

Market Trends Report

February 2026

Property Type

Single Family, Townhome, Condominium

Date Range

February 2026

Price Range

\$0 - \$999,999,999

Location

LOCATIONS


Bucktown




Christina DelGreco


Broker Lic#: 475.145724


CONTACT

 773-230-0002

 christina.delgreco@cbexchange.com

 thedelgreco.com

 Coldwell Banker Realty
1910 N Clybourn Ave, Chicago, IL 60614

 312-266-7000

CONNECT WITH ME

 @christie-delgreco-10848026

 fb.com/TheDelGrecoTeam

 @thedelgreco.com



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

Locations: All
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Overview

The overview below shows real estate activity from January 2026 to February 2026. You will see data comparisons between February and the previous month, the last three months and February 2025.

Overview	YTD Avg.	Monthly Trends			
		February	January	Nov. - Jan.	Feb. 2025
New Listings	21240	10993	↑	↑	↓
Average Sales Price per Square Foot	210	213	↑	↑	↑
Average Days on Market	39	40	↑	↑	↑
Number of Properties for Sale	31837	15462	↓	↓	↓
Average List Price	\$461,976	\$475,965	↑	↑	↑
Median List Price	\$316,500	\$325,000	↑	↑	↑
Average Sales Price	\$401,432	\$404,725	↑	—	↑
Median Sales Price	\$320,500	\$325,000	↑	↑	↑
Sales Price / List Price Ratio	98.4%	98.62%	—	—	—
Number of Properties Sold	11538	6055	↑	↓	↓
Month's Supply of Inventory	2.77	2.55	↓	↓	↓
Absorption Rate	0.36	0.39	↑	↑	↑



Christina DelGreco
Broker

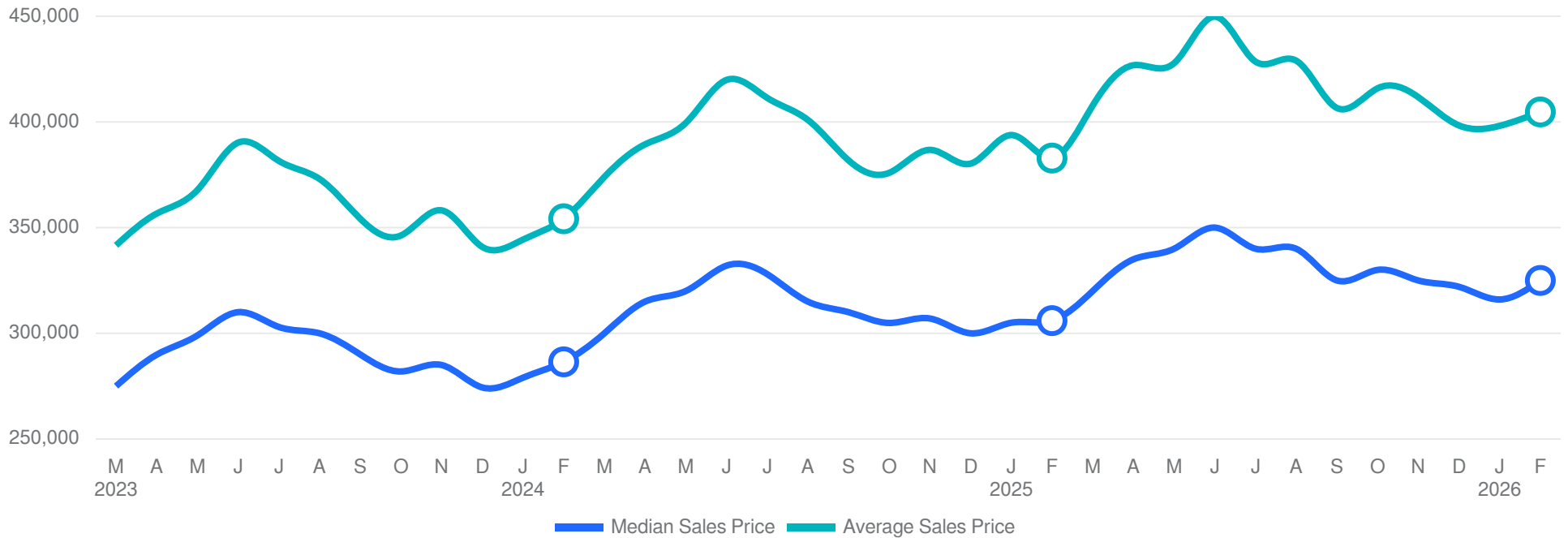
M: 773-230-0002
Lic#: 475.145724

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

Locations: All
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in February 2026 was \$325,000, up 2.85% from \$316,000 from the previous month and 6.21% higher than \$306,000 from February 2025. The February 2026 median sales price was at its highest level compared to February 2025 and 2024. The average sales price in February 2026 was \$404,725, up 1.65% from \$398,139 from the previous month and 5.70% higher than \$382,899 from February 2025. The February 2026 average sale price was at its highest level compared to February 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.



