

Market Trends Report

February 2026

Property Type

Single Family, Townhome, Condominium

DateRange

February 2026

Price Range

\$0 - \$999,999,999

Location


MLS AREA
Chi - Logan Square



Christina DelGreco


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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	87	44	↑	↑	↓
Average Sales Price per Square Foot	383	397	↑	↑	↑
Average Days on Market	30	35	↑	↑	↑
Number of Properties for Sale	54	28	↑	↓	↓
Average List Price	\$1,122,520	\$1,207,936	↑	↑	↑
Median List Price	\$911,250	\$957,500	↑	↑	↑
Average Sales Price	\$711,834	\$752,868	↑	↑	↑
Median Sales Price	\$591,525	\$580,000	↓	↓	↓
Sales Price / List Price Ratio	99.36%	100.08%	↑	—	—
Number of Properties Sold	54	36	↑	↑	↓
Month's Supply of Inventory	1.11	0.78	↓	↓	↓
Absorption Rate	0.99	1.29	↑	↑	↑



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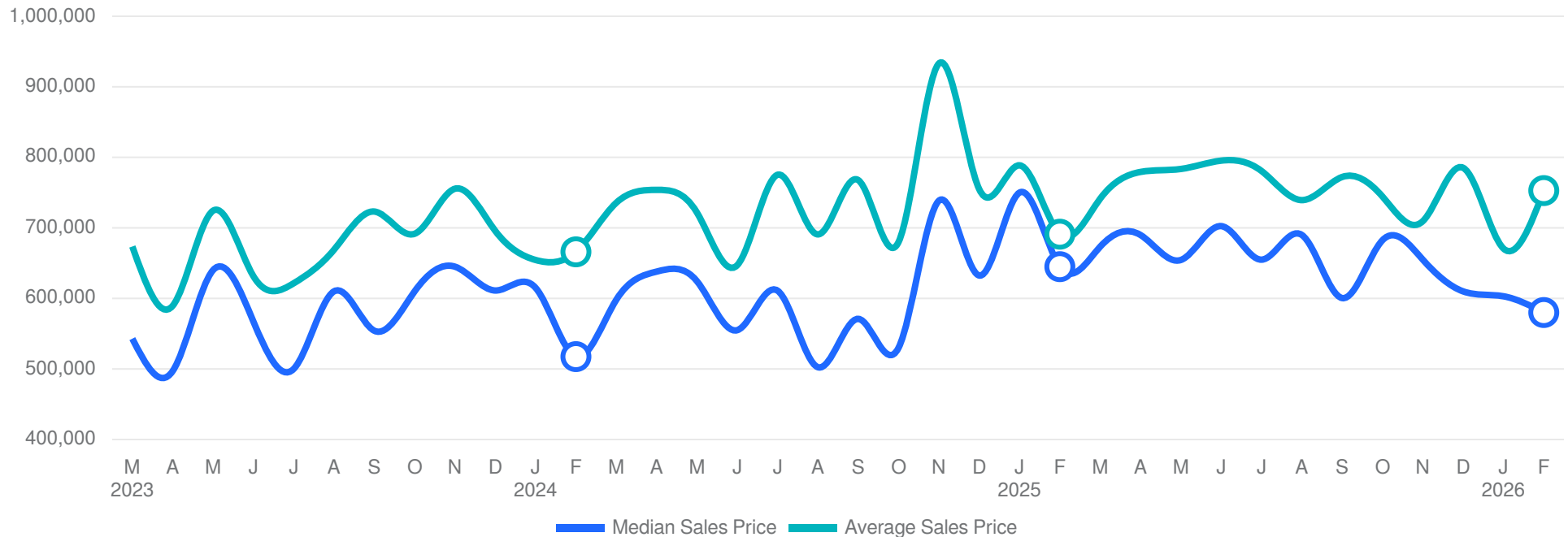
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Average & Median Sales Price

The median sales price in February 2026 was \$580,000, down -3.82% from \$603,050 from the previous month and -10.08% lower than \$645,000 from February 2025. The February 2026 median sales price was at a mid level compared to February 2025 and 2024. The average sales price in February 2026 was \$752,868, up 12.23% from \$670,800 from the previous month and 8.95% higher than \$691,051 from February 2025. The February 2026 average sale price was at its highest level compared to February 2025 and 2024.



