

Market Trends Report

June 2026

Property Type

Single Family, Townhome, Condominium

DateRange

June 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 team.com

 Coldwell Banker Realty
1910 N Clybourn Ave, Chicago, IL 60614

 312-266-7000

CONNECT WITH ME

 @christie-delgreco-10848026

 fb.com/TheDelGrecoTeam

 @thedelgreco team



Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 June 2026. You will see data comparisons between June and the previous month, the last three months and June 2025.

Overview	YTD Avg.	Monthly Trends			
		June	May	Mar. - May.	Jun. 2025
New Listings	508	89	↓	↓	↓
Average Sales Price per Square Foot	340	353	↑	↑	↑
Average Days on Market	40	21	↓	↓	↓
Number of Properties for Sale	624	92	↓	↓	↓
Average List Price	\$490,034	\$519,602	↑	↑	↑
Median List Price	\$383,542	\$419,950	↑	↑	↑
Average Sales Price	\$456,859	\$459,455	↑	↑	↓
Median Sales Price	\$392,708	\$365,000	—	↓	↓
Sales Price / List Price Ratio	101.06%	101.7%	—	—	—
Number of Properties Sold	287	55	↓	↑	↓
Month's Supply of Inventory	2.25	1.67	↓	↓	↓
Absorption Rate	0.46	0.6	↑	↑	↑



