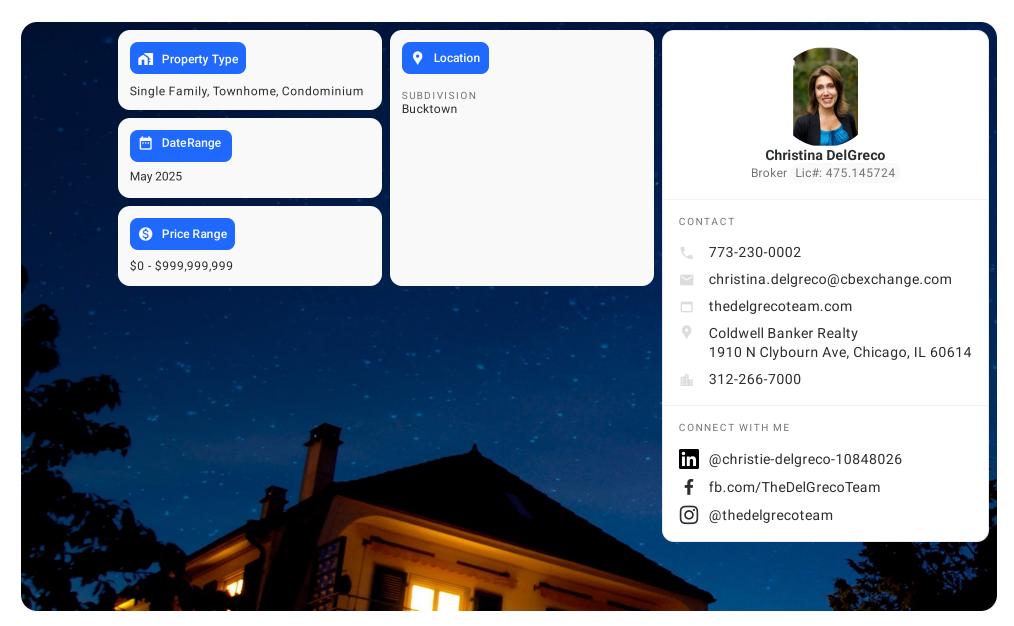


Market Trends Report May 2025





Christina DelGreco
Broker

M: 773-230-0002 Lic#: 475.145724 christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown

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

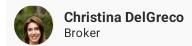
Properties: Single Family, Townhome, Condominium

Overview

The overview below shows real estate activity from January 2025 to May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb Apr.	May. 2024
New Listings	20	6	↑	↑	1
Average Sales Price per Square Foot	332	373	V	\	1
Average Days on Market	21	5	^	V	1
Number of Properties for Sale	10	3	_	↑	1
Average List Price	\$785,500	\$2,099,333	^	↑	1
Median List Price	\$603,900	\$1,598,000	^	↑	1
Average Sales Price	\$724,450	\$410,000	V	\	1
Median Sales Price	\$654,500	\$410,000	^	\downarrow	1
Sales Price / List Price Ratio	101.36%	102.76%	^	↑	_
Number of Properties Sold	11	1	V	V	4
Month's Supply of Inventory	1.32	3	^	↑	1
Absorption Rate	1.3	0.33	\downarrow	\downarrow	1





christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown

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

Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in May 2025 was \$410,000, up 2.50% from \$400,000 from the previous month and -71.22% lower than \$1,424,500 from May 2024. The May 2025 median sales price was at its lowest level compared to May 2024 and 2023. The average sales price in May 2025 was \$410,000, down -45.32% from \$749,750 from the previous month and -66.31% lower than \$1,217,000 from May 2024. The May 2025 average sale price was at its lowest level compared to May 2024 and 2023.







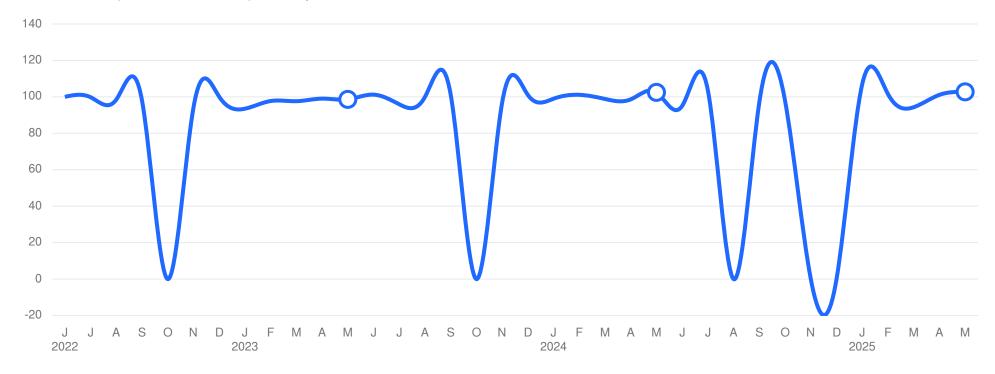
christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown

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 May 2025 sales price/list price ratio was 102.76%, up from 101.11% from the previous month and equal to May 2024.







