

Market Trends Report

February 2026

Property Type

Single Family, Townhome, Condominium

Date Range

February 2026

Price Range

\$0 - \$999,999,999

Location


MLS AREA
Chi - North Center



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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	69	41	↑	↑	↓
Average Sales Price per Square Foot	414	410	↓	↓	↑
Average Days on Market	22	21	↓	↑	↓
Number of Properties for Sale	39	22	↑	↓	↓
Average List Price	\$1,682,583	\$1,694,057	↑	↑	↑
Median List Price	\$1,812,475	\$1,724,950	↓	↓	↑
Average Sales Price	\$1,093,452	\$1,350,882	↑	↑	↑
Median Sales Price	\$1,031,250	\$1,360,000	↑	↑	↑
Sales Price / List Price Ratio	100.52%	102.33%	↑	↑	—
Number of Properties Sold	33	17	↑	↓	↓
Month's Supply of Inventory	1.18	1.29	↑	↑	↓
Absorption Rate	0.86	0.77	↓	↓	↑



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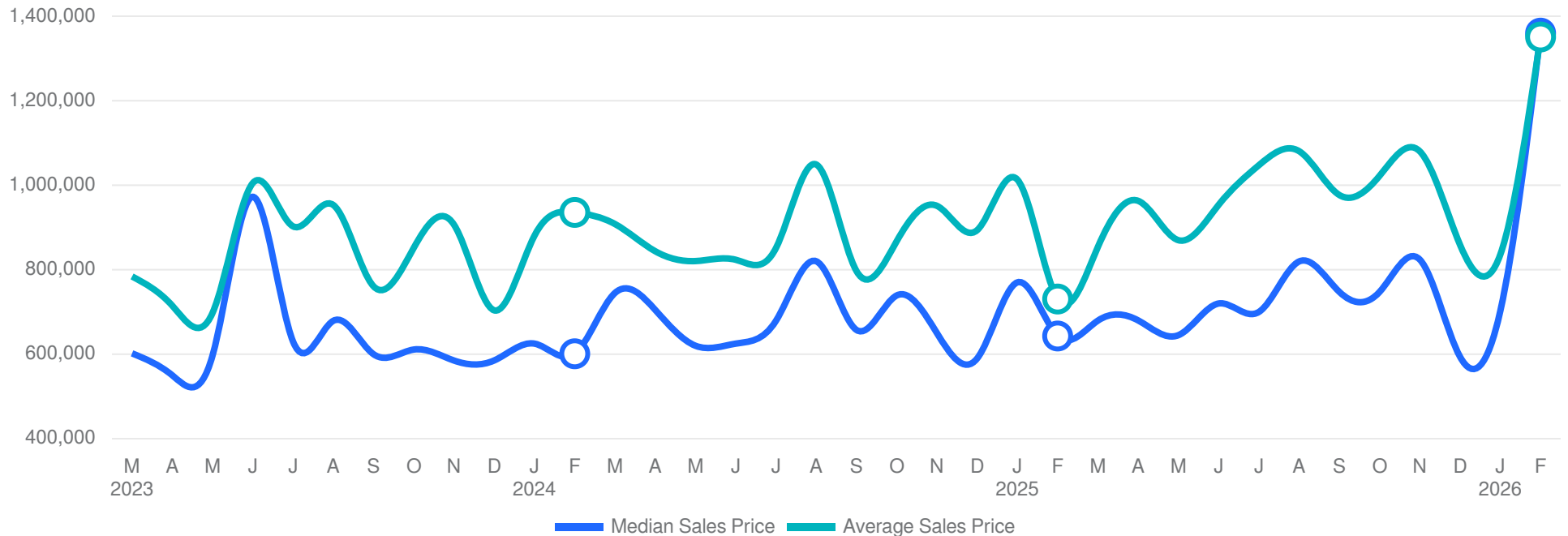
MLS Area: Chi - North Center

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Average & Median Sales Price

The median sales price in February 2026 was \$1,360,000, up 93.59% from \$702,500 from the previous month and 111.49% higher than \$643,051 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 \$1,350,882, up 61.58% from \$836,022 from the previous month and 84.90% higher than \$730,587 from February 2025. The February 2026 average sale price was at its highest level compared to February 2025 and 2024.



