

Market Trends Report

April 2026

Property Type

Single Family, Townhome, Condominium

Date Range

April 2026

Price Range

\$0 - \$999,999,999

Location

ZIP CODE


River North





Christina DelGreco


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Zip Code: 60654
Price Range: \$0 -
\$999,999,999
Properties: Single Family,
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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	346	104	↑	↑	↓
Average Sales Price per Square Foot	421	443	↓	↑	—
Average Days on Market	38	30	↑	↓	↓
Number of Properties for Sale	368	100	↑	↑	↓
Average List Price	\$768,777	\$728,819	↑	↓	↓
Median List Price	\$470,488	\$499,450	↑	↑	↑
Average Sales Price	\$577,986	\$643,117	↓	↑	↓
Median Sales Price	\$414,875	\$472,500	↑	↑	↑
Sales Price / List Price Ratio	99.55%	101.1%	—	↑	—
Number of Properties Sold	157	52	↑	↑	↓
Month's Supply of Inventory	2.47	1.92	↓	↓	↓
Absorption Rate	0.42	0.52	↑	↑	↑



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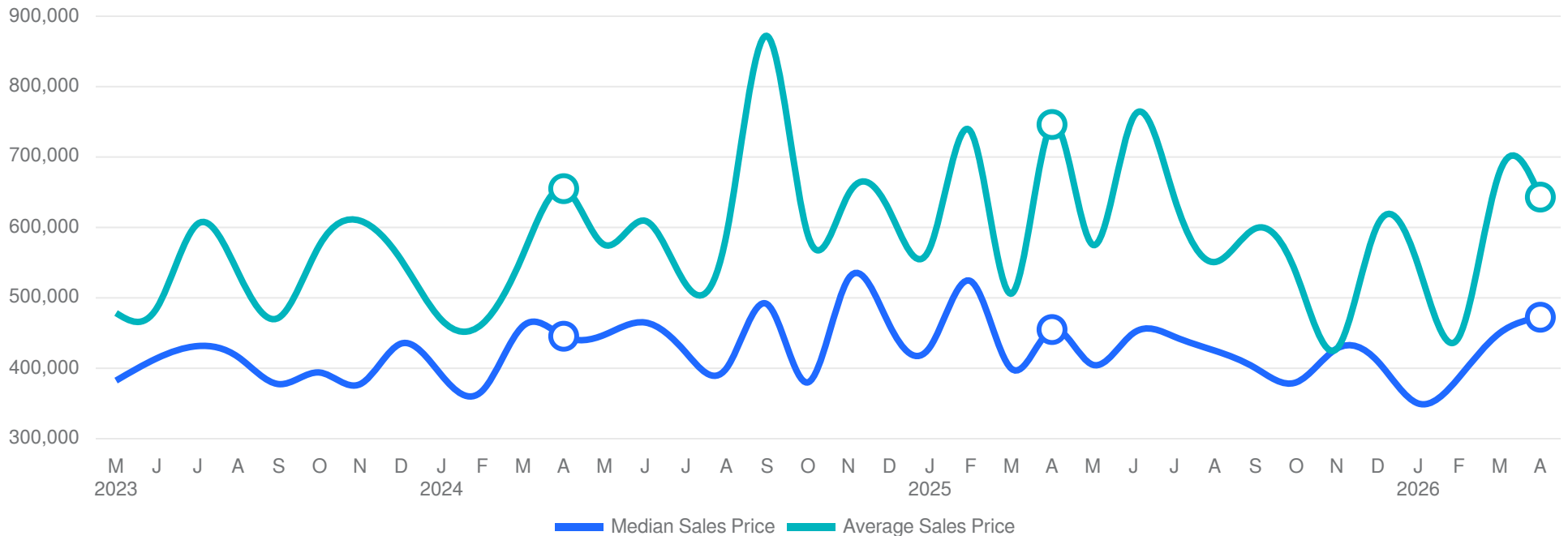
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Average & Median Sales Price

The median sales price in April 2026 was \$472,500, up 5.00% from \$450,000 from the previous month and 3.85% higher than \$455,000 from April 2025. The April 2026 median sales price was at its highest level compared to April 2025 and 2024. The average sales price in April 2026 was \$643,117, down -5.24% from \$678,652 from the previous month and -13.81% lower than \$746,204 from April 2025. The April 2026 average sale price was at its lowest level compared to April 2025 and 2024.