Christina DelGreco
Broker

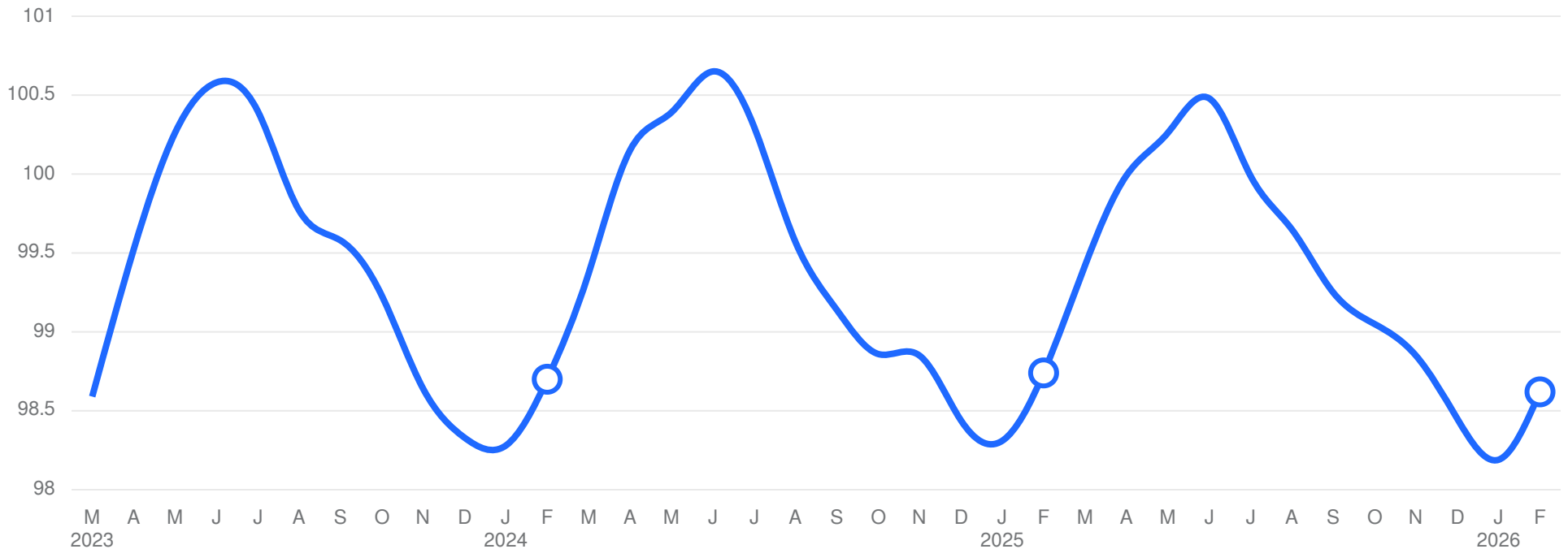
M: 773-230-0002
Lic#: 475.145724

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

Locations: All
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 February 2026 sales price/list price ratio was 98.62%, equal to the previous month and equal to February 2025.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

Locations: All
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Number of Properties Sold & Absorption Rate

The number of properties sold in February 2026 was 6,055, up 10.43% from 5,483 from the previous month and -8.71% lower than 6,633 from February 2025. The February 2026 sales were at its lowest level compared to February 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.