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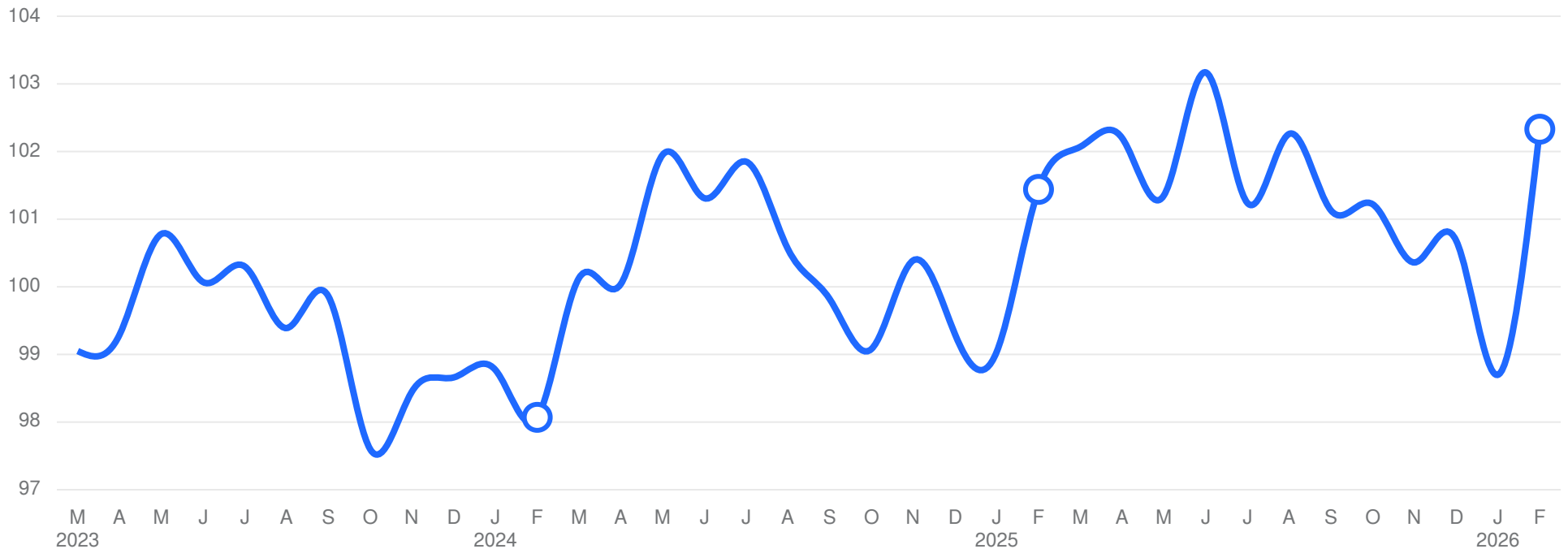
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Sales Price / List Price Ratio

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 102.33%, up from 98.7% from the previous month and equal to February 2025.