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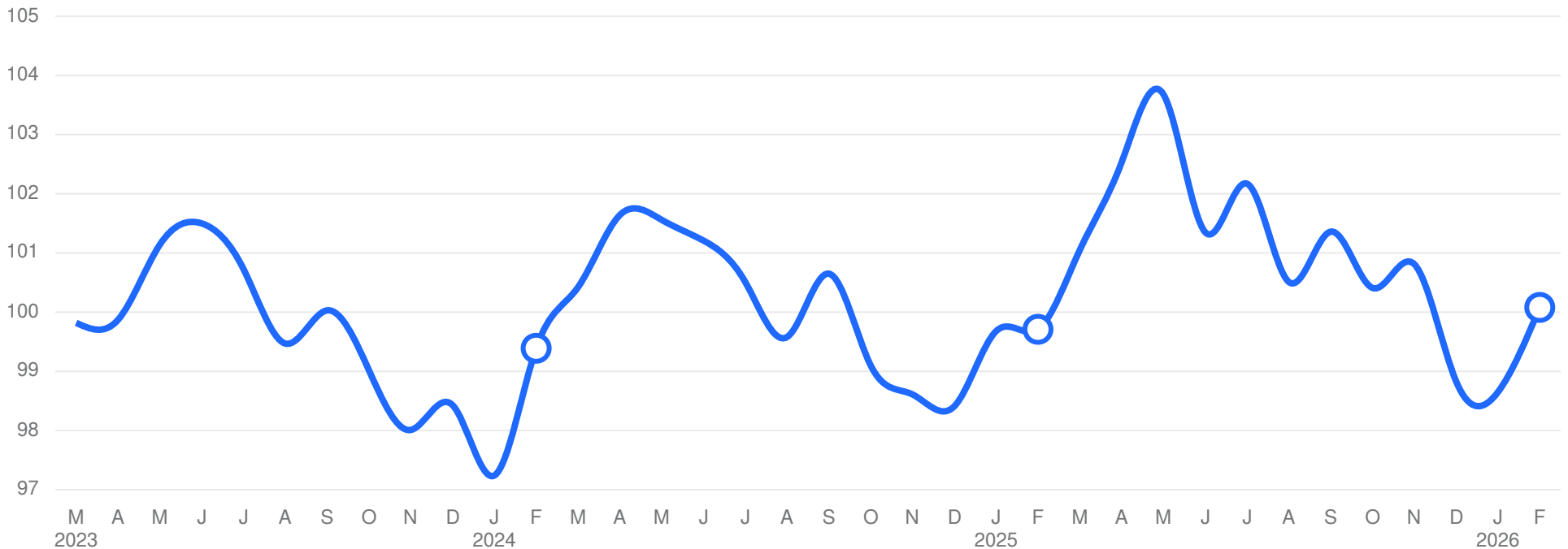
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Sales Price / List Price Ratio

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 February 2026 sales price/list price ratio was 100.08%, up from 98.65% from the previous month and equal to February 2025.