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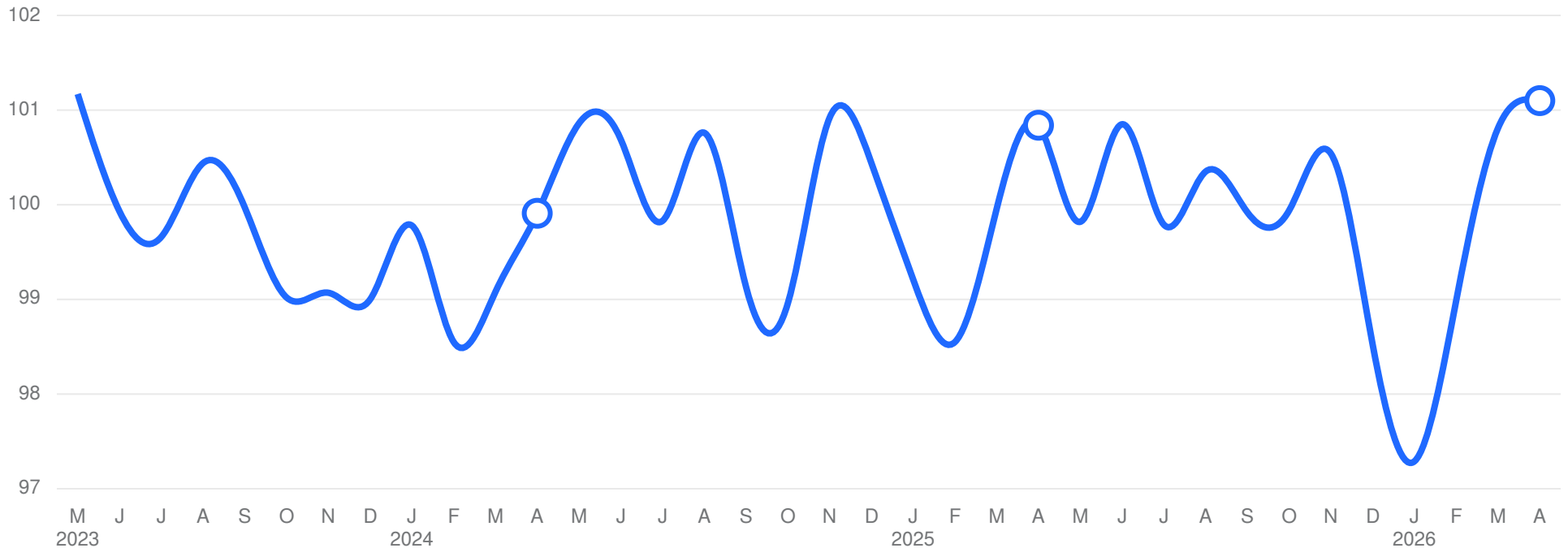
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Sales Price / List Price Ratio

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 101.1%, equal to the previous month and equal to April 2025.



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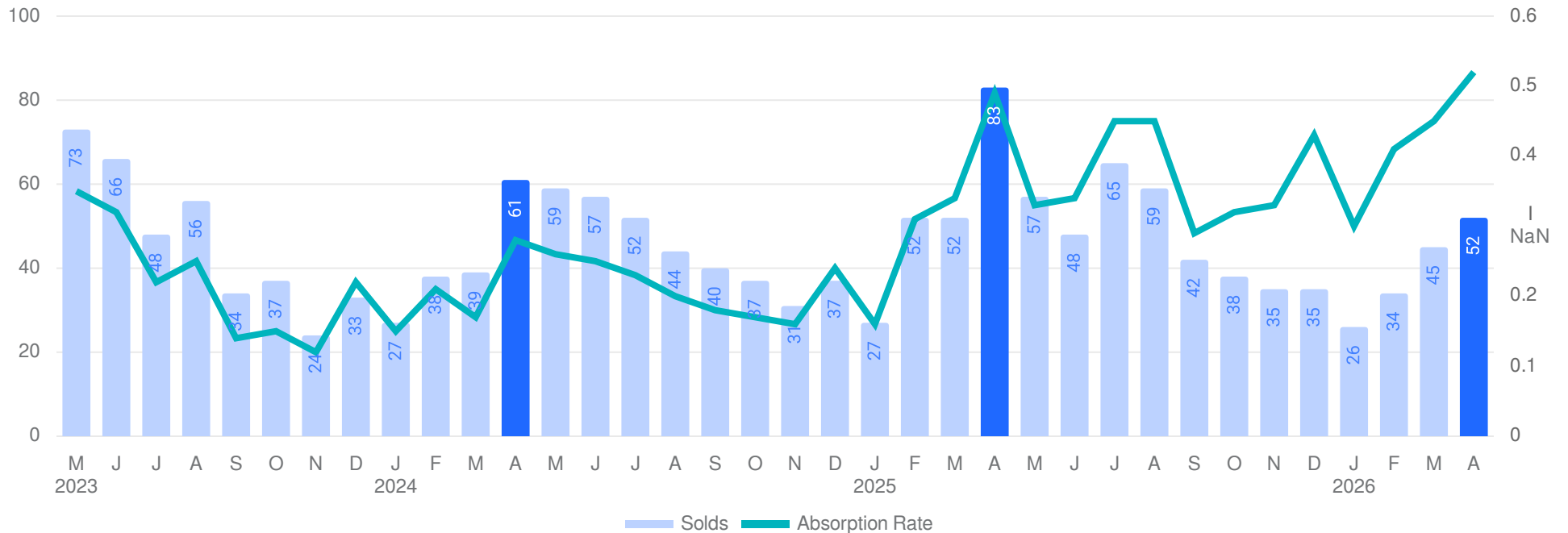
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Number of Properties Sold & Absorption Rate