Christina DelGreco
Broker

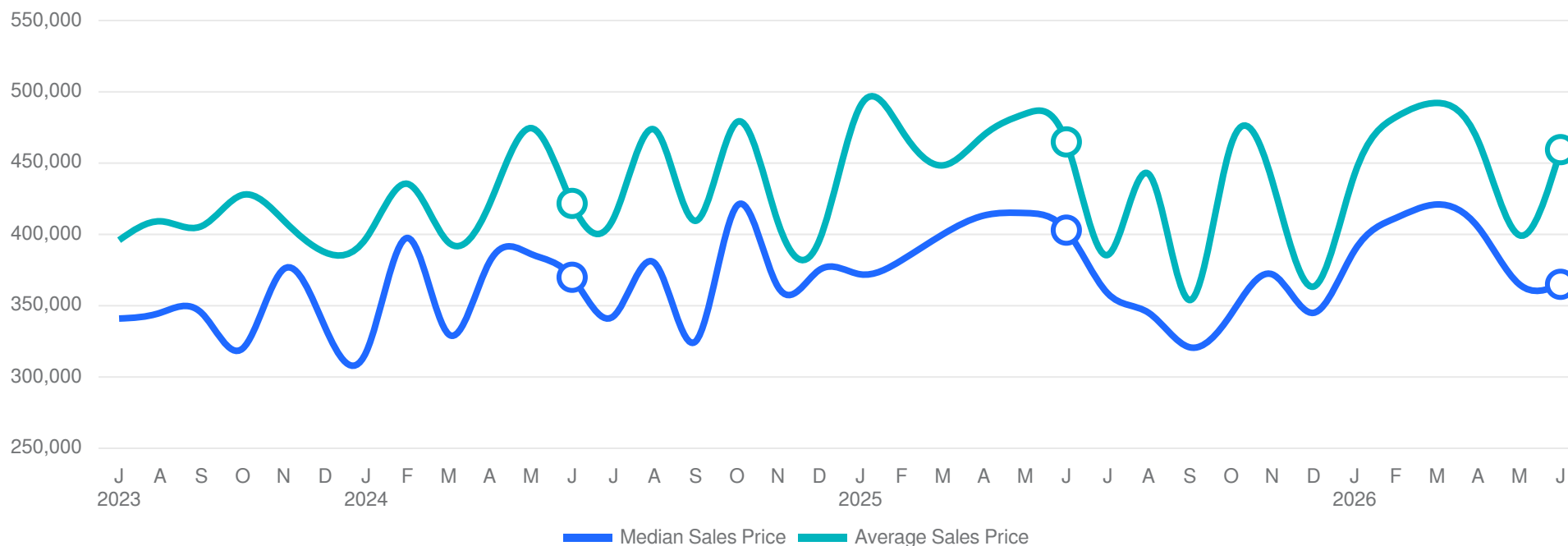
M: 773-230-0002
Lic#: 475.145724

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

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

Average & Median Sales Price

The median sales price in June 2026 was \$365,000, equal to the previous month and -9.43% lower than \$403,000 from June 2025. The June 2026 median sales price was at its lowest level compared to June 2025 and 2024. The average sales price in June 2026 was \$459,455, up 15.02% from \$399,442 from the previous month and -1.17% lower than \$464,884 from June 2025. The June 2026 average sale price was at a mid level compared to June 2025 and 2024.





Christina DelGreco
Broker

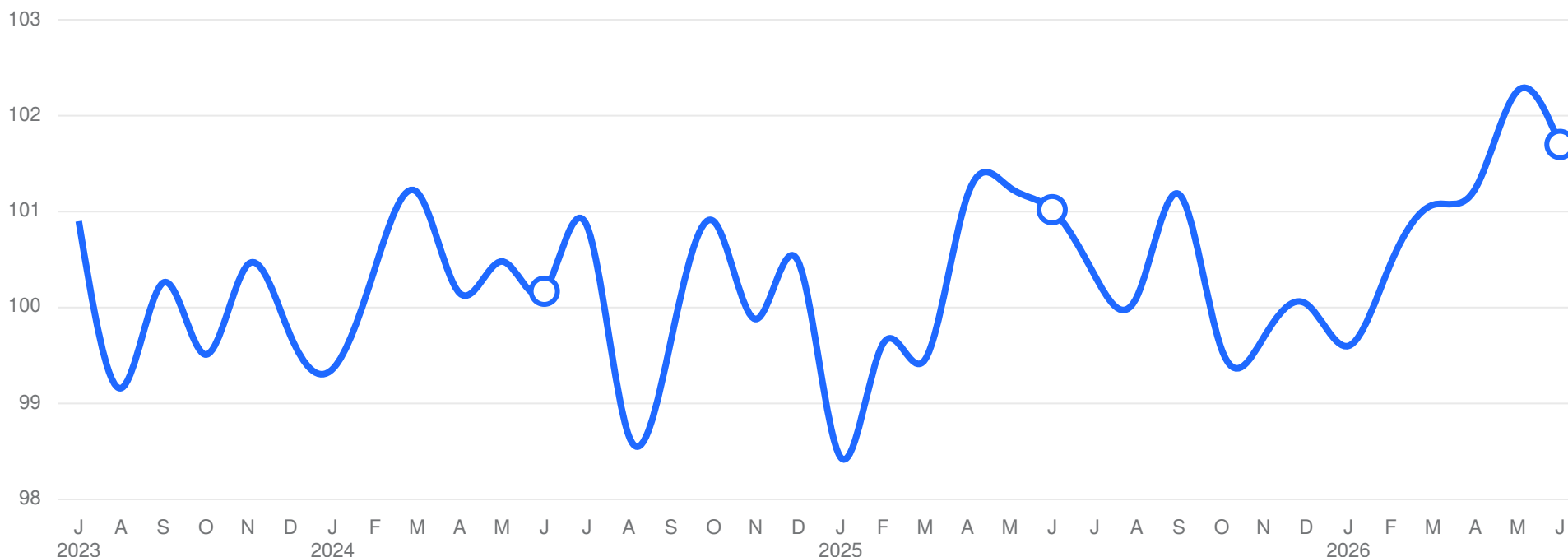
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 June 2026 sales price/list price ratio was 101.7%, equal to the previous month and equal to June 2025.





