

Market Trends Report

April 2026

Property Type

Single Family, Townhome, Condominium

Date Range

April 2026

Price Range

\$0 - \$999,999,999

Location

ZIP CODE


South Loop



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>

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

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	323	106	↑	↑	—
Average Sales Price per Square Foot	342	331	↓	↓	↑
Average Days on Market	47	22	↓	↓	↓
Number of Properties for Sale	405	108	↑	↑	↓
Average List Price	\$479,739	\$502,995	↑	↑	↓
Median List Price	\$375,413	\$372,400	↓	↓	↓
Average Sales Price	\$470,564	\$465,546	↓	↓	—
Median Sales Price	\$406,563	\$405,000	↓	—	↓
Sales Price / List Price Ratio	100.59%	101.24%	—	—	—
Number of Properties Sold	167	49	↑	↑	↑
Month's Supply of Inventory	2.45	2.2	↓	↓	↓
Absorption Rate	0.41	0.45	↑	↑	↑



Christina DelGreco
Broker

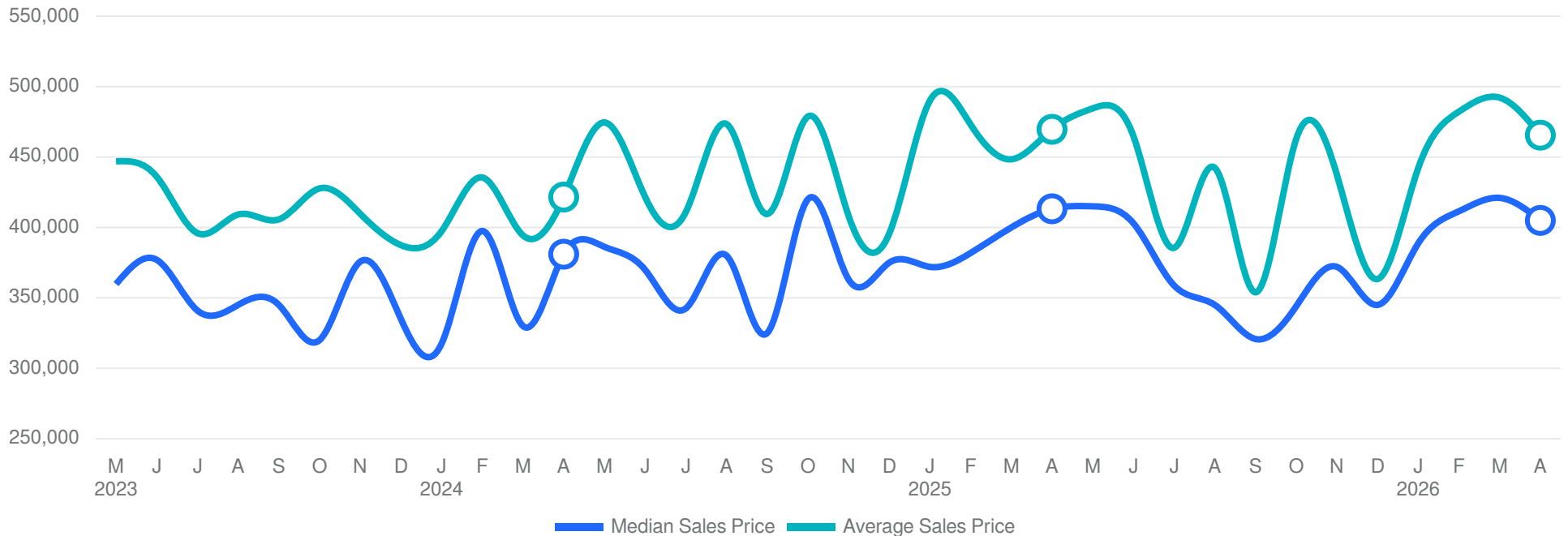
M: 773-230-0002
Lic#: 475.145724

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

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Average & Median Sales Price

The median sales price in April 2026 was \$405,000, down -3.80% from \$421,000 from the previous month and -2.00% lower than \$413,250 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 \$465,546, down -5.41% from \$492,193 from the previous month and equal to April 2025. The April 2026 average sale price was at a mid level compared to April 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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>