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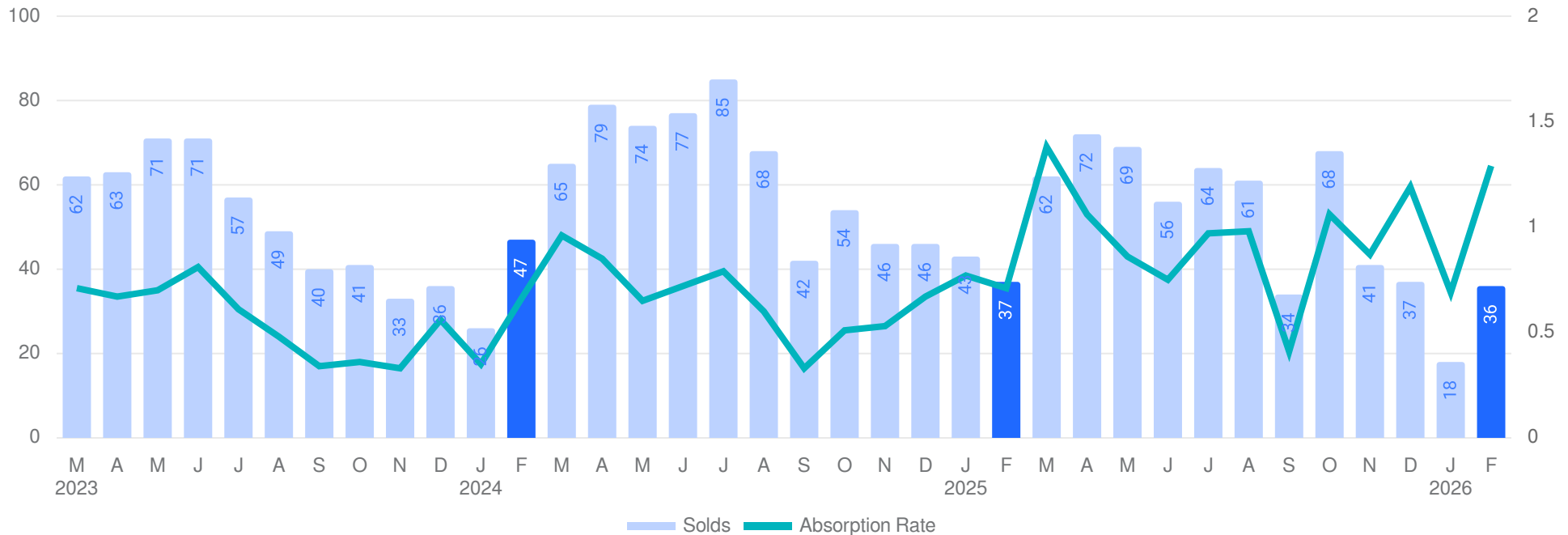
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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2026 was 36, up 100% from 18 from the previous month and -2.70% lower than 37 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.



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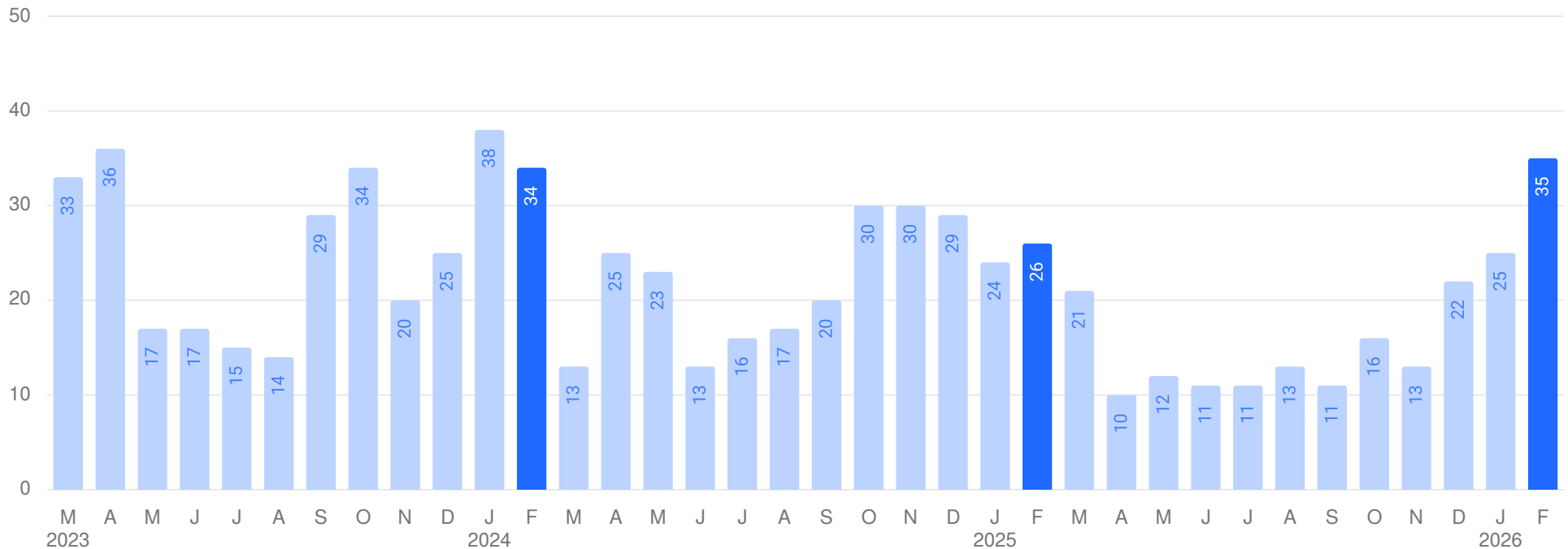
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Average Days on Market

