

Market Trends Report

May 2025

Property Type

Single Family, Townhome, Condominium

DateRange

May 2025

Price Range

\$0 - \$999,999,999

Location


MLS AREA
Chi - Logan Square




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 May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

Overview	YTD Avg.	Monthly Trends			
		May	April	Feb. - Apr.	May. 2024
New Listings	448	108	↑	↑	↓
Average Sales Price per Square Foot	368	379	↑	↑	↑
Average Days on Market	19	12	↑	↓	↓
Number of Properties for Sale	266	68	↑	↑	↓
Average List Price	\$938,801	\$984,703	↑	↑	↓
Median List Price	\$736,700	\$749,500	↑	↑	↓
Average Sales Price	\$756,187	\$783,679	—	↑	↑
Median Sales Price	\$681,825	\$640,000	↓	↓	↑
Sales Price / List Price Ratio	101.34%	103.77%	↑	↑	↑
Number of Properties Sold	278	67	↓	↑	↓
Month's Supply of Inventory	1	1.01	↑	↑	↓
Absorption Rate	1.07	0.99	↓	↓	↑



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Average & Median Sales Price

The median sales price in May 2025 was \$640,000, down -8.68% from \$700,800 from the previous month and 2.48% higher than \$624,500 from May 2024. The May 2025 median sales price was at a mid level compared to May 2024 and 2023. The average sales price in May 2025 was \$783,679, equal to the previous month and 8.57% higher than \$721,839 from May 2024. The May 2025 average sale price was at its highest level compared to May 2024 and 2023.





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Square**

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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 May 2025 sales price/list price ratio was 103.77%, up from 102.47% from the previous month and up from 101.56% from May 2024.





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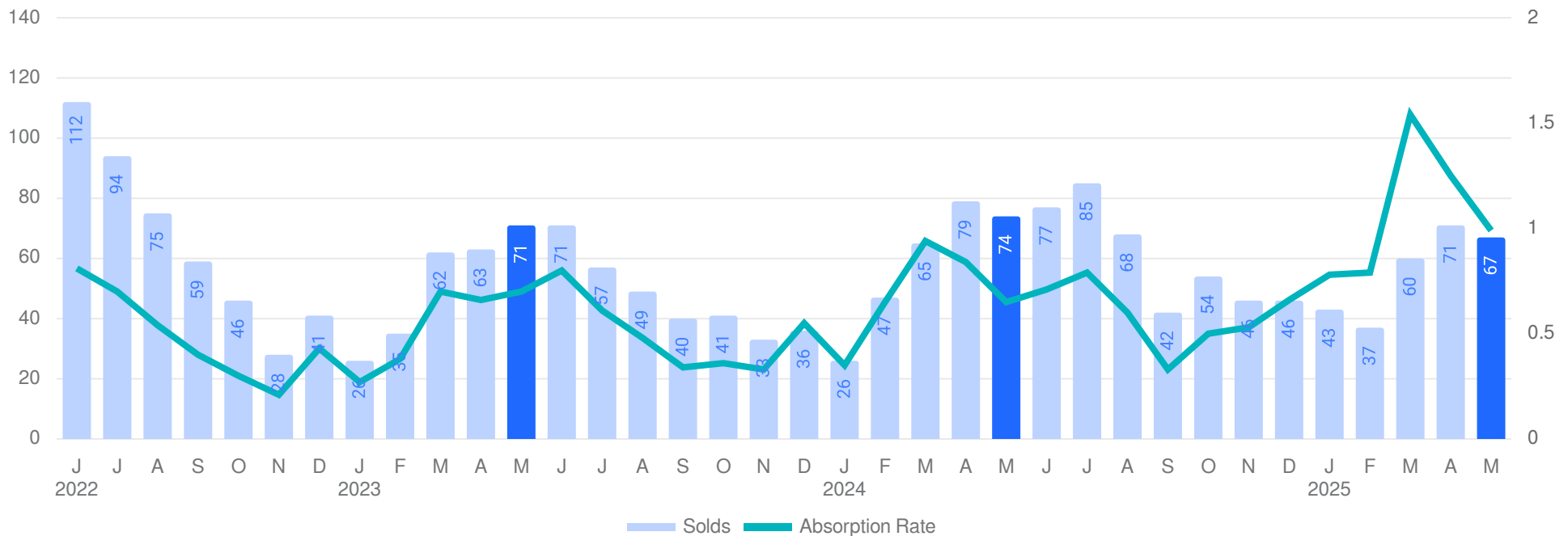
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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 67, down -5.63% from 71 from the previous month and -9.46% lower than 74 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.