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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2026 was 17, up 6.25% from 16 from the previous month and -39.29% lower than 28 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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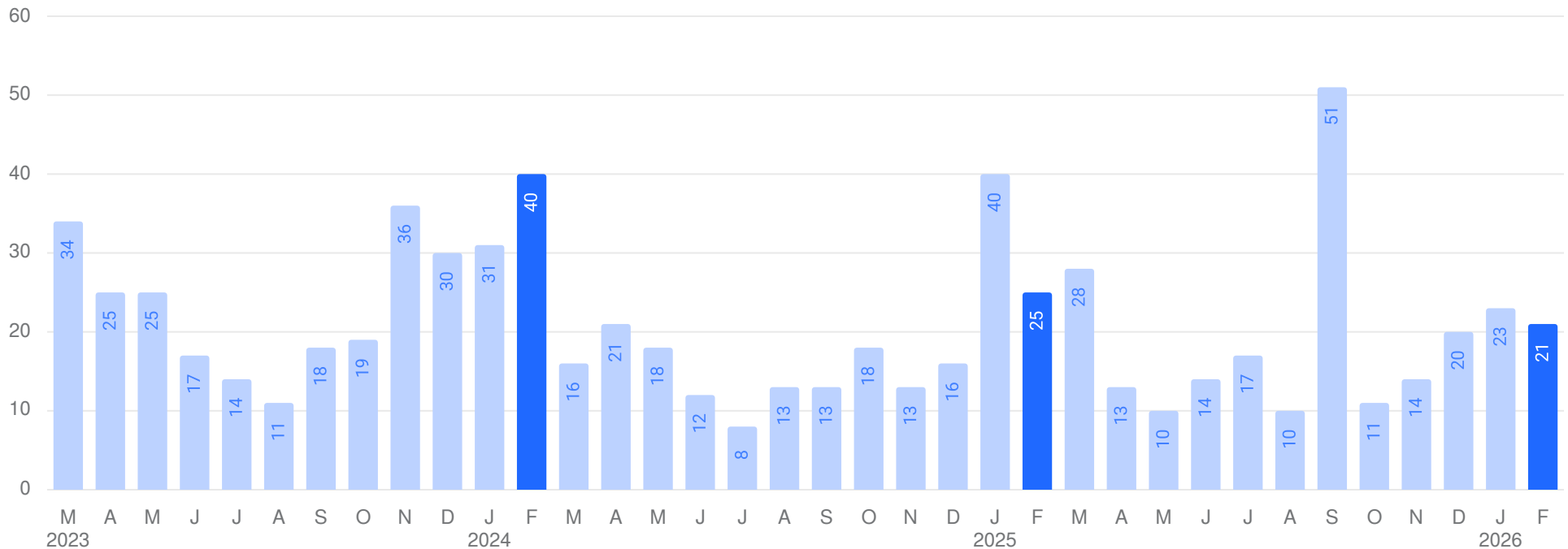
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Average Days on Market

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 21 days, down -8.70% from 23 days from the previous month and -16.00% lower than 25 days from February 2025. The February 2026 DOM was at its lowest level compared with February 2025 and 2024.



