

Market Trends Report

March 2025



Property Type

Single Family, Townhome, Condominium



Date Range

March 2025



Price Range

\$0 - \$999,999,999



Location

ZIP CODE

South Loop



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Zip Code: 60605
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	236	86	↑	↑	↓
Average Sales Price per Square Foot	324	323	↓	—	↑
Average Days on Market	47	49	↑	↑	↑
Number of Properties for Sale	352	118	↑	—	↓
Average List Price	\$535,027	\$556,062	↑	↑	↑
Median List Price	\$396,067	\$419,700	↑	↑	—
Average Sales Price	\$468,888	\$443,495	↓	↓	↑
Median Sales Price	\$383,792	\$397,500	↑	↑	↑
Sales Price / List Price Ratio	99.19%	99.52%	—	—	↓
Number of Properties Sold	110	44	↑	↑	↓
Month's Supply of Inventory	3.32	2.68	↓	↓	↓
Absorption Rate	0.31	0.37	↑	↑	↑



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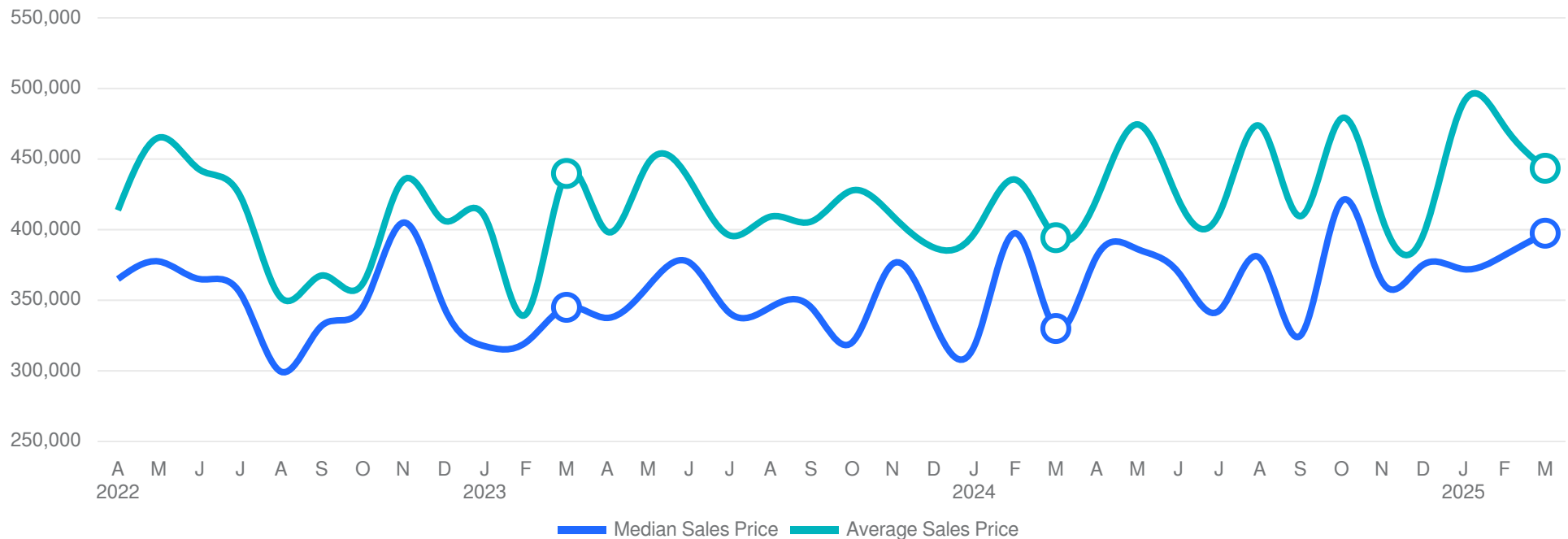
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Average & Median Sales Price

The median sales price in March 2025 was \$397,500, up 4.09% from \$381,875 from the previous month and 20.45% higher than \$330,000 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 \$443,495, down -6.25% from \$473,061 from the previous month and 12.47% higher than \$394,333 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.





