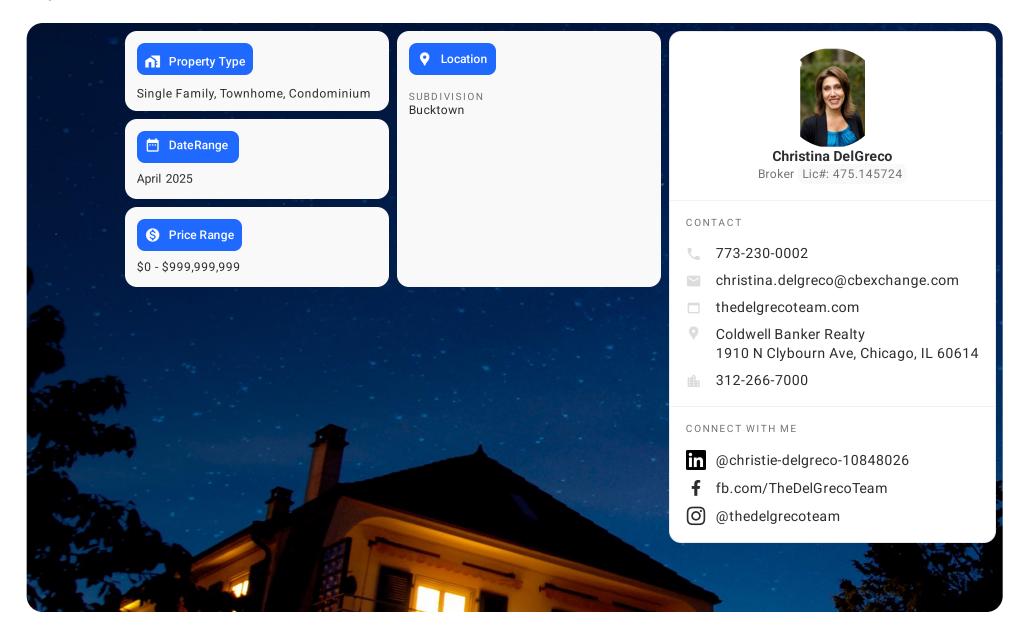


Market Trends Report April 2025





	~
	00
- V	E

Broker

Christina DelGreco M: 773-230-0002 Lic#: 475.145724

christina.delgreco@cbexchange.com https://thedelgrecoteam.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 April 2025. You will see data comparisons between April and the previous month, the last three months and April 2024.

		Monthly Trends					
Overview	YTD Avg.	April	March	Jan Mar.	Apr. 2024		
New Listings	14	5	$\mathbf{\uparrow}$	\uparrow	\uparrow		
Average Sales Price per Square Foot	322	426	$\mathbf{\uparrow}$	\uparrow	_		
Average Days on Market	25	4	\checkmark	\checkmark	\checkmark		
Number of Properties for Sale	3	2	_	\uparrow	\uparrow		
Average List Price	\$374,750	\$1,049,000	_	\uparrow	\checkmark		
Median List Price	\$374,750	\$1,049,000	_	\uparrow	\checkmark		
Average Sales Price	\$803,063	\$749,750	\checkmark	\checkmark	\checkmark		
Median Sales Price	\$715,625	\$400,000	\checkmark	\checkmark	\checkmark		
Sales Price / List Price Ratio	101%	101.11%	$\mathbf{\uparrow}$	_	\uparrow		
Number of Properties Sold	10	5	$\mathbf{\uparrow}$	$\mathbf{\uparrow}$	\uparrow		
Month's Supply of Inventory	0.35	0.4	_	$\mathbf{\uparrow}$	\checkmark		
Absorption Rate	0.88	2.5	_	$\mathbf{\uparrow}$	\uparrow		

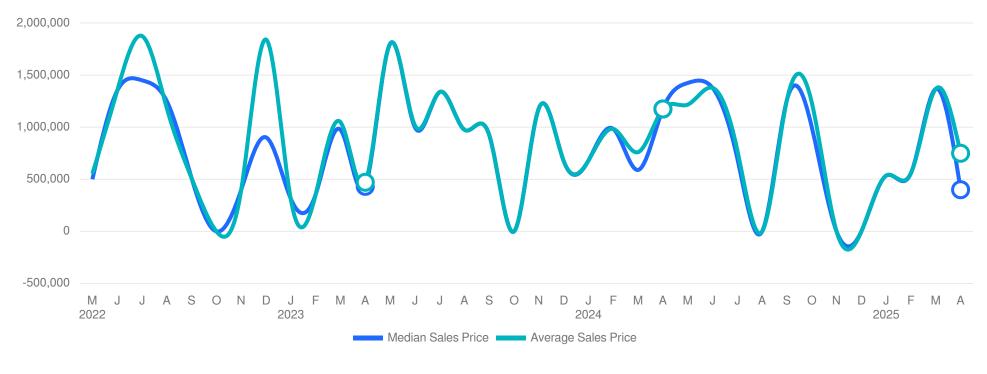




IGreco M: 773-230-0002 Lic#: 475.145724 christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown Price Range: \$0 -\$999,999,999 Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in April 2025 was \$400,000, down -70.75% from \$1,367,500 from the previous month and -65.96% lower than \$1,175,000 from April 2024. The April 2025 median sales price was at its lowest level compared to April 2024 and 2023. The average sales price in April 2025 was \$749,750, down -45.17% from \$1,367,500 from the previous month and -36.19% lower than \$1,175,000 from April 2024. The April 2025 average sale price was at a mid level compared to April 2024 and 2023.







