

Market Trends Report

April 2026

Property Type

Single Family, Townhome, Condominium

DateRange

April 2026

Price Range

\$0 - \$999,999,999

Location


MLS AREA
Chi - North Center



Christina DelGreco


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Overview

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

Overview	YTD Avg.	Monthly Trends			
		April	March	Jan. - Mar.	Apr. 2025
New Listings	203	68	↑	↑	↓
Average Sales Price per Square Foot	432	437	↓	↑	↑
Average Days on Market	20	11	↓	↓	↓
Number of Properties for Sale	118	41	↑	↑	↓
Average List Price	\$1,465,519	\$1,386,185	↑	↓	↑
Median List Price	\$1,493,613	\$1,300,000	↑	↓	↓
Average Sales Price	\$1,057,815	\$1,013,222	↓	↓	↑
Median Sales Price	\$854,625	\$700,000	↓	↓	↑
Sales Price / List Price Ratio	102.44%	106.31%	↑	↑	↑
Number of Properties Sold	110	43	↑	↑	↑
Month's Supply of Inventory	1.16	0.95	↑	↓	↓
Absorption Rate	0.9	1.05	↓	↑	↑



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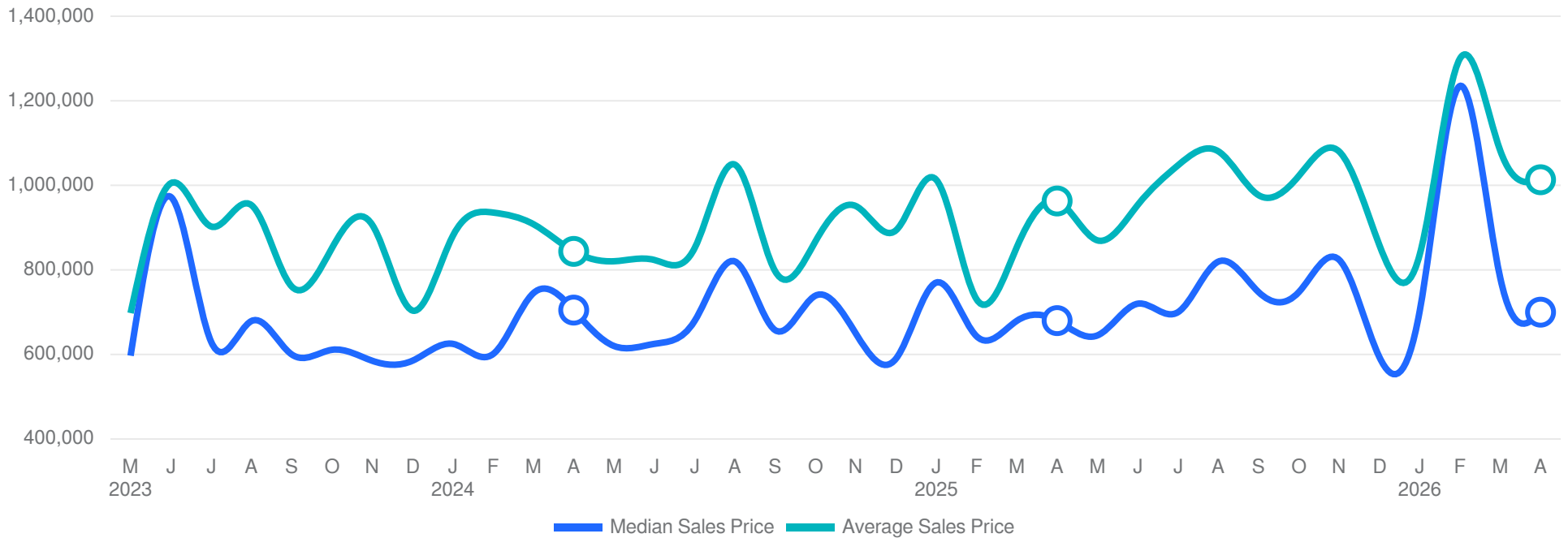
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Average & Median Sales Price

The median sales price in April 2026 was \$700,000, down -10.37% from \$781,000 from the previous month and 2.94% higher than \$680,000 from April 2025. The April 2026 median sales price was at a mid level compared to April 2025 and 2024. The average sales price in April 2026 was \$1,013,222, down -6.36% from \$1,082,073 from the previous month and 5.22% higher than \$962,979 from April 2025. The April 2026 average sale price was at its highest level compared to April 2025 and 2024.



