

# Market Trends Report

## April 2025



### Property Type

Single Family, Townhome, Condominium



### Date Range

April 2025



### Price Range

\$0 - \$999,999,999



### Location

MLS AREA  
Chi - North Center



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#### CONTACT



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## 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.

Overview	YTD Avg.	Monthly Trends			
		April	March	Jan. - Mar.	Apr. 2024
New Listings	206	63	↑	↑	↓
Average Sales Price per Square Foot	385	396	↑	↑	↑
Average Days on Market	27	13	↓	↓	↓
Number of Properties for Sale	148	44	↑	↑	↓
Average List Price	\$1,388,263	\$1,456,848	↑	↑	↑
Median List Price	\$1,212,463	\$1,525,000	↑	↑	↑
Average Sales Price	\$884,620	\$940,857	↑	↑	↑
Median Sales Price	\$693,138	\$680,000	—	↓	↓
Sales Price / List Price Ratio	101.21%	102.29%	—	↑	↑
Number of Properties Sold	134	41	↑	↑	↓
Month's Supply of Inventory	1.12	1.07	↑	↓	↓
Absorption Rate	0.9	0.93	↓	↑	↑



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## Average & Median Sales Price

The median sales price in April 2025 was \$680,000, equal to the previous month and -3.53% lower than \$704,900 from April 2024. The April 2025 median sales price was at a mid level compared to April 2024 and 2023. The average sales price in April 2025 was \$940,857, up 10.18% from \$853,921 from the previous month and 11.51% higher than \$843,728 from April 2024. The April 2025 average sale price was at its highest level compared to April 2024 and 2023.





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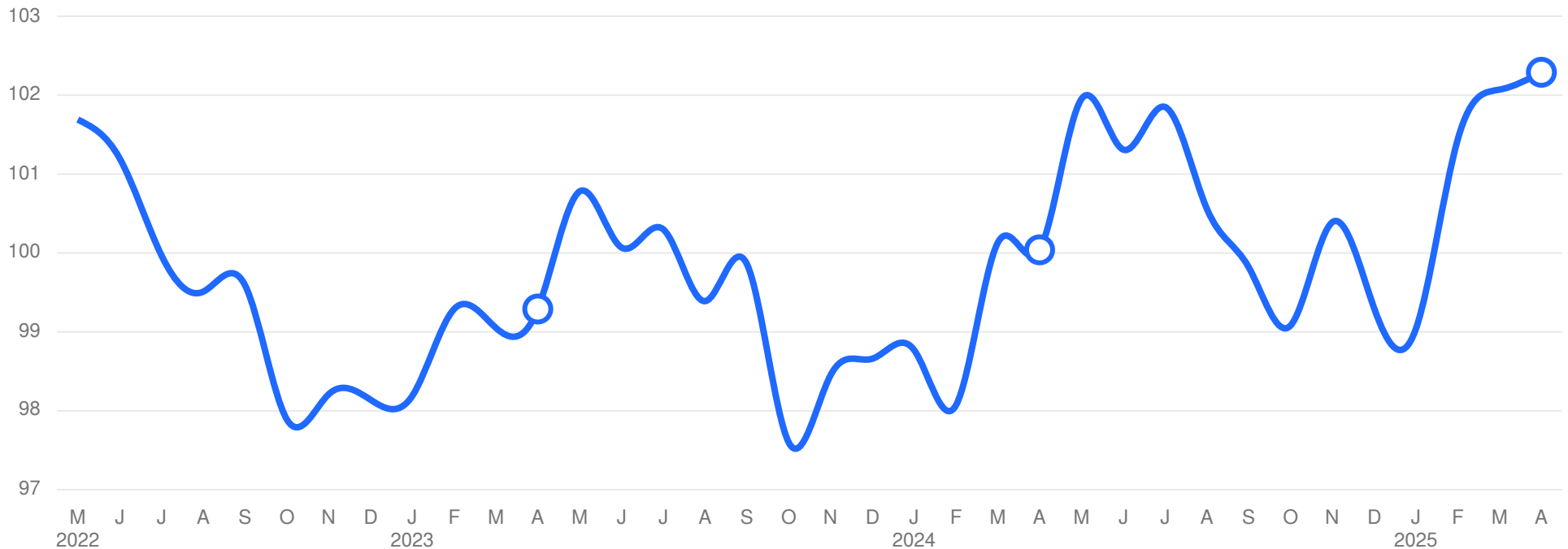
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## Sales Price / List Price Ratio

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 April 2025 sales price/list price ratio was 102.29%, equal to the previous month and up from 100.04% from April 2024.