Christina DelGreco
Broker

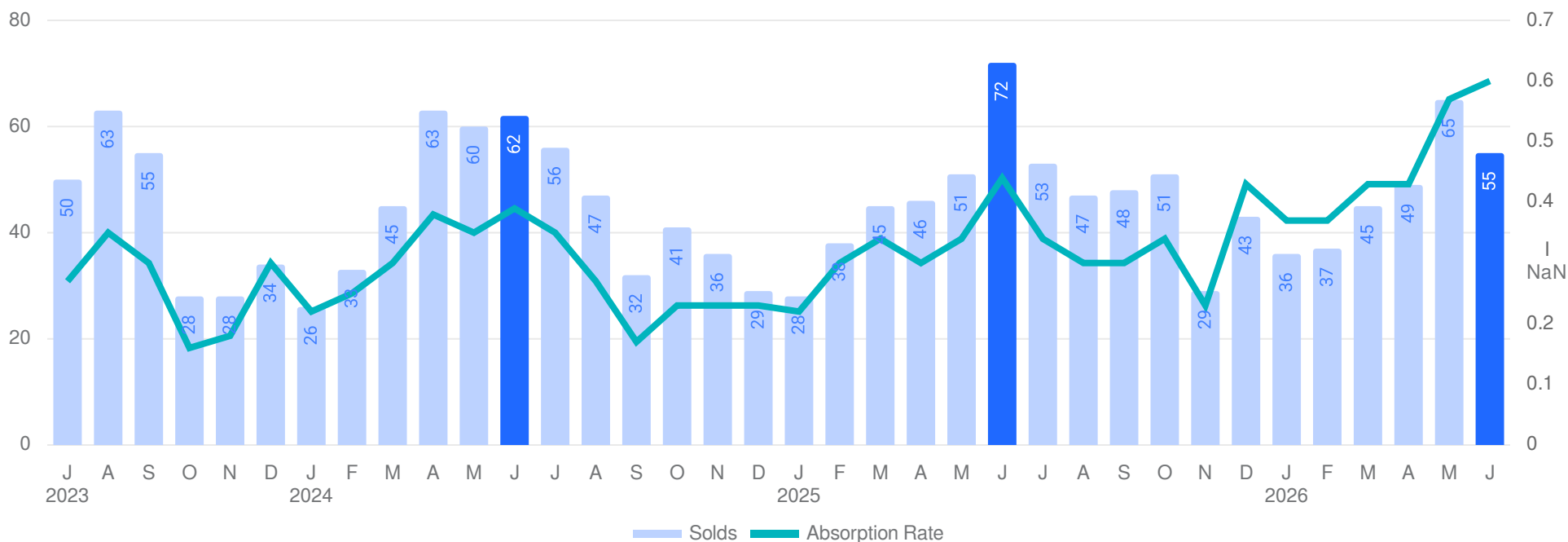
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 June 2026 was 55, down -15.38% from 65 from the previous month and -23.61% lower than 72 from June 2025. The June 2026 sales were at its lowest level compared to June 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.