The number of properties sold in April 2026 was 52, up 15.56% from 45 from the previous month and -37.35% lower than 83 from April 2025. The April 2026 sales were at its lowest 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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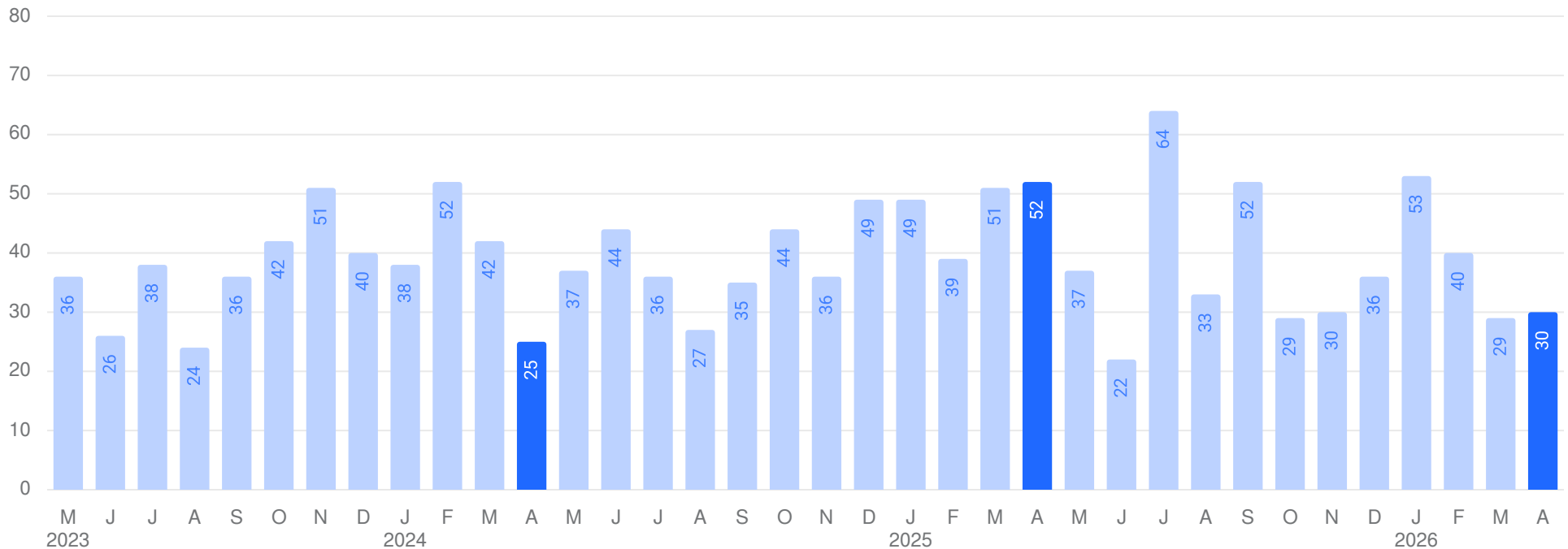
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Average Days on Market

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 30 days, up 3.45% from 29 days from the previous month and -42.31% lower than 52 days from April 2025. The April 2026 DOM was at a mid level compared with April 2025 and 2024.