Zip Code: 60605
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 April 2026 sales price/list price ratio was 101.24%, equal to the previous month and equal to April 2025.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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>

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Number of Properties Sold & Absorption Rate

The number of properties sold in April 2026 was 49, up 8.89% from 45 from the previous month and 6.52% higher than 46 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.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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

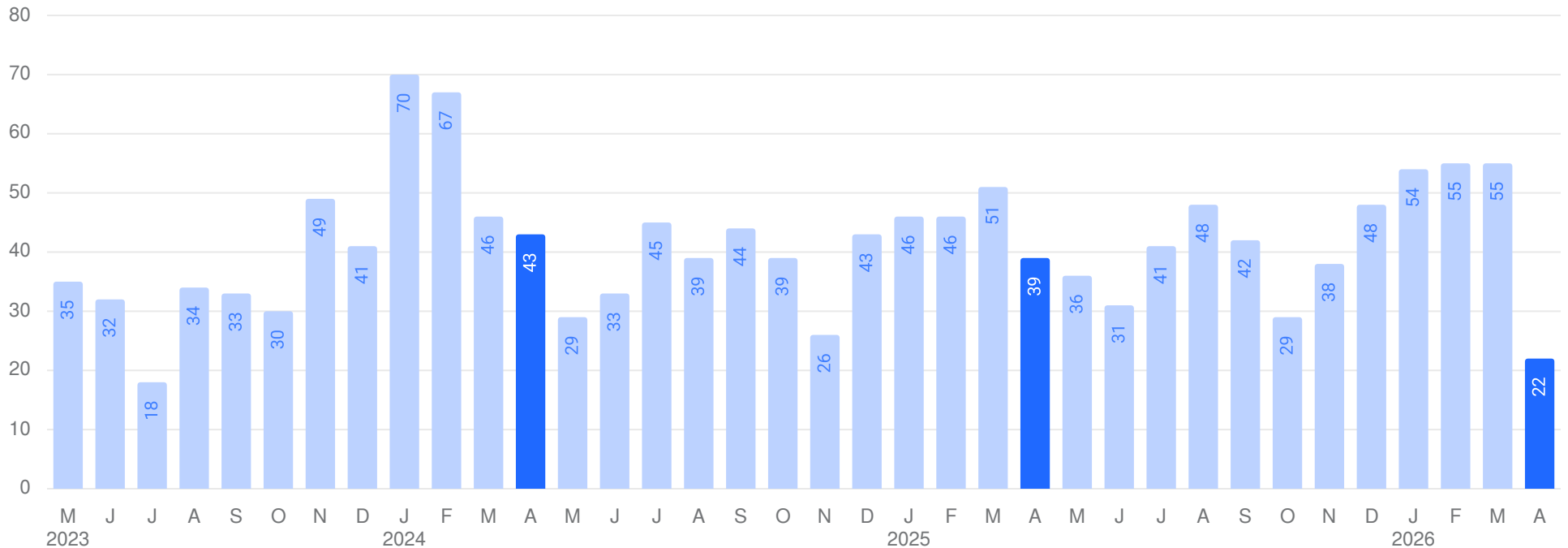
M: 773-230-0002
Lic#: 475.145724

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

Zip Code: 60605
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 April 2026 was 22 days, down -60.0% from 55 days from the previous month and -43.59% lower than 39 days from April 2025. The April 2026 DOM was at its lowest level compared with April 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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

