

Market Trends Report

May 2025

Property Type

Single Family, Townhome, Condominium

DateRange

May 2025

Price Range

\$0 - \$999,999,999

Location

ZIP CODE


South Loop




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



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

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 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	452	110	↑	↑	↑
Average Sales Price per Square Foot	328	333	↑	—	↑
Average Days on Market	43	35	↓	↓	↑
Number of Properties for Sale	638	133	↓	↑	↓
Average List Price	\$529,104	\$496,583	↓	↓	↓
Median List Price	\$396,790	\$395,000	—	—	—
Average Sales Price	\$470,608	\$470,252	—	↑	—
Median Sales Price	\$396,175	\$413,750	—	↑	↑
Sales Price / List Price Ratio	100.14%	101.36%	—	↑	—
Number of Properties Sold	207	50	↑	↑	↓
Month's Supply of Inventory	3.19	2.66	↓	↓	↓
Absorption Rate	0.32	0.38	↑	↑	↑



Christina DelGreco
Broker

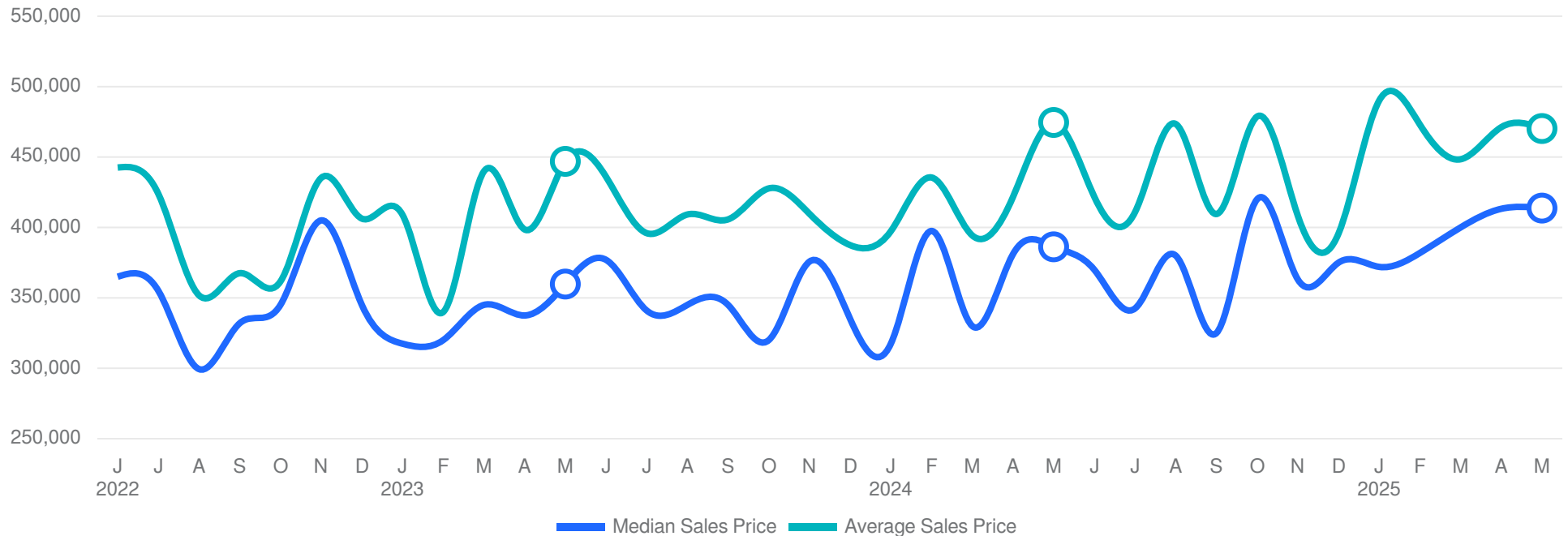
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in May 2025 was \$413,750, equal to the previous month and 7.12% higher than \$386,250 from May 2024. The May 2025 median sales price was at its highest level compared to May 2024 and 2023. The average sales price in May 2025 was \$470,252, equal to the previous month and equal to May 2024. The May 2025 average sale price was at a mid level compared to May 2024 and 2023.