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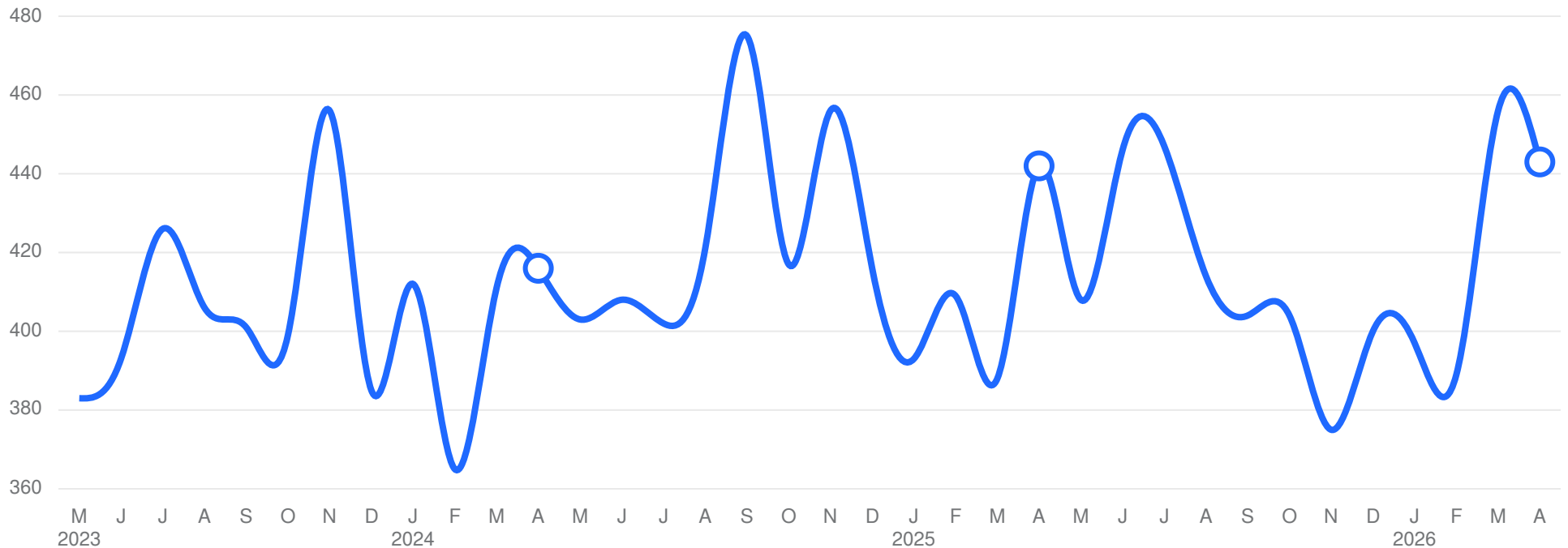
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Average Sales Price per Square Foot

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 \$443, down -2.85% from \$456 from the previous month and equal to April 2025.



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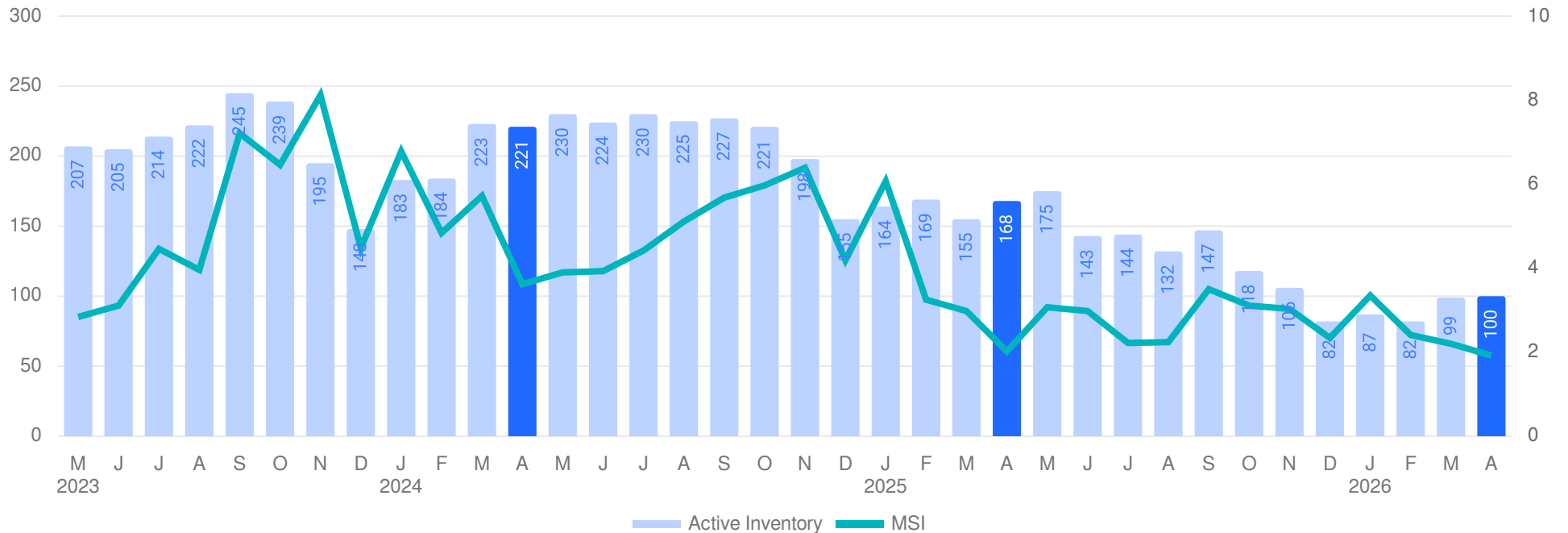
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Inventory & MSI