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 May 2025 was 1, down -80.0% from 5 from the previous month and -75.00% lower than 4 from May 2024. The May 2025 sales were at its lowest level compared to May 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.







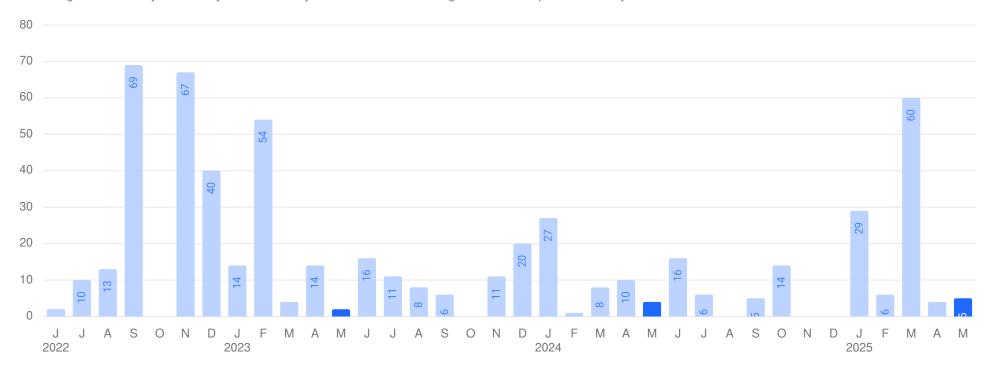
christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown

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

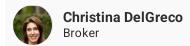
Properties: Single Family, Townhome, Condominium

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 May 2025 was 5 days, up 25.00% from 4 days from the previous month and 25.00% higher than 4 days from May 2024. The May 2025 DOM was at its highest level compared with May 2024 and 2023.







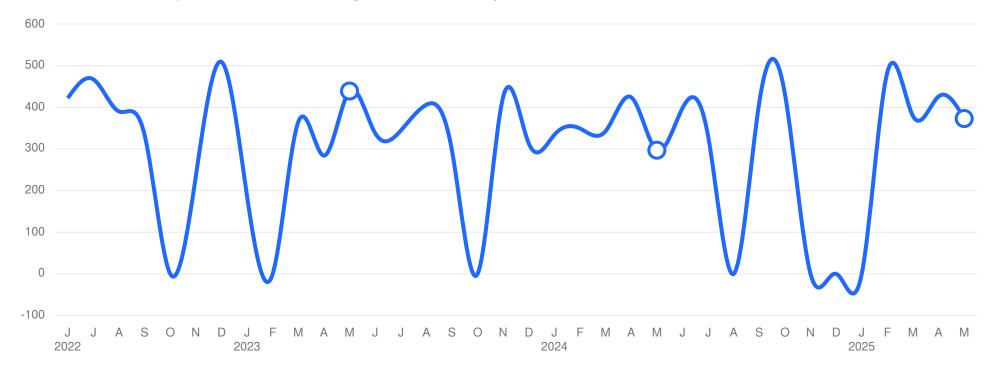
christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown

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 May 2025 was \$373, down -12.44% from \$426 from the previous month and 25.59% higher than \$297 from May 2024.







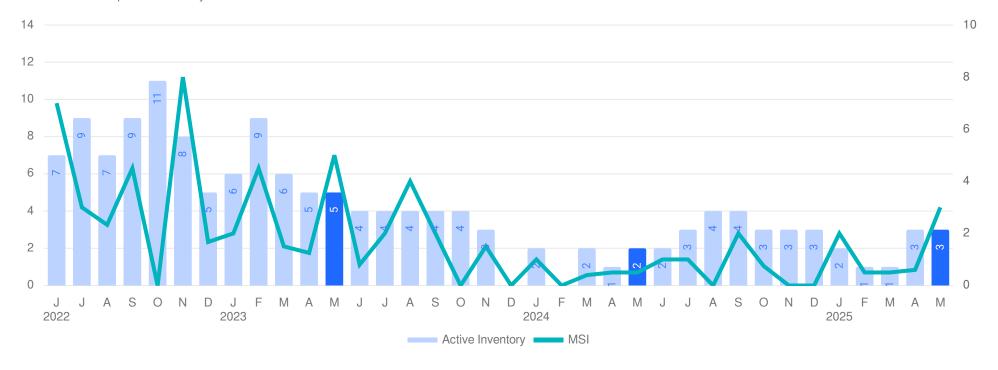
christina.delgreco@cbexchange.com https://thedelgrecoteam.com Subdivision: Bucktown

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

Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in May 2025 was 3, equal to the previous month and 50.0% higher than 2 from May 2024. The May 2025 inventory was at a mid level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 3 months was at a mid level compared with May 2024 and 2023.







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 May 2025 was 6, up 20.0% from 5 from the previous month and 20.0% higher than 5 from May 2024. The May 2025 listings were at a mid level compared to May 2024 and 2023.