Christina DelGreco
Broker

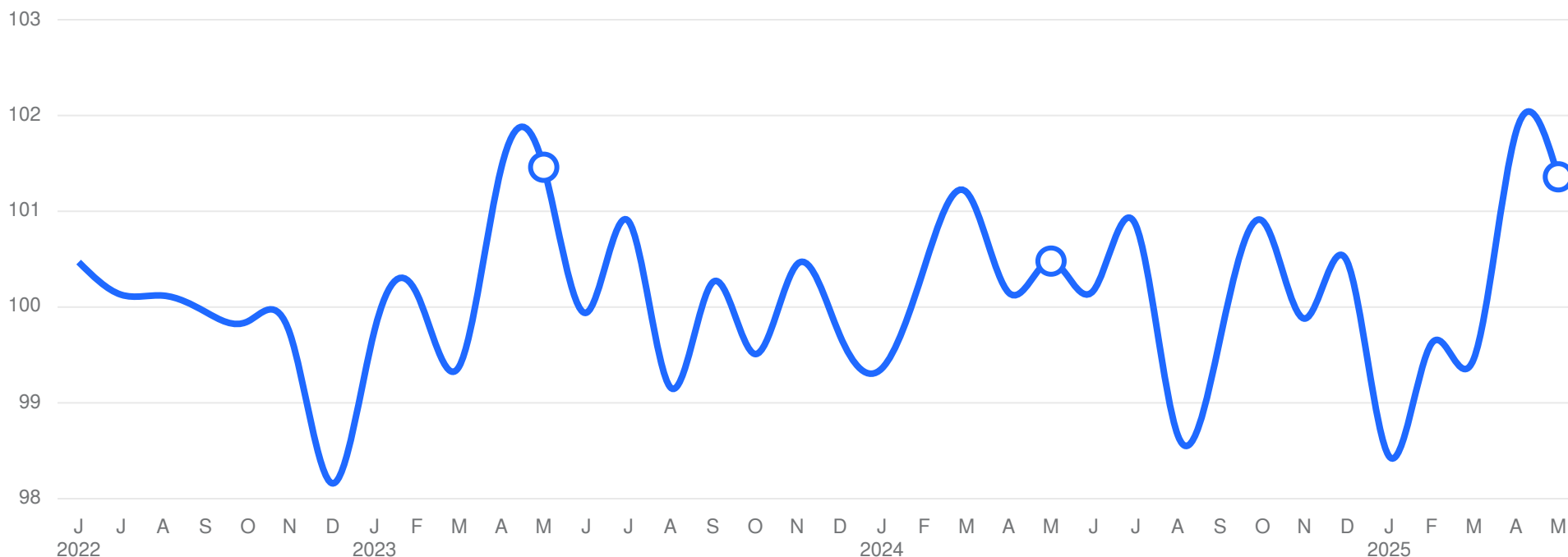
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

Zip Code: 60605
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 101.36%, equal to the previous month and equal to May 2024.