Christina DelGreco
Broker

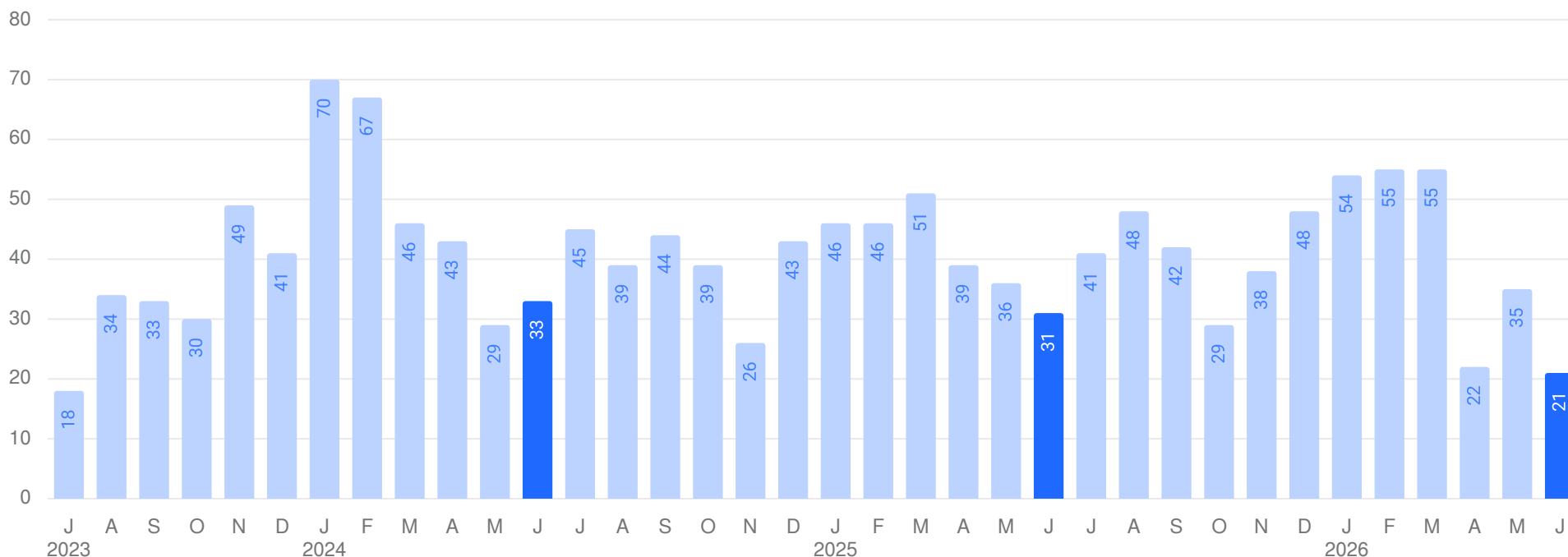
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 June 2026 was 21 days, down -40.0% from 35 days from the previous month and -32.26% lower than 31 days from June 2025. The June 2026 DOM was at its lowest level compared with June 2025 and 2024.





Christina DelGreco
Broker

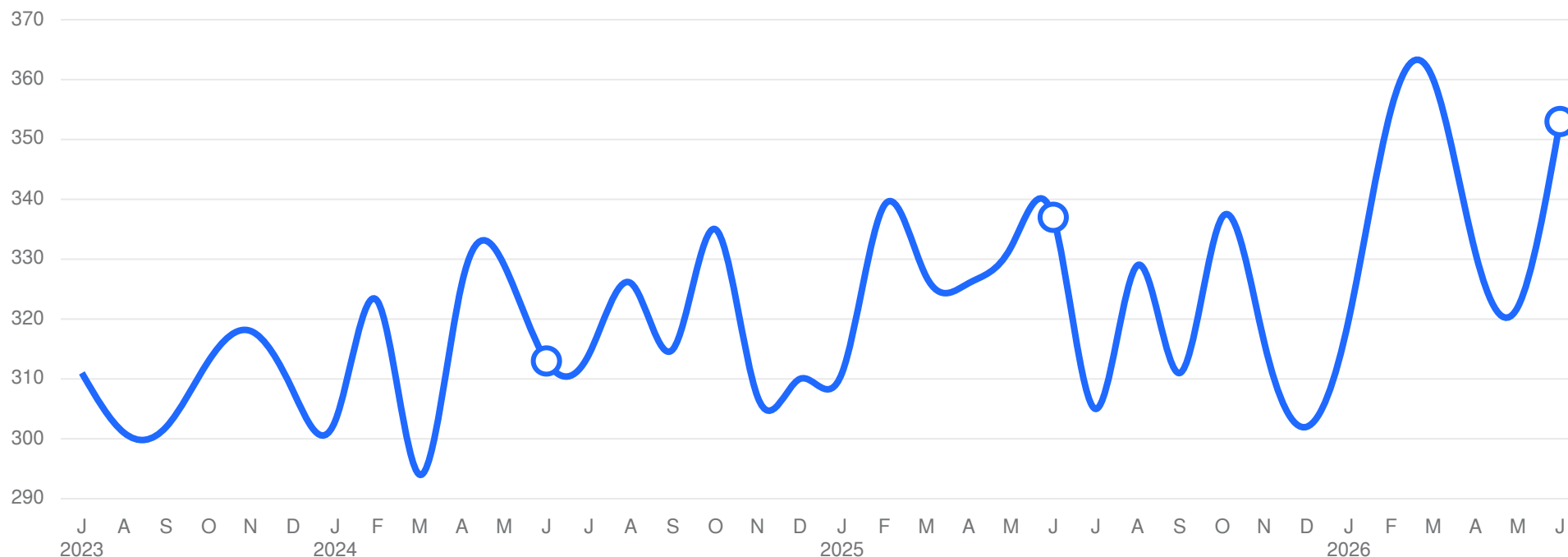
M: 773-230-0002
Lic#: 475.145724

christina.delgreco@cbexchange.com
<https://thedelgreco team.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 June 2026 was \$353, up 9.63% from \$322 from the previous month and 4.75% higher than \$337 from June 2025.