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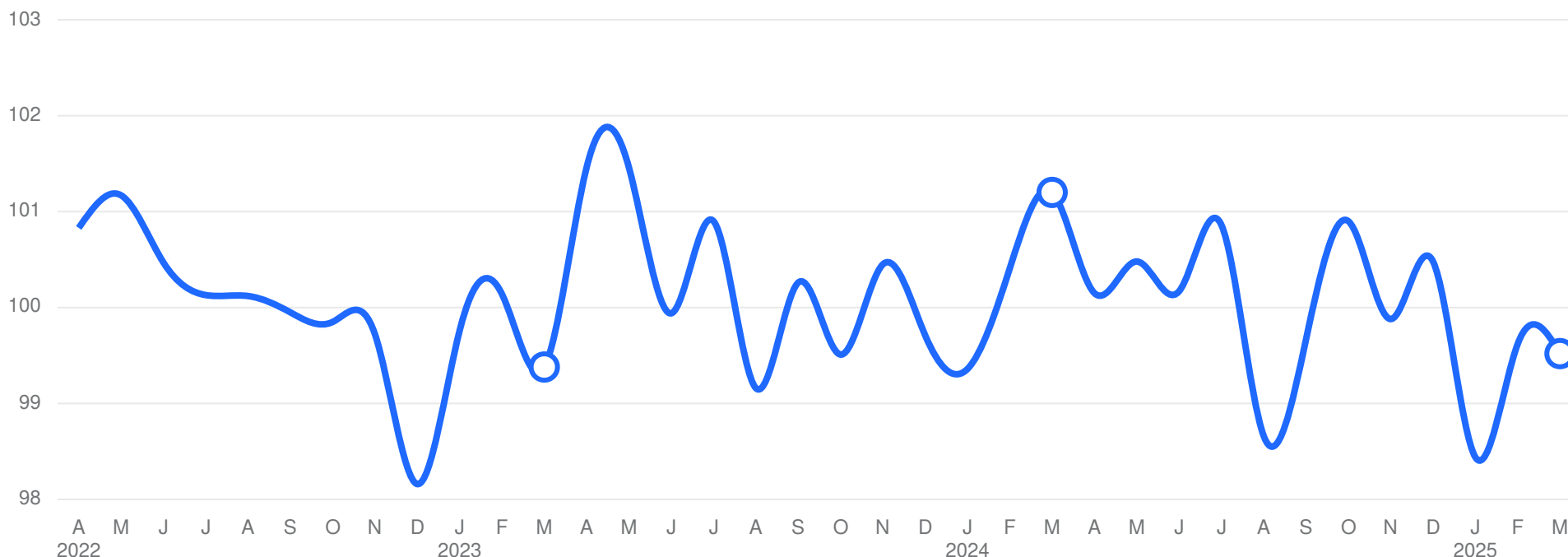
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Sales Price / List Price Ratio

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 99.52%, equal to the previous month and down from 101.2% from March 2024.