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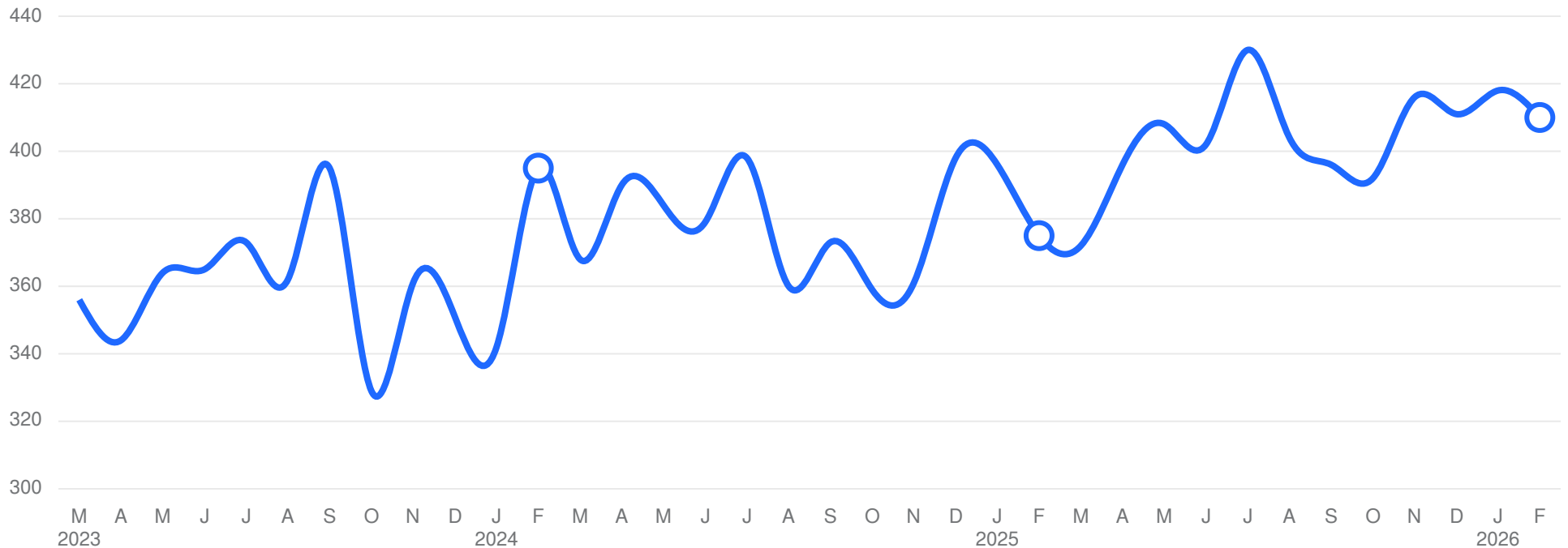
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Average Sales Price per Square Foot

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 February 2026 was \$410, down -1.91% from \$418 from the previous month and 9.33% higher than \$375 from February 2025.



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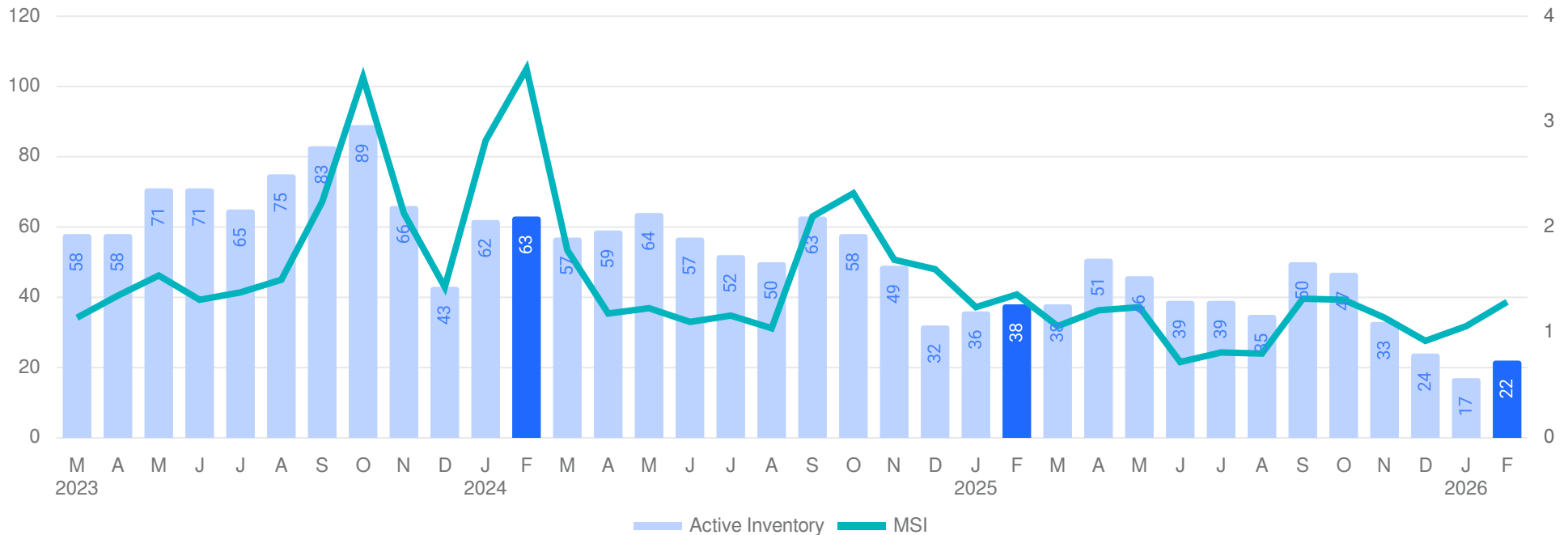
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Inventory & MSI