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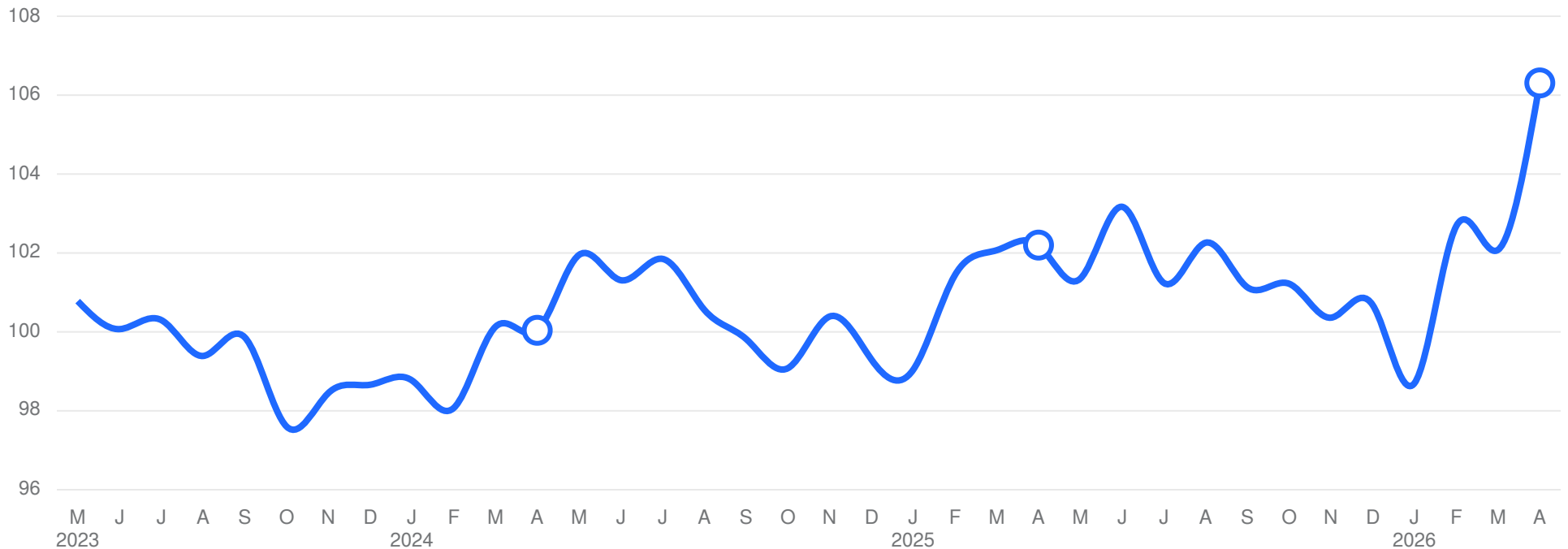
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Sales Price / List Price Ratio

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 April 2026 sales price/list price ratio was 106.31%, up from 102.08% from the previous month and up from 102.2% from April 2025.



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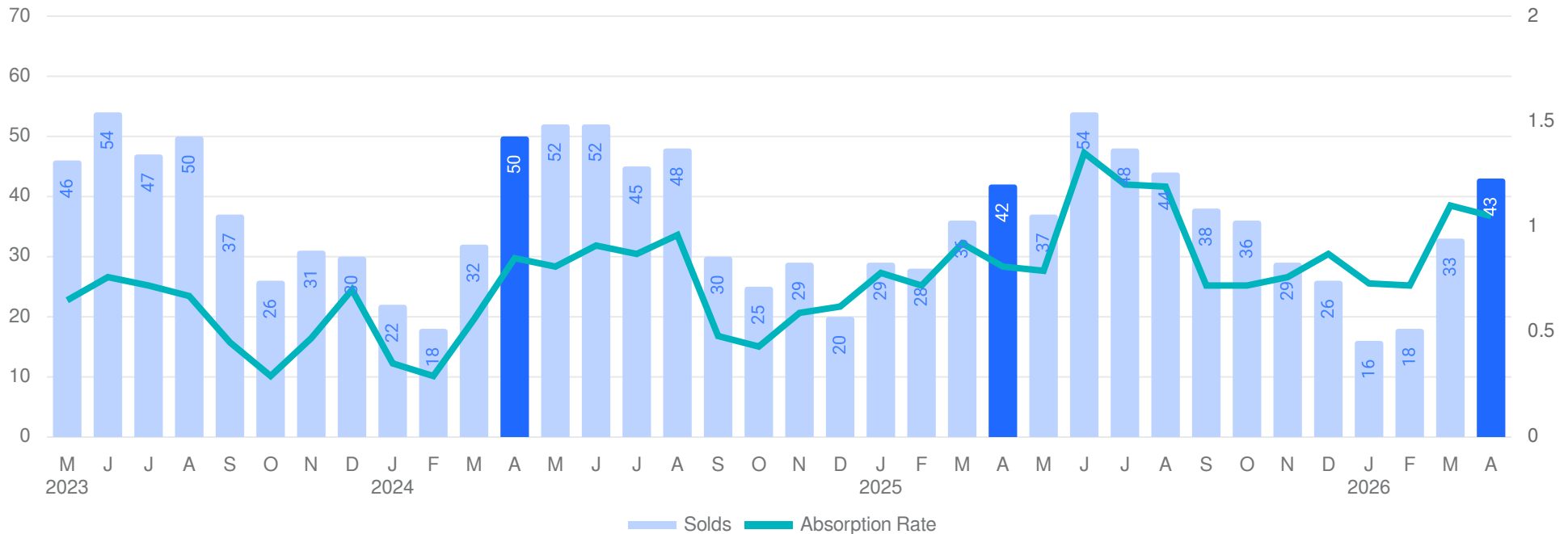
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Number of Properties Sold & Absorption Rate