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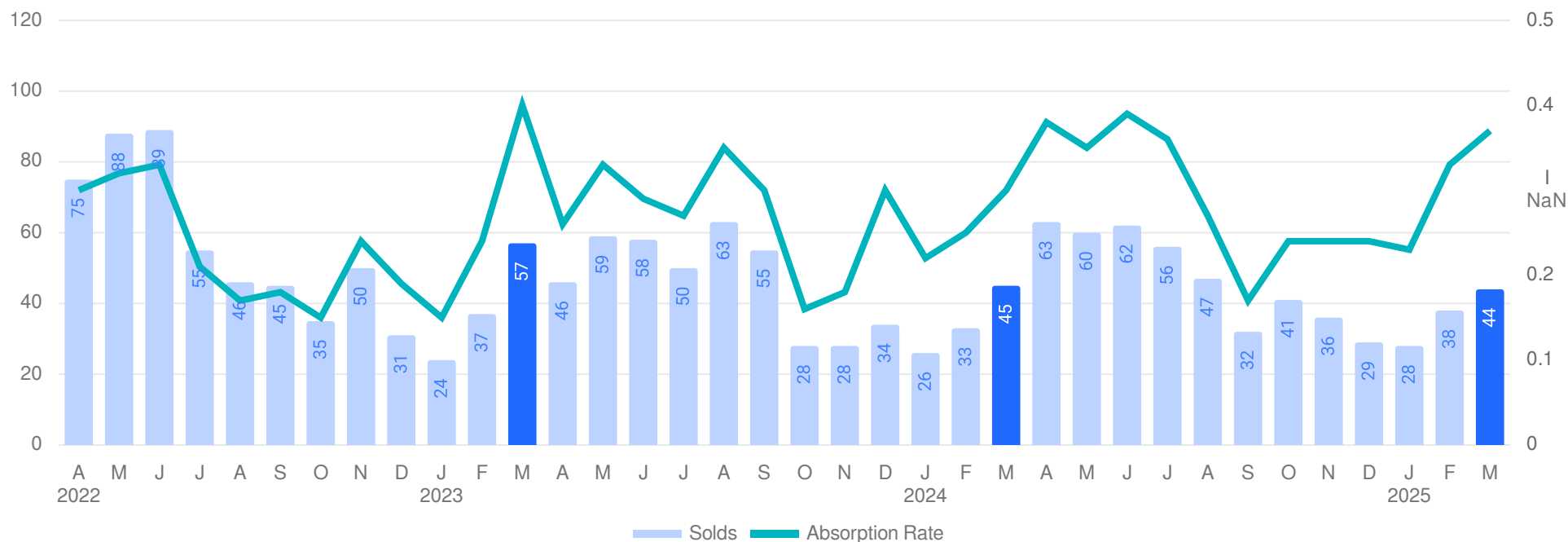
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 44, up 15.79% from 38 from the previous month and -2.22% lower than 45 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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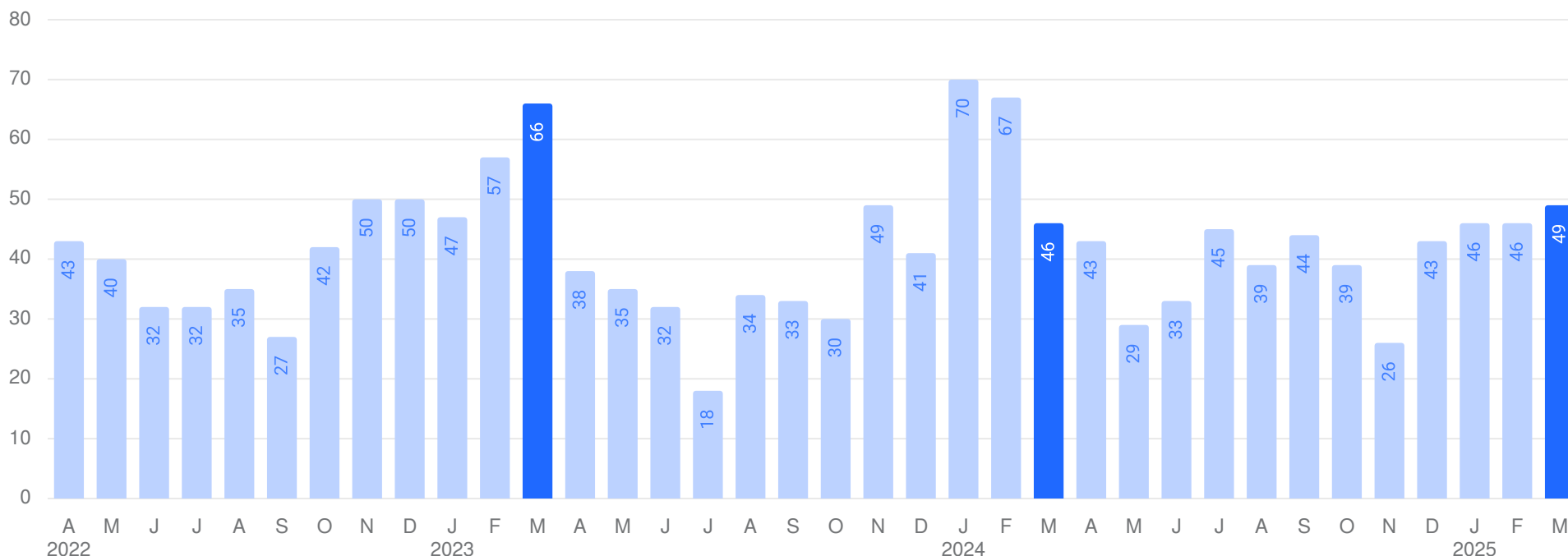
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Average Days on Market