Broker

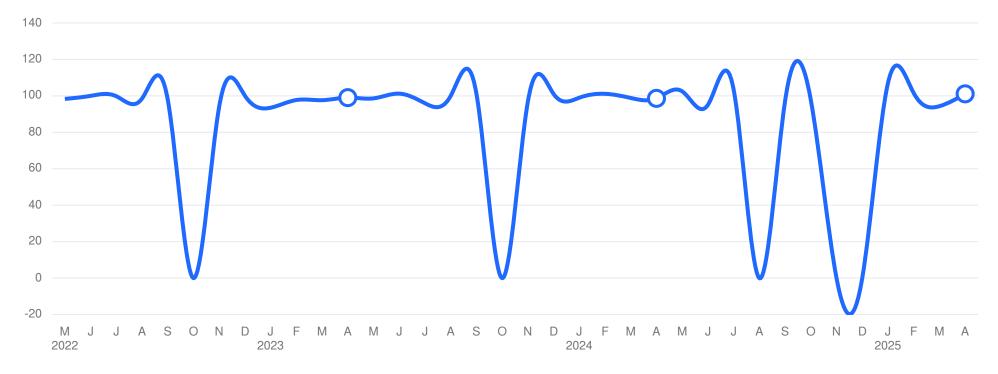
Christina DelGreco M: 773-230-0002 Lic#: 475.145724

christina.delgreco@cbexchange.com https://thedelgrecoteam.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 April 2025 sales price/list price ratio was 101.11%, up from 94.33% from the previous month and up from 98.64% from April 2024.







IGreco M: 773-230-0002 Lic#: 475.145724 christina.delgreco@cbexchange.com https://thedelgrecoteam.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 April 2025 was 5, up 150.0% from 2 from the previous month and 150.0% higher than 2 from April 2024. The April 2025 sales were at its highest level compared to April 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



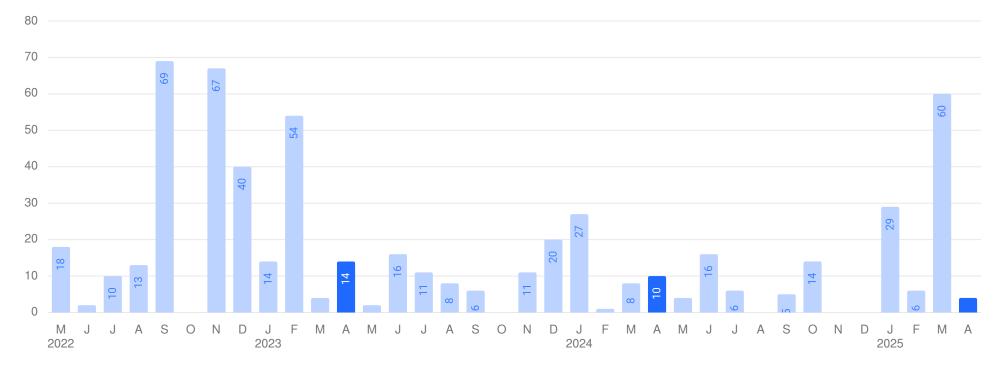




IGreco M: 773-230-0002 Lic#: 475.145724 christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown Price Range: \$0 -\$999,999,999 Properties: Single Family, Townhome, Condominium

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 April 2025 was 4 days, down -93.33% from 60 days from the previous month and -60.0% lower than 10 days from April 2024. The April 2025 DOM was at its lowest level compared with April 2024 and 2023.



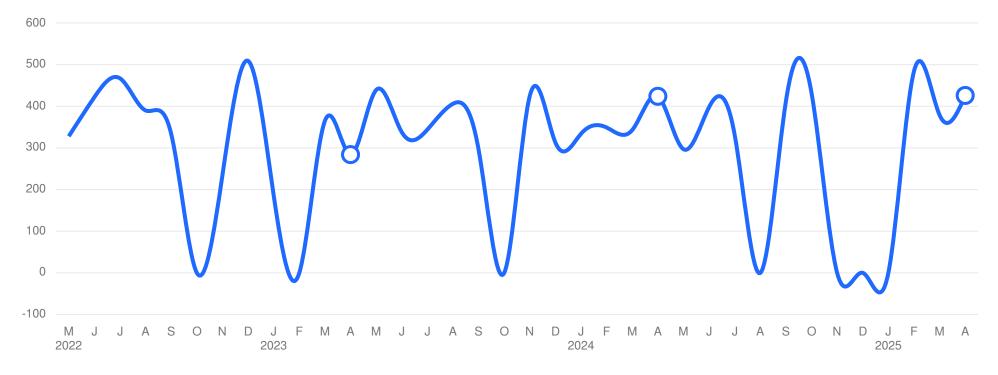




M: 773-230-0002 Lic#: 475.145724 christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown Price Range: \$0 -\$999,999,999 Properties: Single Family, Townhome, Condominium

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 April 2025 was \$426, up 12.40% from \$379 from the previous month and equal to April 2024.







Greco M: 773-230-0002 Lic#: 475.145724 christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown Price Range: \$0 -\$999,999,999 Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in April 2025 was 2, equal to the previous month and 100% higher than 1 from April 2024. The April 2025 inventory was at a mid level compared with April 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2025 MSI of 0.4 months was at its lowest level compared with April 2024 and 2023.







IGreco M: 773-230-0002 Lic#: 475.145724

christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown Price Range: \$0 -\$999,999,999 Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in April 2025 was 5, up 66.67% from 3 from the previous month and 150.0% higher than 2 from April 2024. The April 2025 listings were at a mid level compared to April 2024 and 2023.