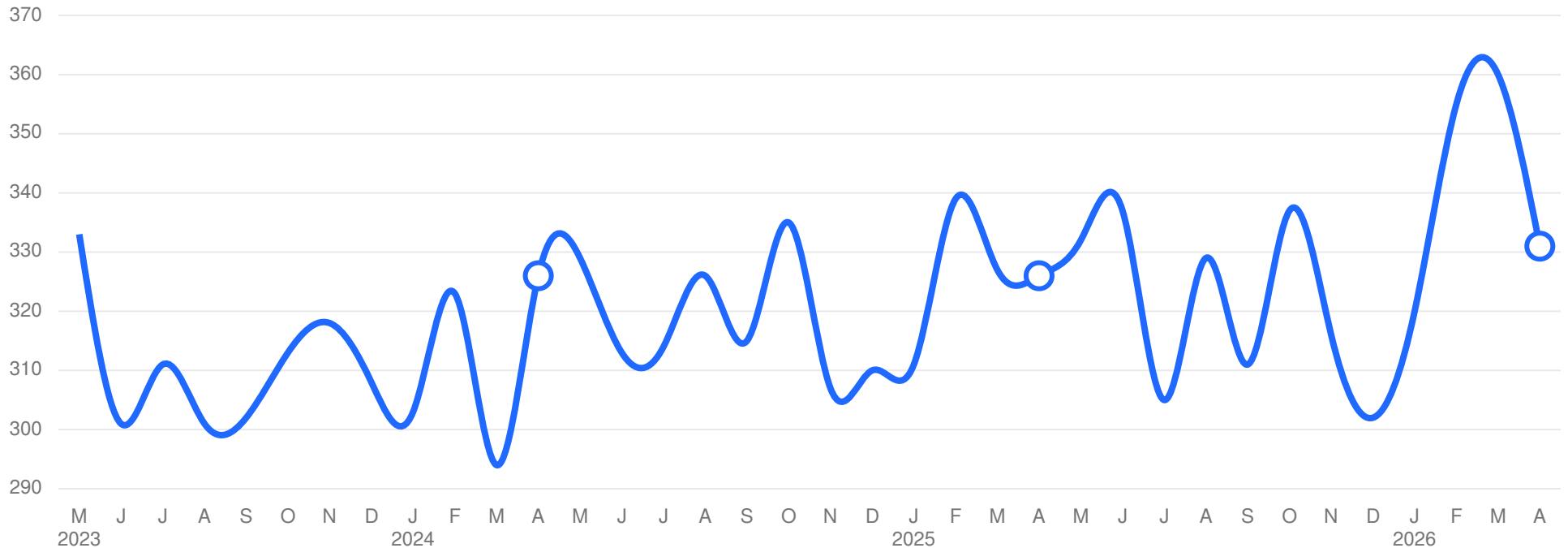
M: 773-230-0002
Lic#: 475.145724

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

Zip Code: 60605
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 April 2026 was \$331, down -8.06% from \$360 from the previous month and 1.53% higher than \$326 from April 2025.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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