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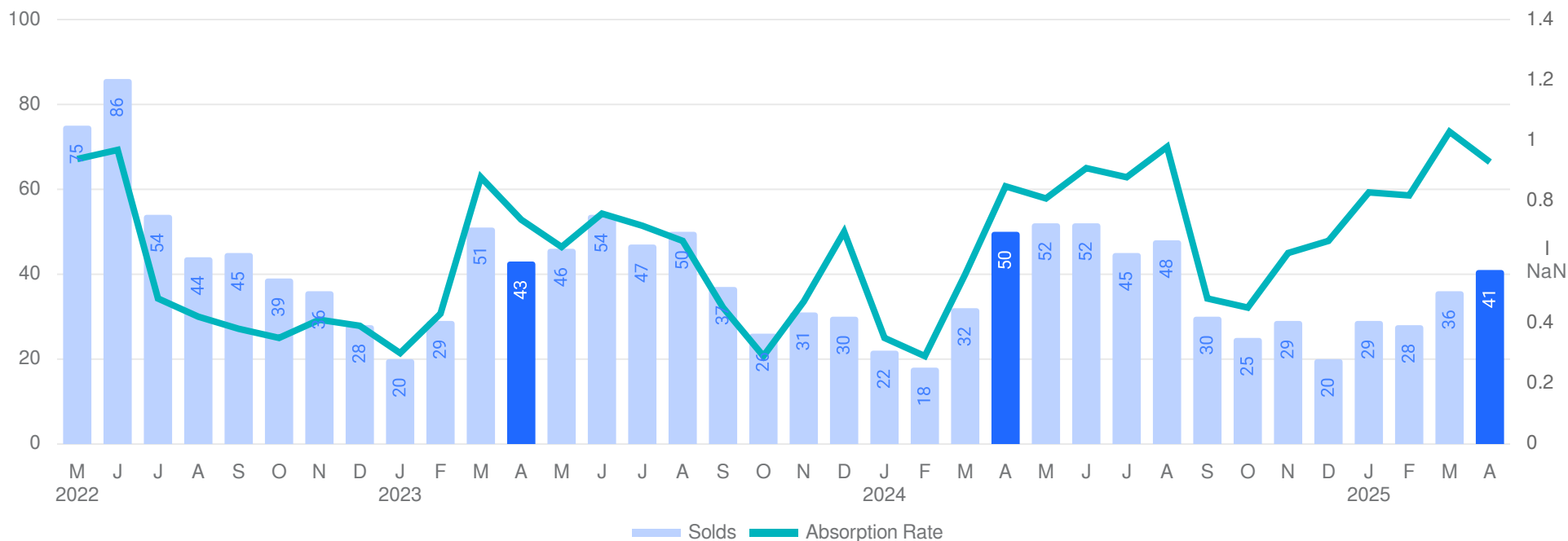
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## Number of Properties Sold & Absorption Rate

The number of properties sold in April 2025 was 41, up 13.89% from 36 from the previous month and -18.00% lower than 50 from April 2024. The April 2025 sales were at its lowest 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.





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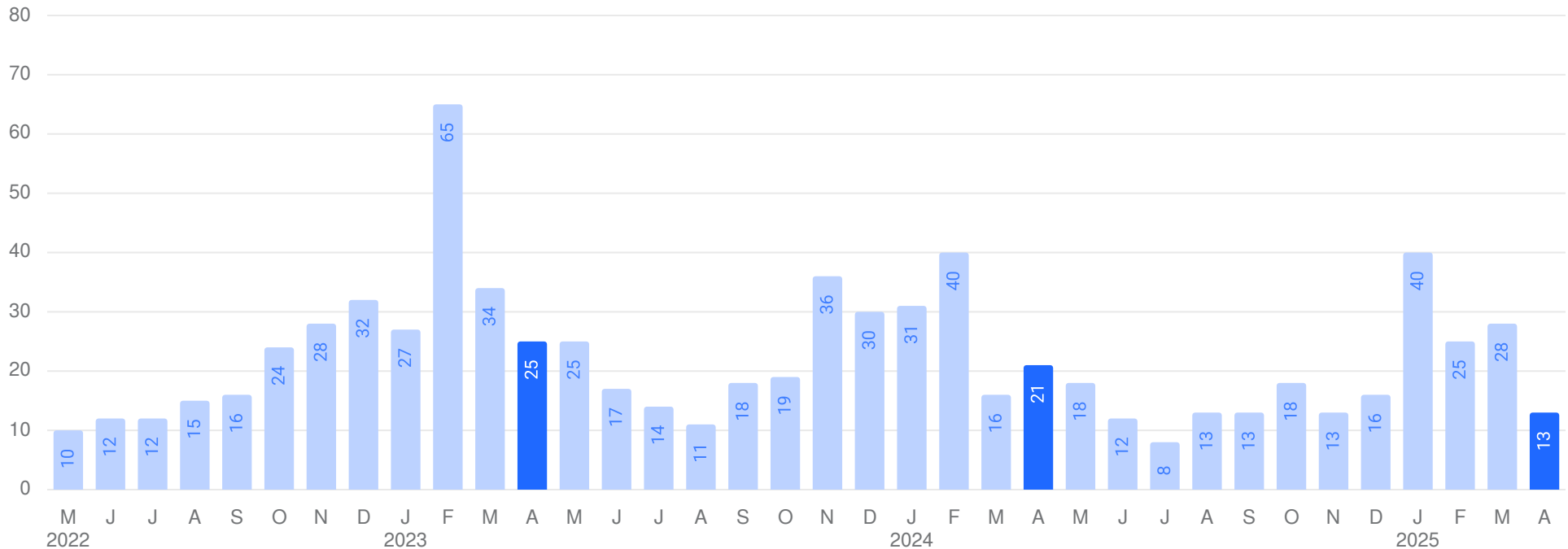
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## Average Days on Market