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 February 2026 was 35 days, up 40.0% from 25 days from the previous month and 34.62% higher than 26 days from February 2025. The February 2026 DOM was at its highest level compared with February 2025 and 2024.



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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 February 2026 was \$397, up 7.88% from \$368 from the previous month and 11.83% higher than \$355 from February 2025.



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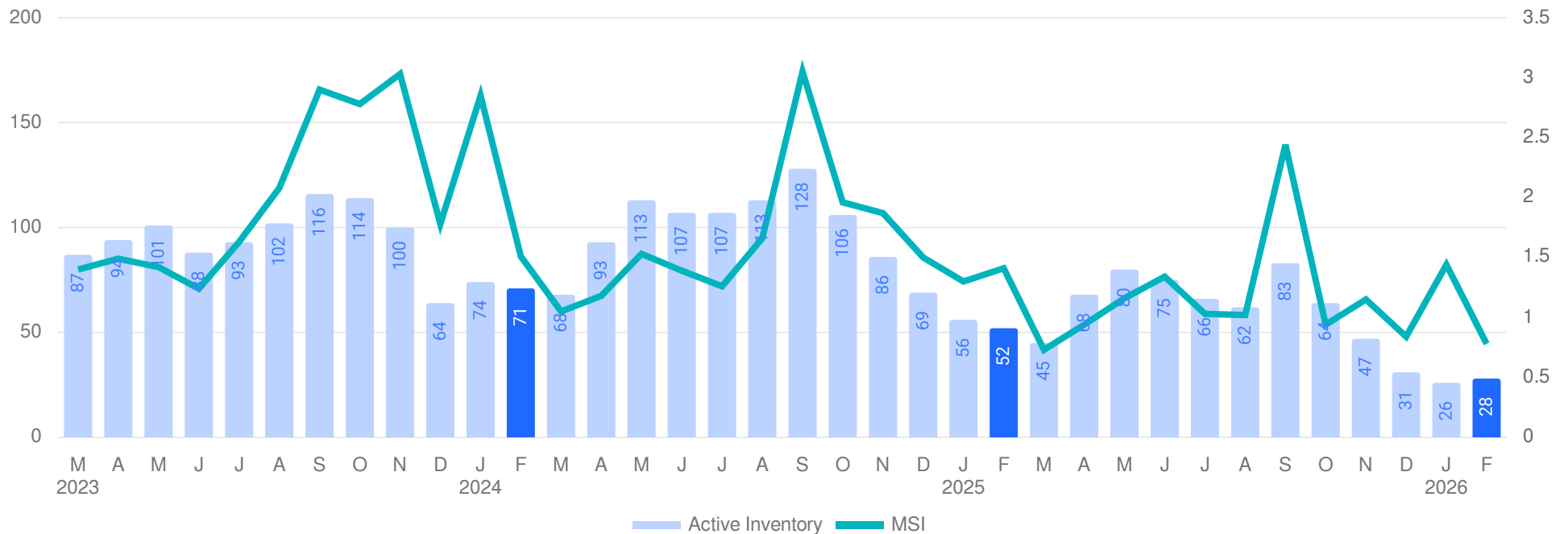
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Inventory & MSI