Christina DelGreco
Broker

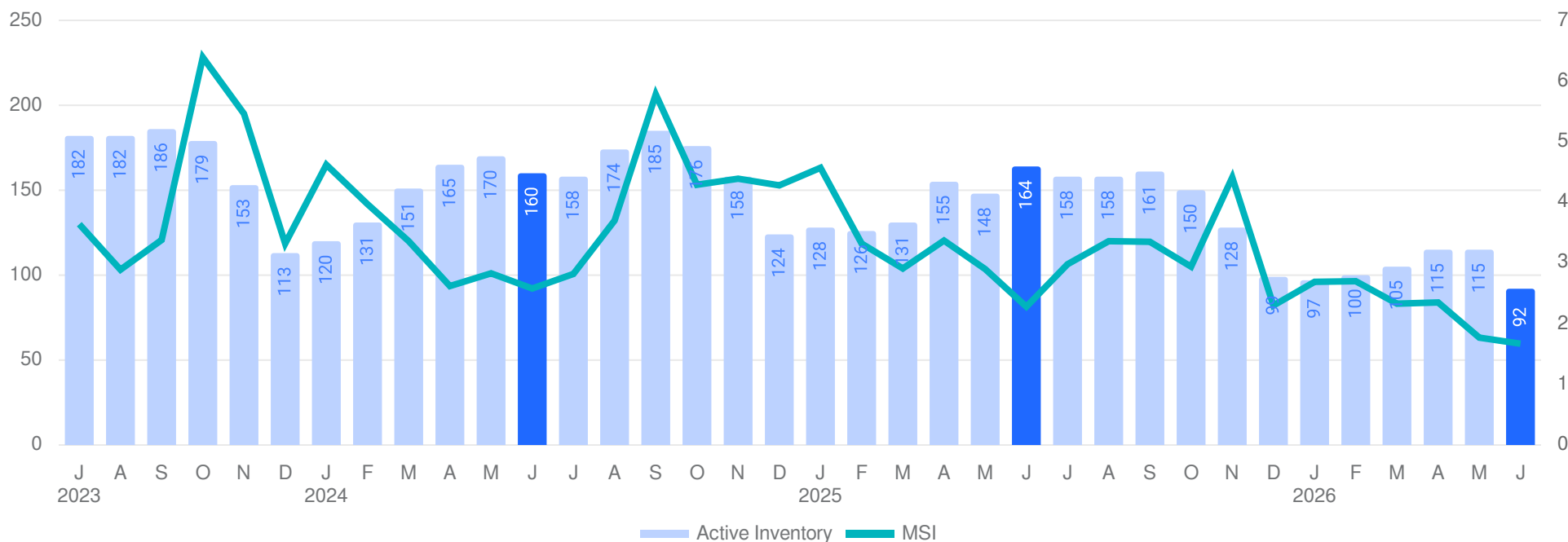
M: 773-230-0002
Lic#: 475.145724

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

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

Inventory & MSI

The number of properties for sale in June 2026 was 92, down -20.0% from 115 from the previous month and -43.90% lower than 164 from June 2025. The June 2026 inventory was at its lowest level compared with June 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2026 MSI of 1.67 months was at its lowest level compared with June 2025 and 2024.





Christina DelGreco
Broker

M: 773-230-0002
Lic#: 475.145724

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

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

New Listings

The number of new listings in June 2026 was 89, down -1.11% from 90 from the previous month and -16.04% lower than 106 from June 2025. The June 2026 listings were at its lowest level compared to June 2025 and 2024.