The number of properties sold in April 2026 was 43, up 30.30% from 33 from the previous month and 2.38% higher than 42 from April 2025. The April 2026 sales were at a mid level compared to April 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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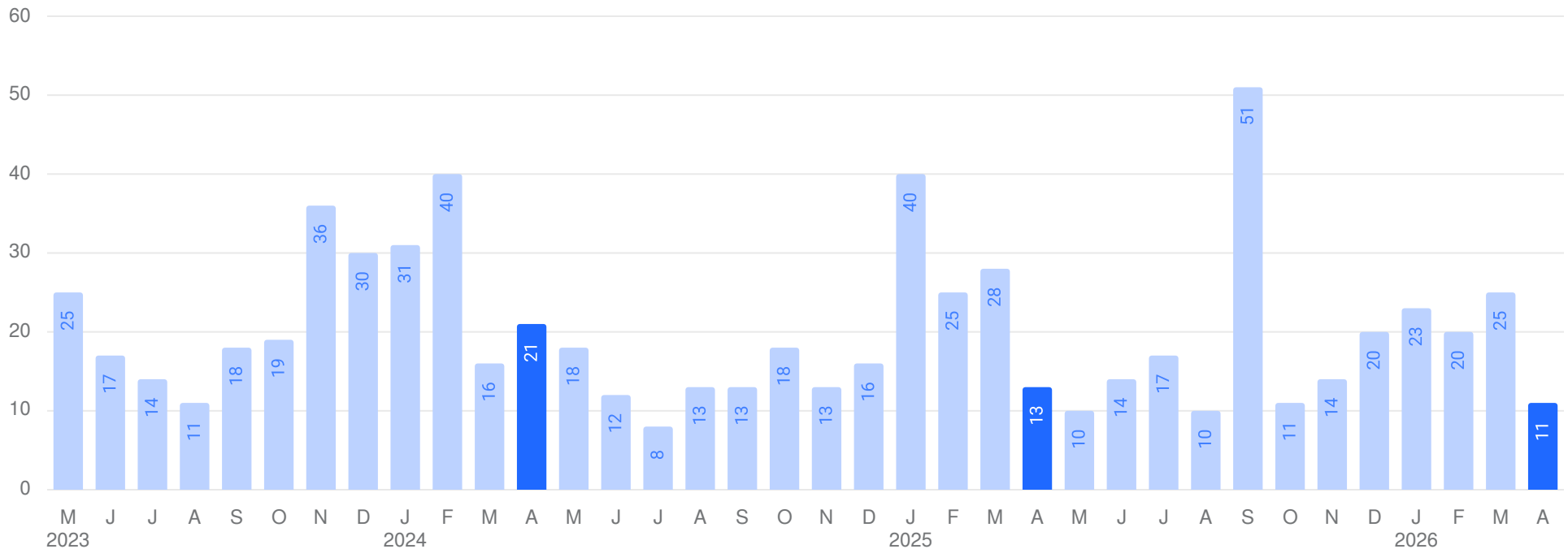
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Average Days on Market

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 April 2026 was 11 days, down -56.00% from 25 days from the previous month and -15.38% lower than 13 days from April 2025. The April 2026 DOM was at its lowest level compared with April 2025 and 2024.