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 April 2025 was 13 days, down -53.57% from 28 days from the previous month and -38.10% lower than 21 days from April 2024. The April 2025 DOM was at its lowest level compared with April 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 April 2025 was \$396, up 6.45% from \$372 from the previous month and 1.54% higher than \$390 from April 2024.





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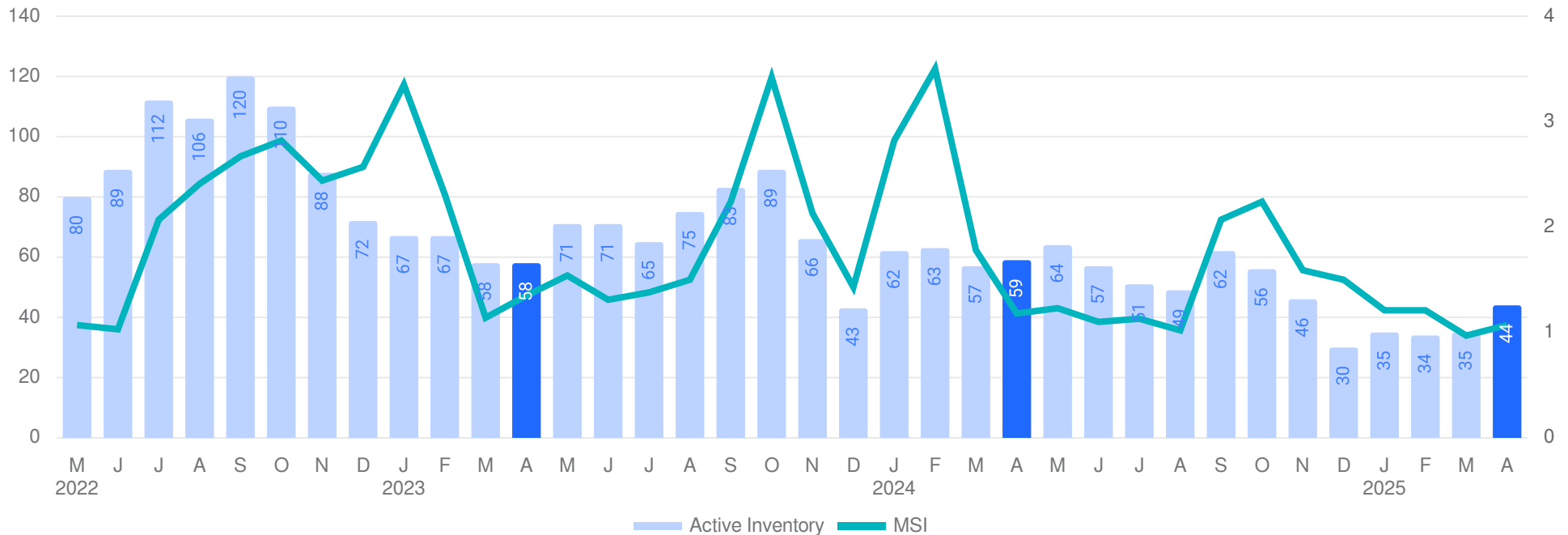
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## Inventory & MSI

The number of properties for sale in April 2025 was 44, up 25.71% from 35 from the previous month and -25.42% lower than 59 from April 2024. The April 2025 inventory was at its lowest 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 1.07 months was at its lowest level compared with April 2024 and 2023.







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## New Listings

The number of new listings in April 2025 was 63, up 10.53% from 57 from the previous month and -25.88% lower than 85 from April 2024. The April 2025 listings were at its lowest level compared to April 2024 and 2023.