Christina DelGreco
Broker

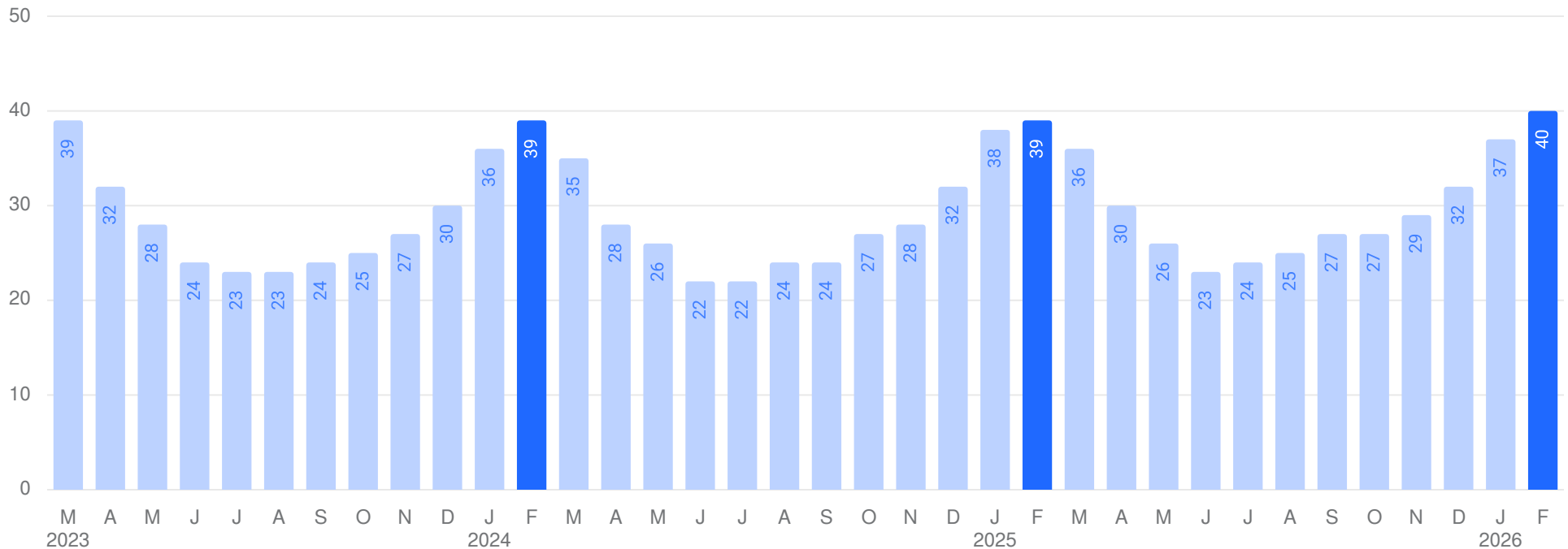
M: 773-230-0002
Lic#: 475.145724

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

Locations: All
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 February 2026 was 40 days, up 8.11% from 37 days from the previous month and 2.56% higher than 39 days from February 2025. The February 2026 DOM was at its highest level compared with February 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.