The number of properties for sale in February 2026 was 28, up 7.69% from 26 from the previous month and -46.15% lower than 52 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 0.78 months was at its lowest level compared with February 2025 and 2024.



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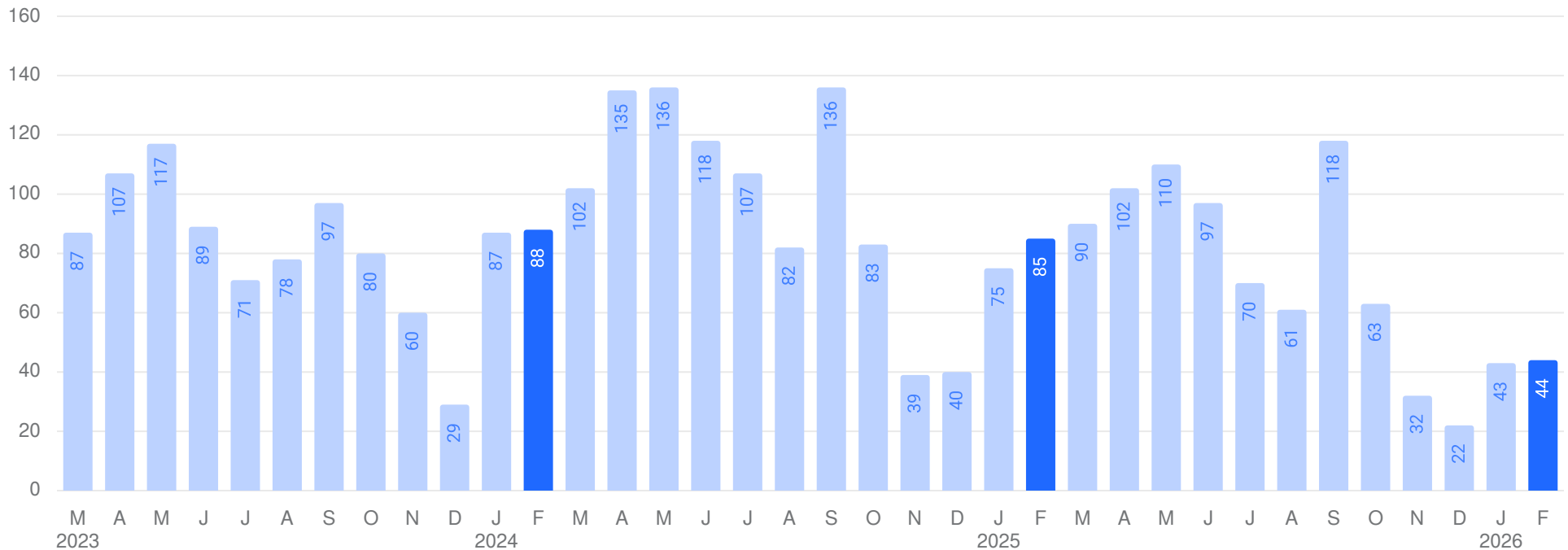
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New Listings

The number of new listings in February 2026 was 44, up 2.33% from 43 from the previous month and -48.24% lower than 85 from February 2025. The February 2026 listings were at its lowest level compared to February 2025 and 2024.



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