The number of properties for sale in February 2026 was 22, up 29.41% from 17 from the previous month and -42.11% lower than 38 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 1.29 months was at its lowest level compared with February 2025 and 2024.



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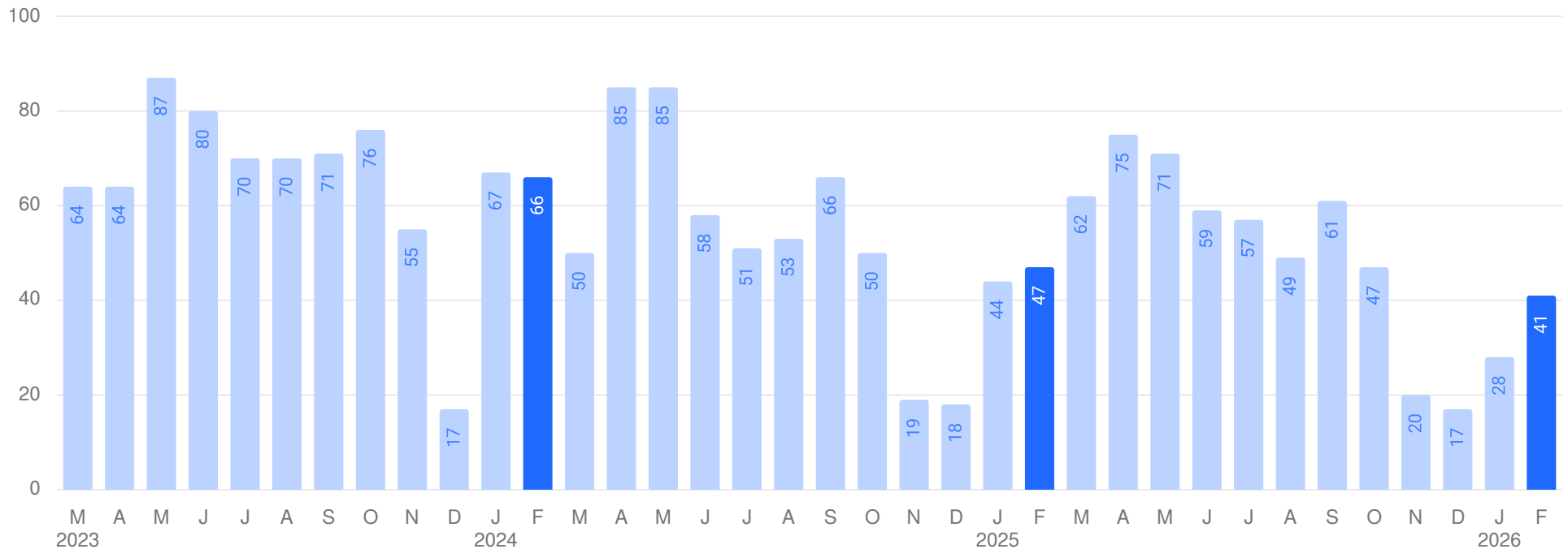
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New Listings

The number of new listings in February 2026 was 41, up 46.43% from 28 from the previous month and -12.77% lower than 47 from February 2025. The February 2026 listings were at its lowest level compared to February 2025 and 2024.



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