Christina DelGreco
Broker

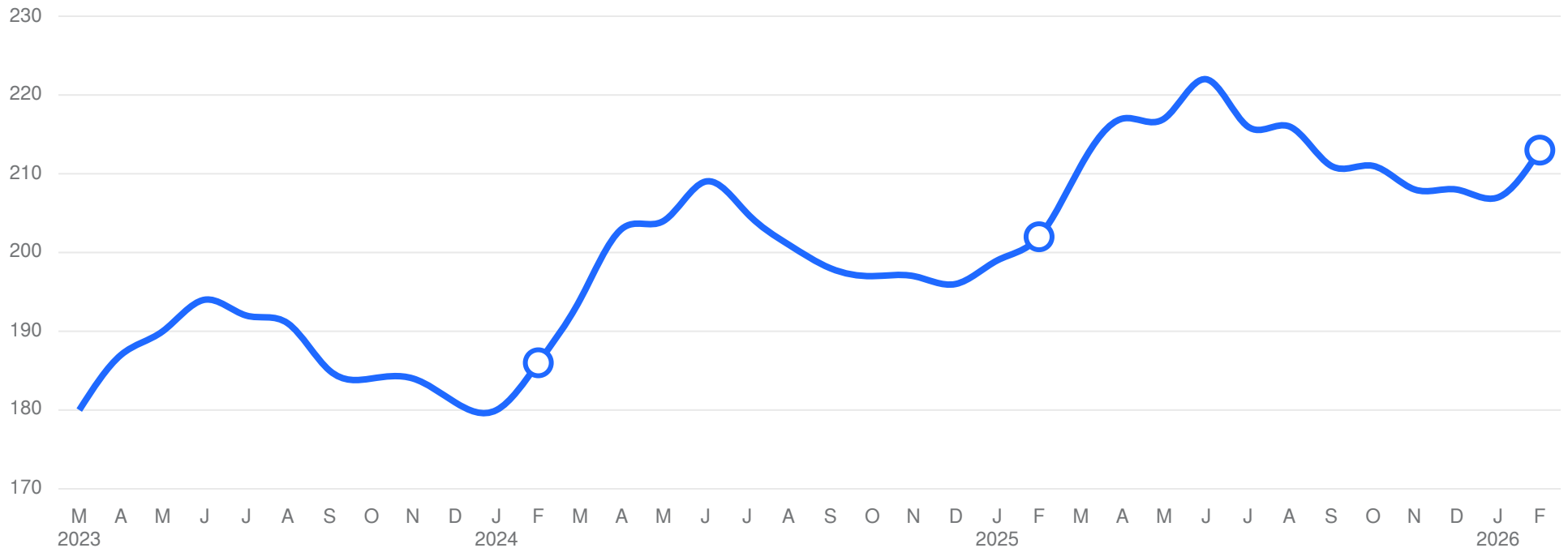
M: 773-230-0002
Lic#: 475.145724

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

Locations: All
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 February 2026 was \$213, up 2.90% from \$207 from the previous month and 5.45% higher than \$202 from February 2025.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

Locations: All
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in February 2026 was 15,462, down -5.58% from 16,375 from the previous month and -23.01% lower than 20,083 from February 2025. The February 2026 inventory was at its lowest level compared with February 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2026 MSI of 2.55 months was at its lowest level compared with February 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.



Christina DelGreco
Broker

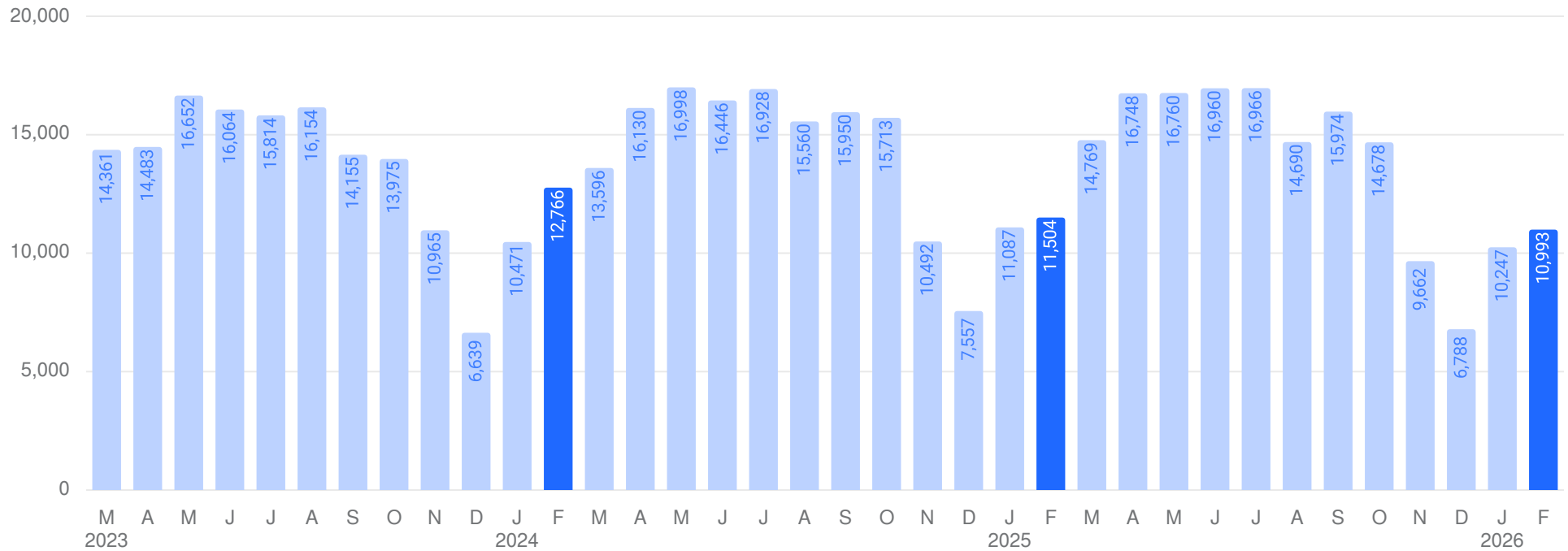
M: 773-230-0002
Lic#: 475.145724

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

Locations: All
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in February 2026 was 10,993, up 7.28% from 10,247 from the previous month and -4.44% lower than 11,504 from February 2025. The February 2026 listings were at its lowest level compared to February 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 03/01/2023 through 2/28/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 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.