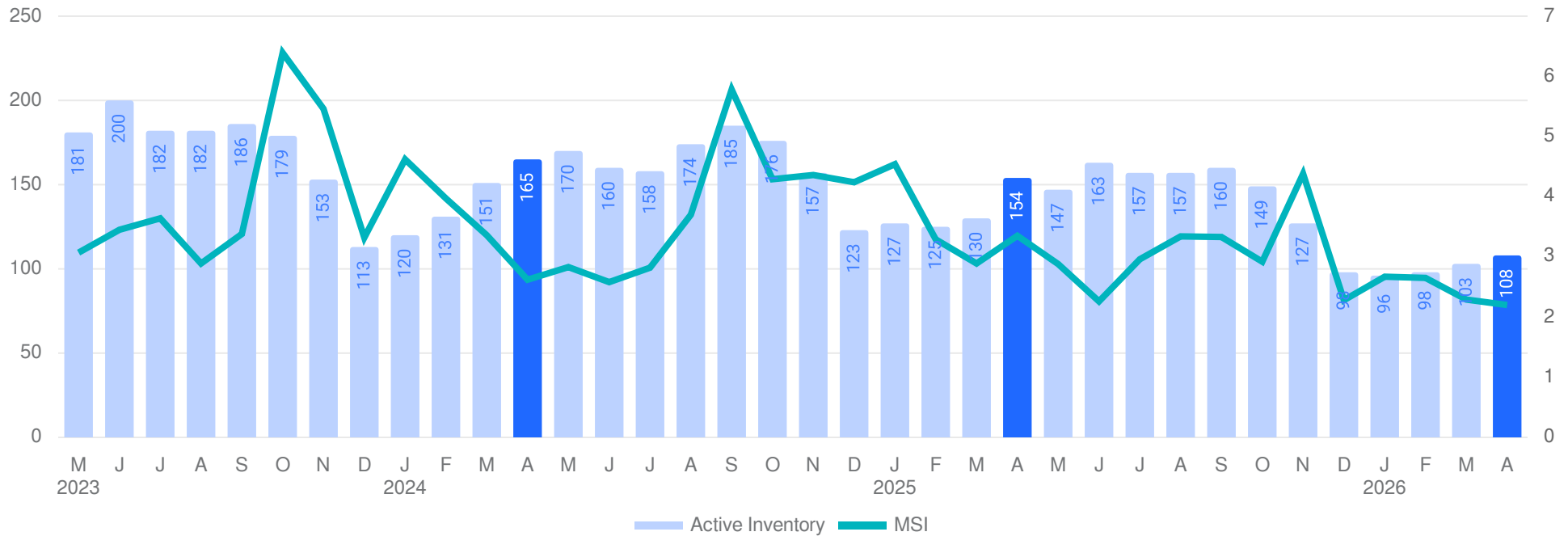
M: 773-230-0002
Lic#: 475.145724

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

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

Inventory & MSI

The number of properties for sale in April 2026 was 108, up 4.85% from 103 from the previous month and -29.87% lower than 154 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 2.2 months was at its lowest level compared with April 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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

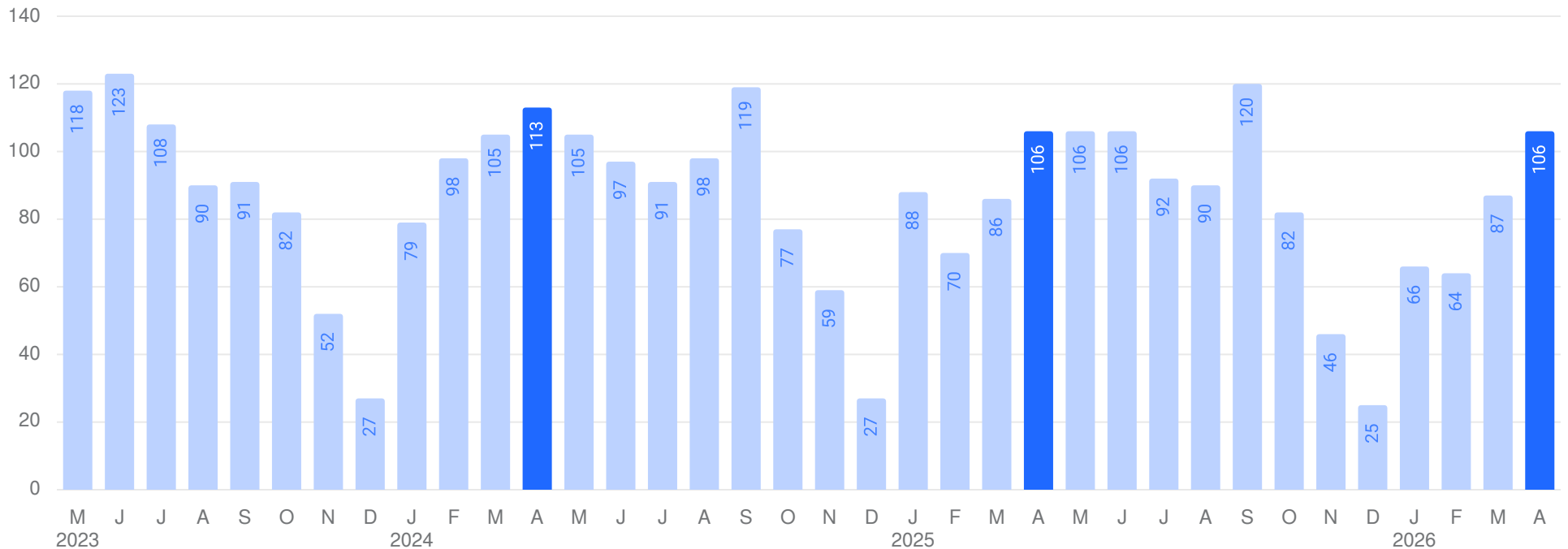
M: 773-230-0002
Lic#: 475.145724

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

Zip Code: 60605
Price Range: \$0 - \$999,999,999
Properties: Single Family, Townhome, Condominium

New Listings

The number of new listings in April 2026 was 106, up 21.84% from 87 from the previous month and equal to April 2025. The April 2026 listings were at its lowest level compared to April 2025 and 2024.



Based on information from Midwest Real Estate Data LLC for the period 05/01/2023 through 4/30/2026. 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.