The number of properties for sale in April 2026 was 100, up 1.01% from 99 from the previous month and -40.48% lower than 168 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 1.92 months was at its lowest level compared with April 2025 and 2024.



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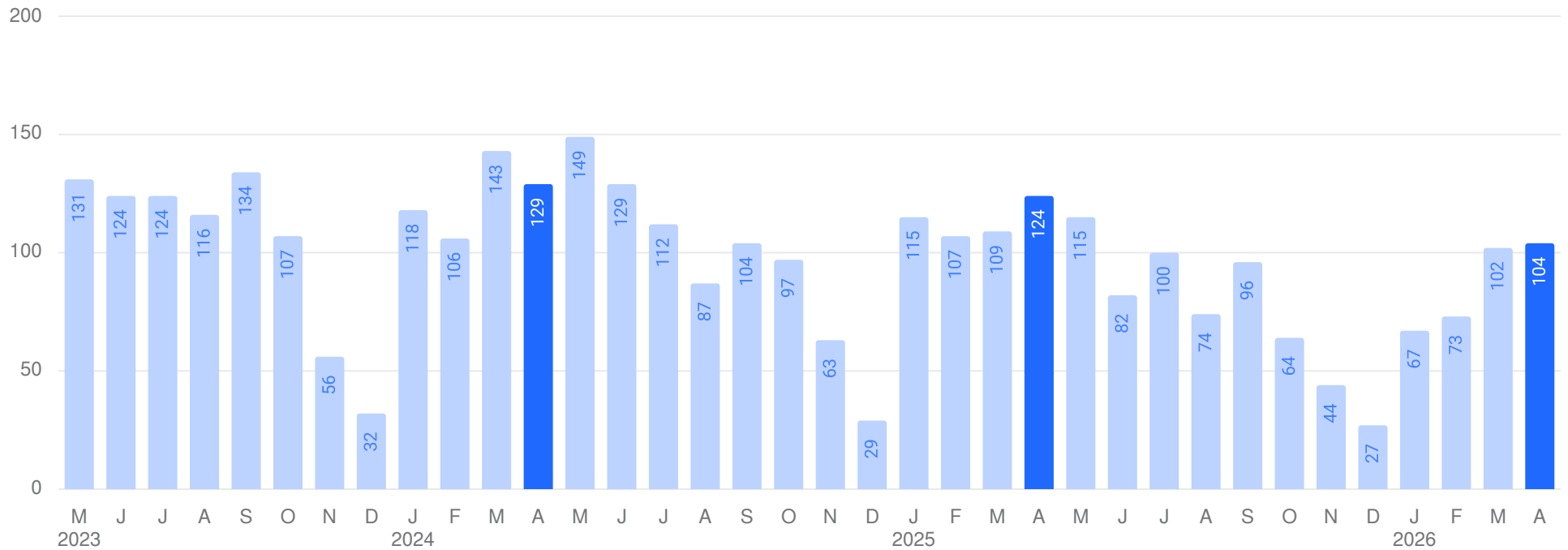
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New Listings

The number of new listings in April 2026 was 104, up 1.96% from 102 from the previous month and -16.13% lower than 124 from April 2025. The April 2026 listings were at its lowest level compared to April 2025 and 2024.



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