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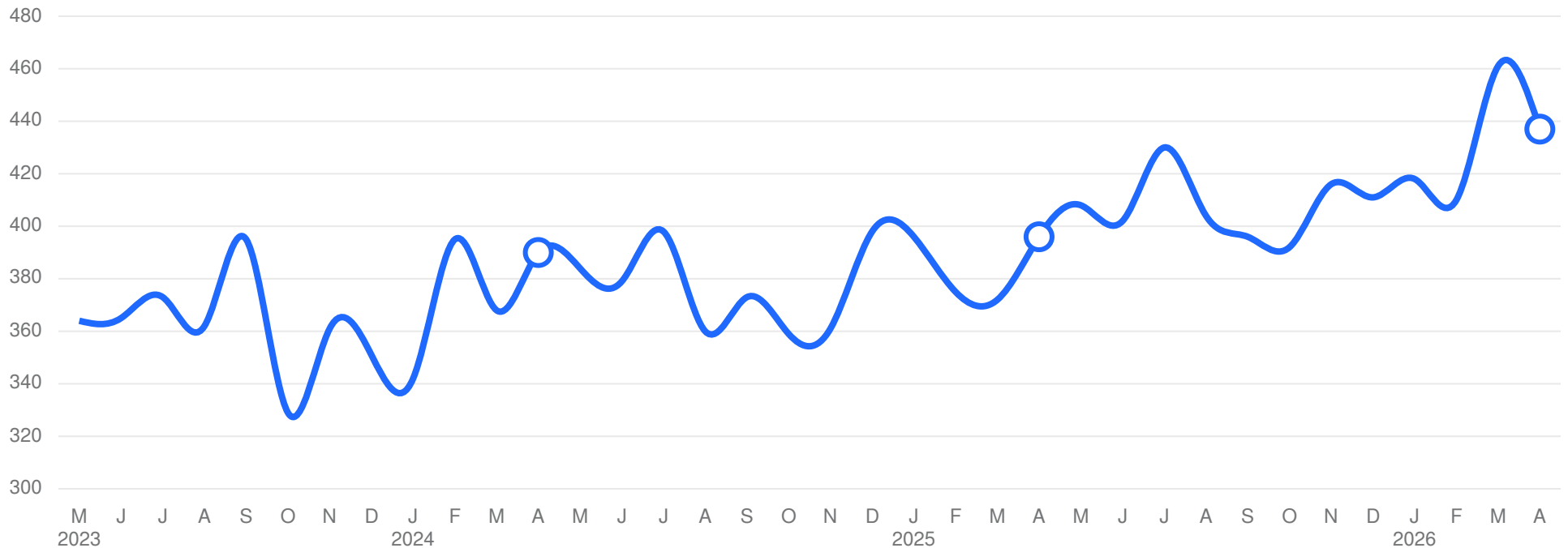
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Average Sales Price per Square Foot

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 April 2026 was \$437, down -5.21% from \$461 from the previous month and 10.35% higher than \$396 from April 2025.



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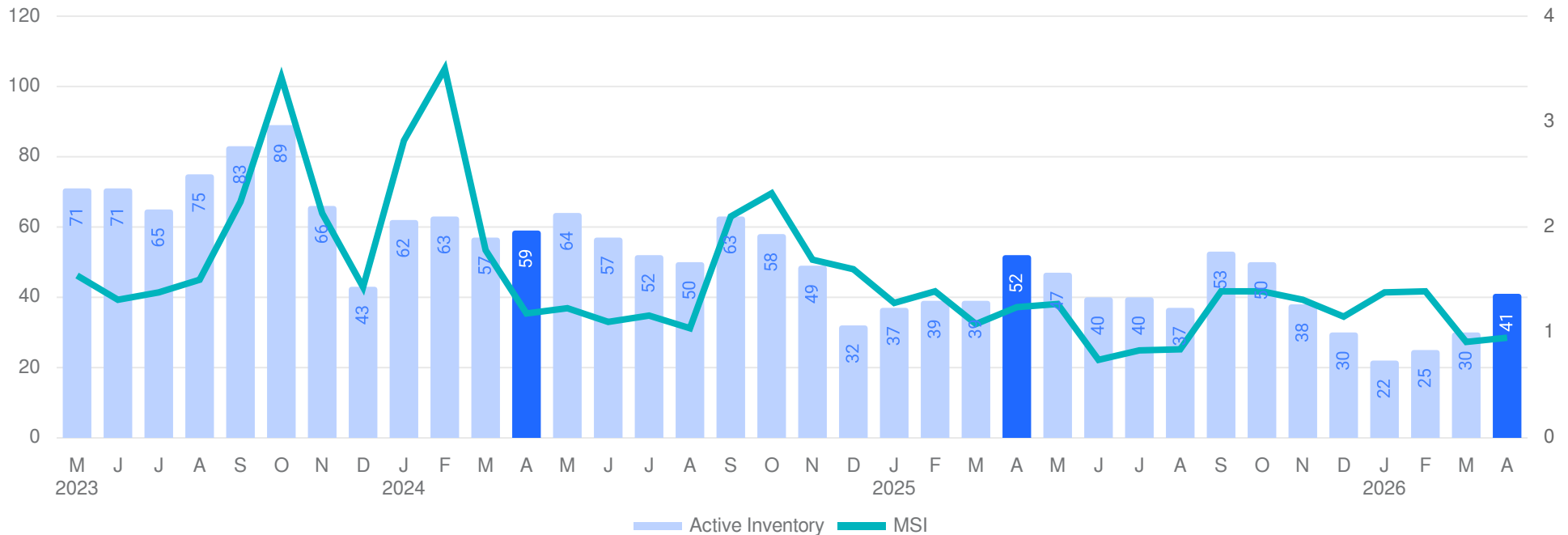
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Inventory & MSI