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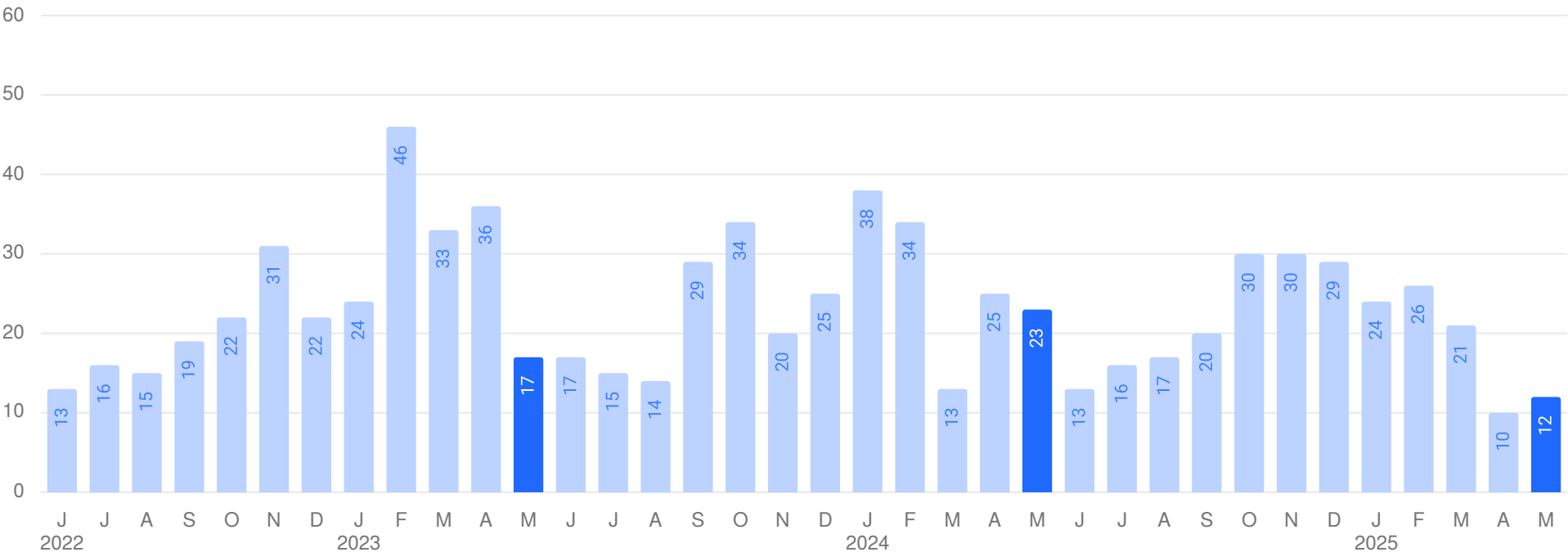
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Average Days on Market

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 May 2025 was 12 days, up 20.0% from 10 days from the previous month and -47.83% lower than 23 days from May 2024. The May 2025 DOM was at its lowest level compared with May 2024 and 2023.



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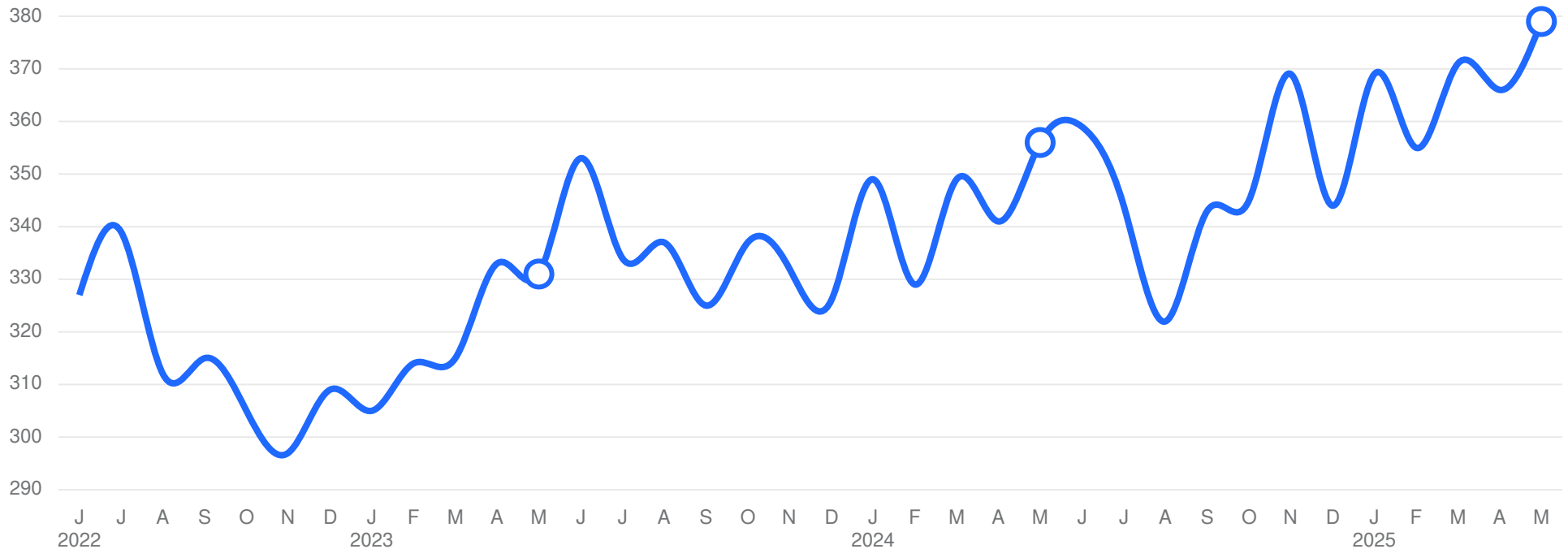
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Average Sales Price per Square Foot

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 May 2025 was \$379, up 3.55% from \$366 from the previous month and 6.46% higher than \$356 from May 2024.





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Inventory & MSI

The number of properties for sale in May 2025 was 68, up 19.30% from 57 from the previous month and -40.35% lower than 114 from May 2024. The May 2025 inventory was at its lowest 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 1.01 months was at its lowest level compared with May 2024 and 2023.



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New Listings

The number of new listings in May 2025 was 108, up 12.50% from 96 from the previous month and -20.59% lower than 136 from May 2024. The May 2025 listings were at its lowest level compared to May 2024 and 2023.

