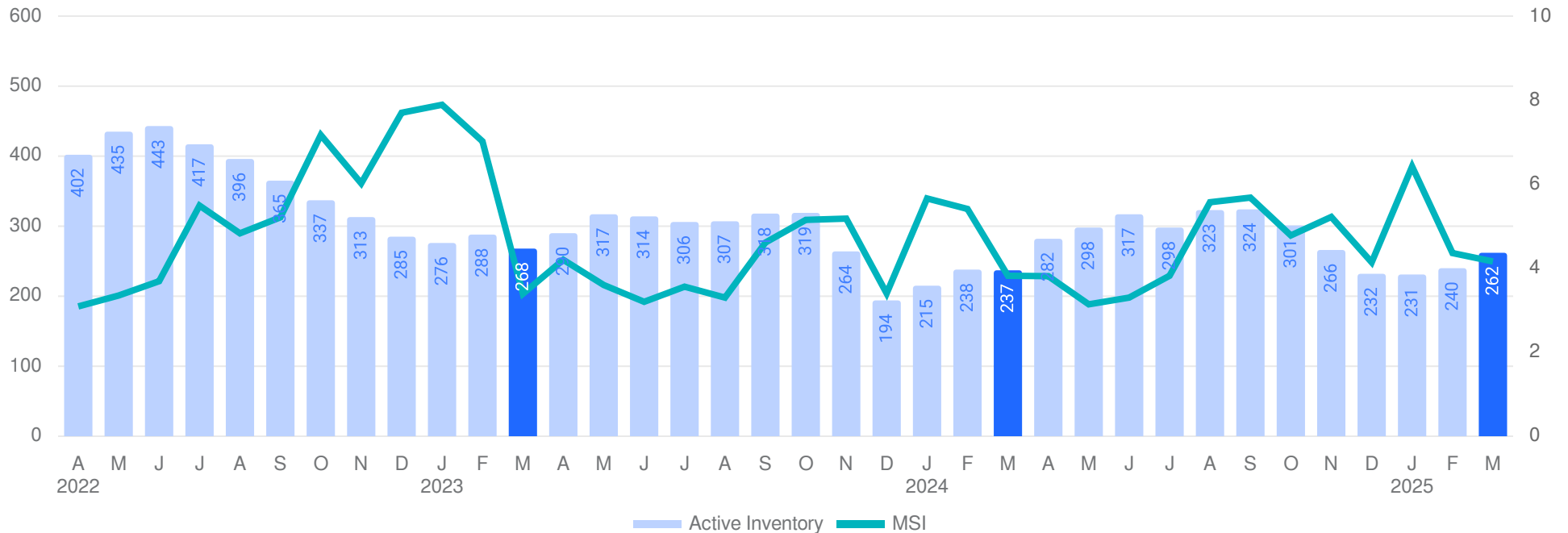
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## Inventory & MSI

The number of properties for sale in March 2025 was 262, up 9.17% from 240 from the previous month and 10.55% higher than 237 from March 2024. The March 2025 inventory was at a mid 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 4.16 months was at its highest level compared with March 2024 and 2023.







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## New Listings

The number of new listings in March 2025 was 149, up 21.14% from 123 from the previous month and 13.74% higher than 131 from March 2024. The March 2025 listings were at its highest level compared to March 2024 and 2023.