Christina DelGreco

Broker

M: 773-230-0002

Lic#: 475.145724

christina.delgreco@cbexchange.com

<https://thedelgreco team.com>

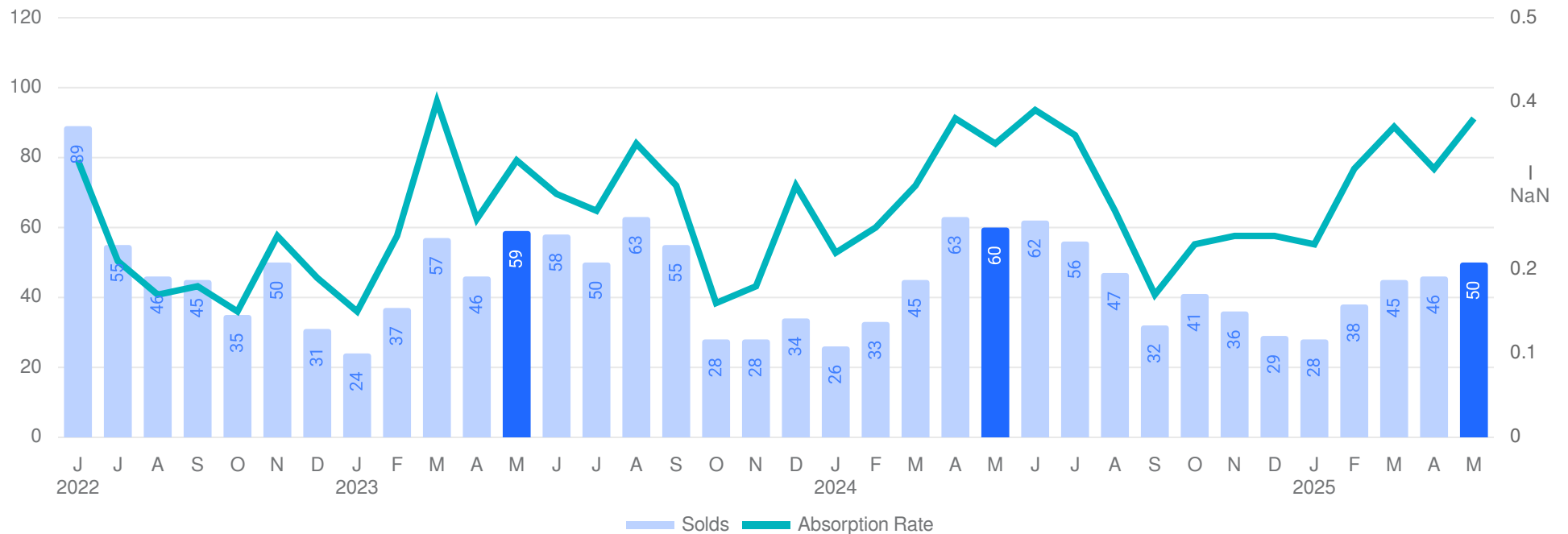
Zip Code: 60605

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 50, up 8.70% from 46 from the previous month and -16.67% lower than 60 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
Broker

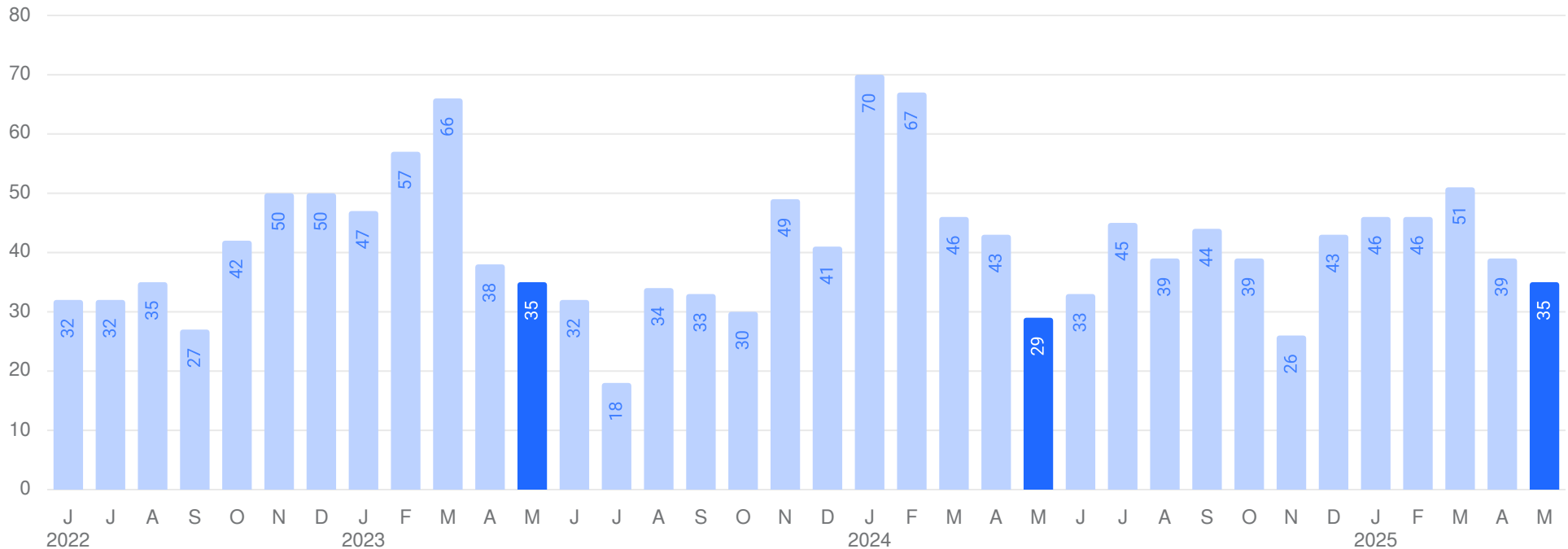
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

Zip Code: 60605
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 35 days, down -10.26% from 39 days from the previous month and 20.69% higher than 29 days from May 2024. The May 2025 DOM was at a mid level compared with May 2024 and 2023.