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 49 days, up 6.52% from 46 days from the previous month and 6.52% higher than 46 days from March 2024. The March 2025 DOM was at a mid level compared with March 2024 and 2023.





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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 \$323, down -4.72% from \$339 from the previous month and 9.86% higher than \$294 from March 2024.





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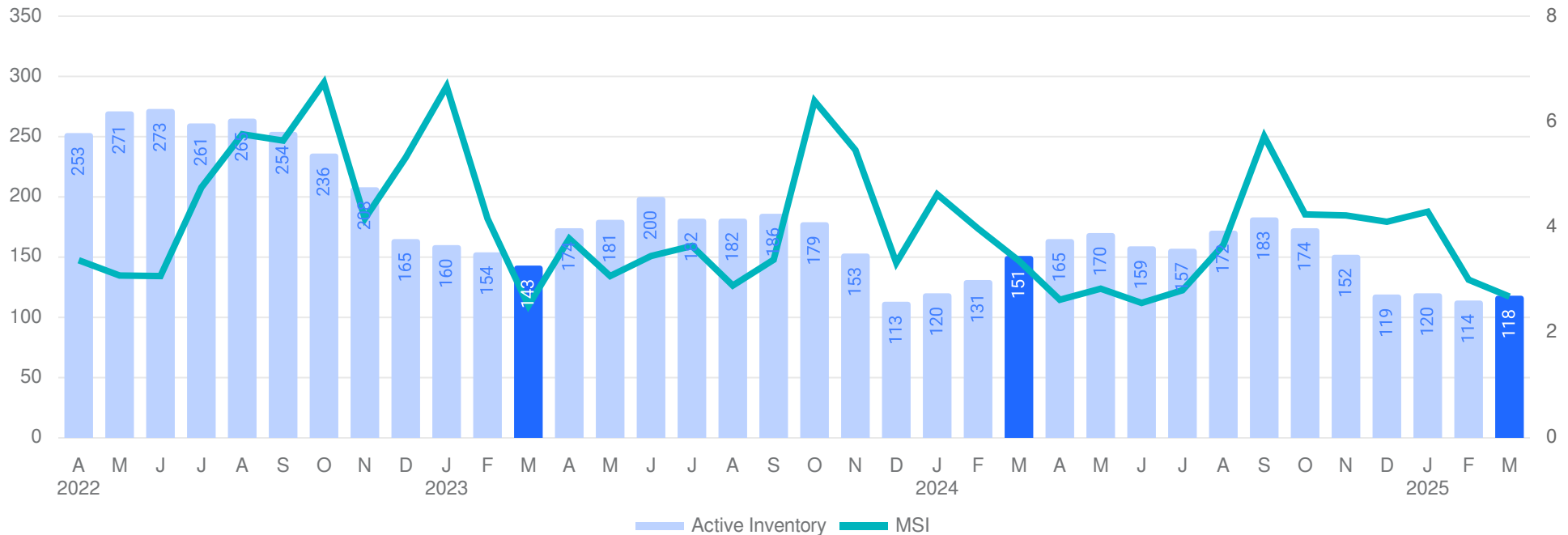
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Inventory & MSI

The number of properties for sale in March 2025 was 118, up 3.51% from 114 from the previous month and -21.85% lower than 151 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 2.68 months was at a mid level compared with March 2024 and 2023.





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New Listings

The number of new listings in March 2025 was 86, up 34.38% from 64 from the previous month and -18.10% lower than 105 from March 2024. The March 2025 listings were at its lowest level compared to March 2024 and 2023.