The number of properties for sale in April 2026 was 41, up 36.67% from 30 from the previous month and -21.15% lower than 52 from April 2025. The April 2026 inventory was at its lowest level compared with April 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2026 MSI of 0.95 months was at its lowest level compared with April 2025 and 2024.



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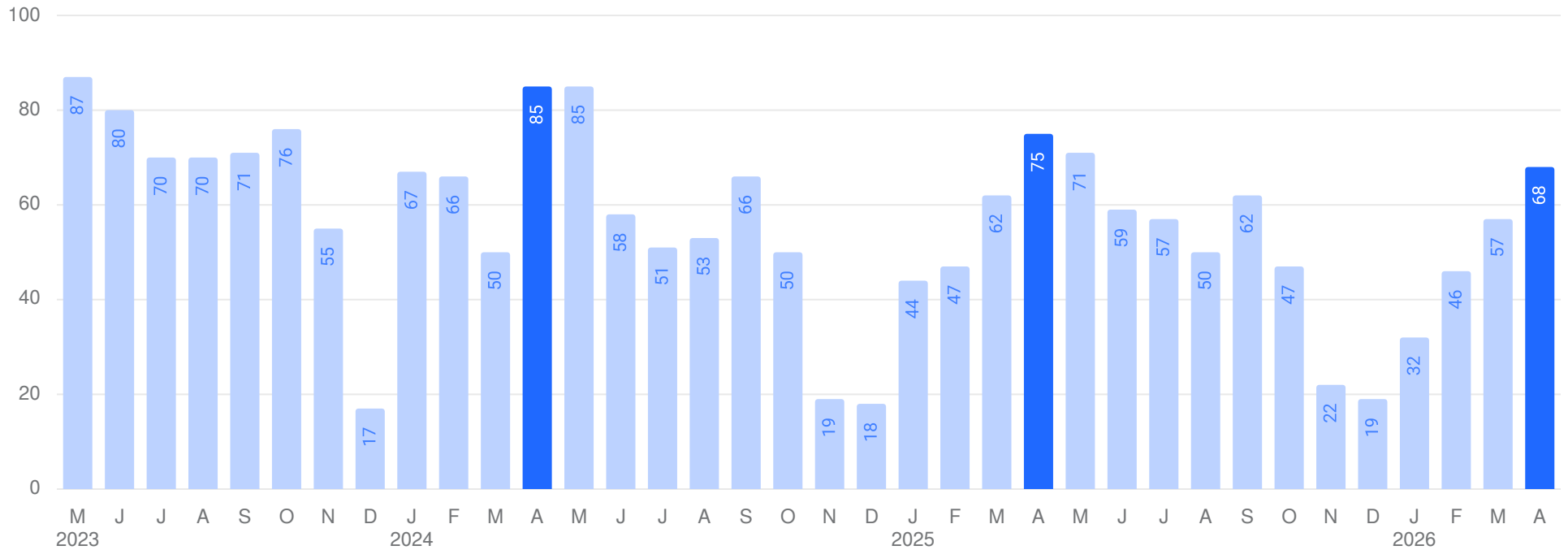
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New Listings

The number of new listings in April 2026 was 68, up 19.30% from 57 from the previous month and -9.33% lower than 75 from April 2025. The April 2026 listings were at its lowest level compared to April 2025 and 2024.



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