Christina DelGreco
Broker

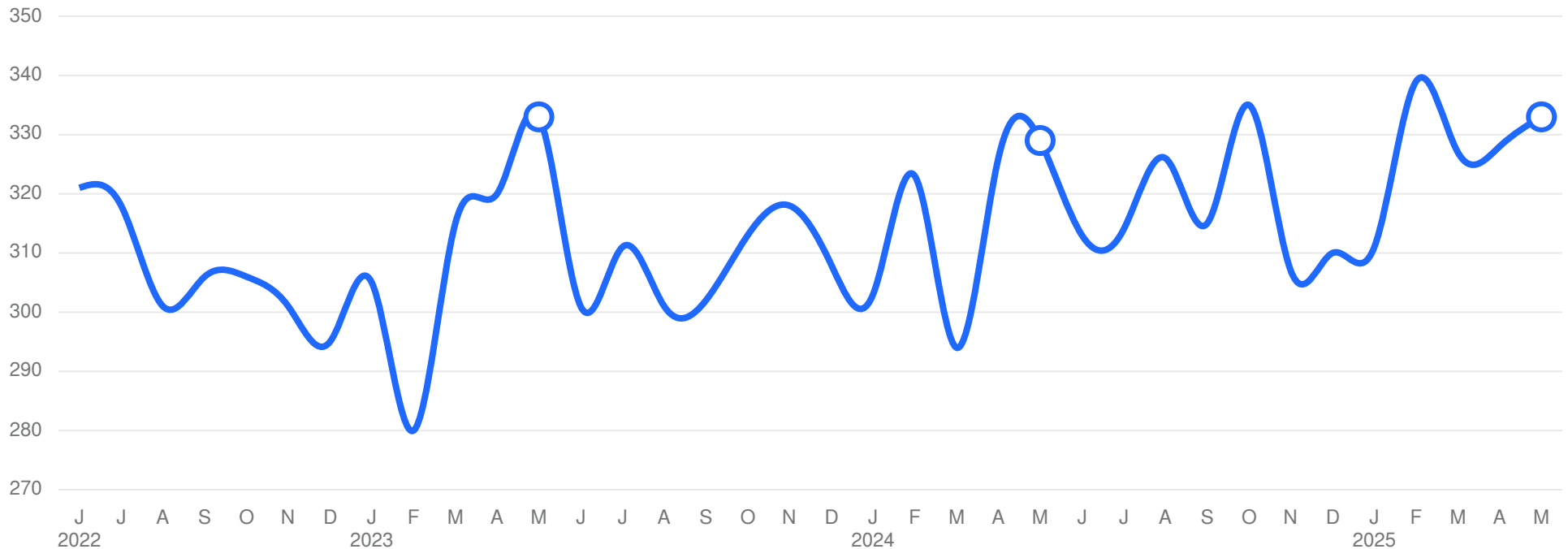
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

Zip Code: 60605
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 \$333, up 1.52% from \$328 from the previous month and 1.22% higher than \$329 from May 2024.





Christina DelGreco
Broker

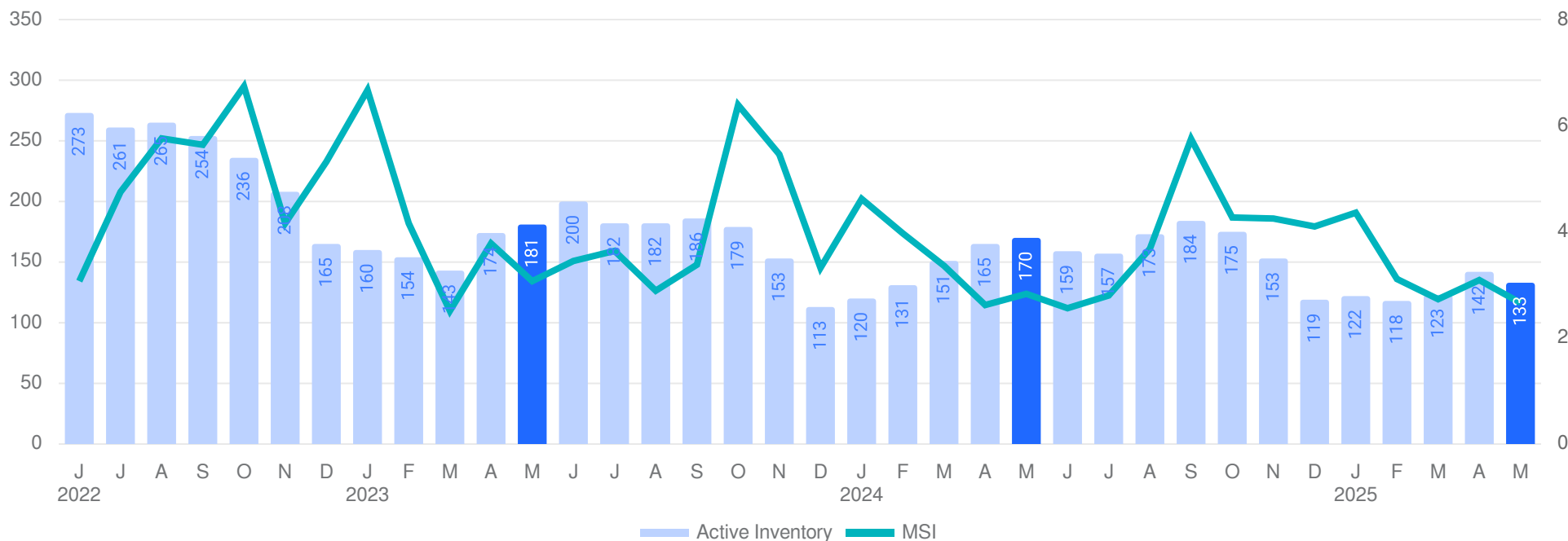
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in May 2025 was 133, down -6.34% from 142 from the previous month and -21.76% lower than 170 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 2.66 months was at its lowest level compared with May 2024 and 2023.





Christina DelGreco
Broker

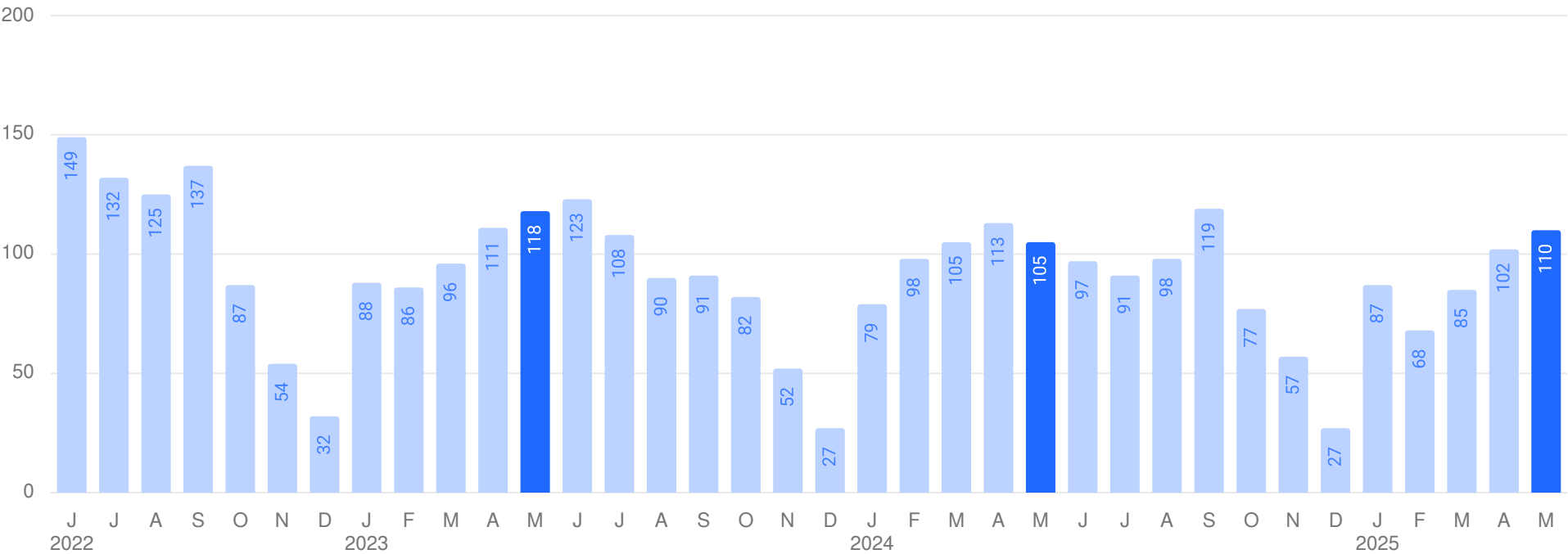
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.com>

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in May 2025 was 110, up 7.84% from 102 from the previous month and 4.76% higher than 105 from May 2024. The May 2025 listings were at a mid level compared to May 2024 and 2023.



Based on information from Midwest Real Estate Data LLC for the period 06/01/2022 through 5/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.