

Market Action Report

May 2025

City: Lemont

Agent Name

Title
Phone
Website
Other



Price Range: All | Properties: SFH - Condo - Twn

Market Profile & Trends Overview

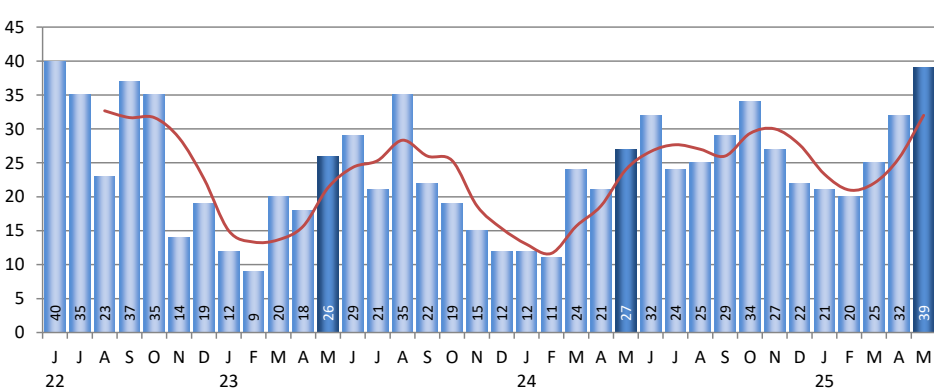
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$644,495	2%		7%				
Average List Price of all Current Listings	\$698,382	4%		9%				
May Median Sales Price	\$600,000	-2%	-1%	8%	4%	\$606,286	14%	5%
May Average Sales Price	\$566,314	-11%	-6%	-3%	-5%	\$593,819	9%	0%
Total Properties Currently for Sale (Inventory)	64	-3%		-2%				
May Number of Properties Sold	39	22%		44%		137	44%	
May Average Days on Market (Solds)	34	-41%	-13%	10%	36%	39	26%	56%
Asking Price per Square Foot (based on New Listings)	\$244	1%	-3%	-3%	-2%	\$253	-1%	1%
May Sold Price per Square Foot	\$245	-2%	1%	10%	1%	\$239	3%	-2%
May Month's Supply of Inventory	1.6	-20%	-21%	-32%	-48%	2.4	-37%	-25%
May Sale Price vs List Price Ratio	100.4%	.9%	1.4%	2.8%	1.7%	98.8%	2%	0%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2024) / YTD = Year-to-date

Property Sales

May Property sales were 39, up 44.4% from 27 in May of 2024 and 21.9% higher than the 32 sales last month. May 2025 sales were at their highest level compared to May of 2024 and 2023. May YTD sales of 137 are running 44.2% ahead of last year's year-to-date sales of 95.

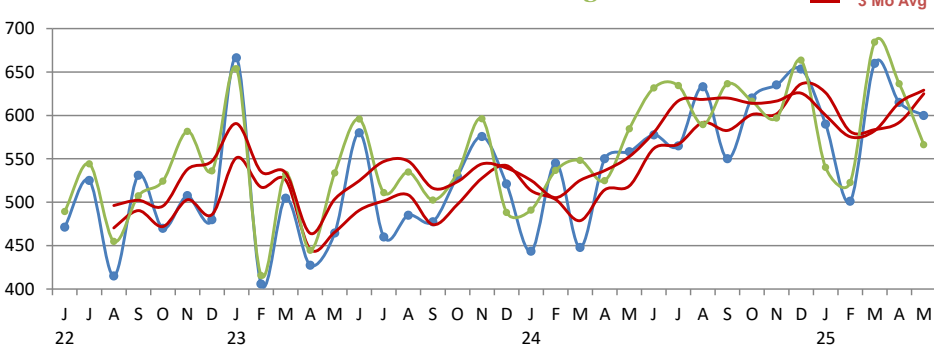
Number of Properties Sold



Prices

The Median Sales Price in May was \$600,000, up 7.5% from \$558,095 in May of 2024 and down 2.4% from \$615,000 last month. The Average Sales Price in May was \$566,314, down 3.1% from \$584,485 in May of 2024 and down 11.0% from \$636,381 last month. May 2025 ASP was at a mid range compared to May of 2024 and 2023.

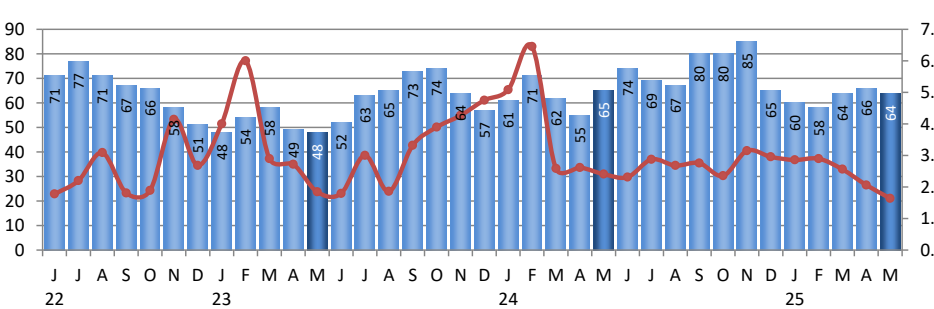
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 64, down 3.0% from 66 last month and down 1.5% from 65 in May of last year. May 2025 Inventory was at a mid level compared with May of 2024 and 2023.

Total Inventory & Month's Supply of Inventory (MSI)



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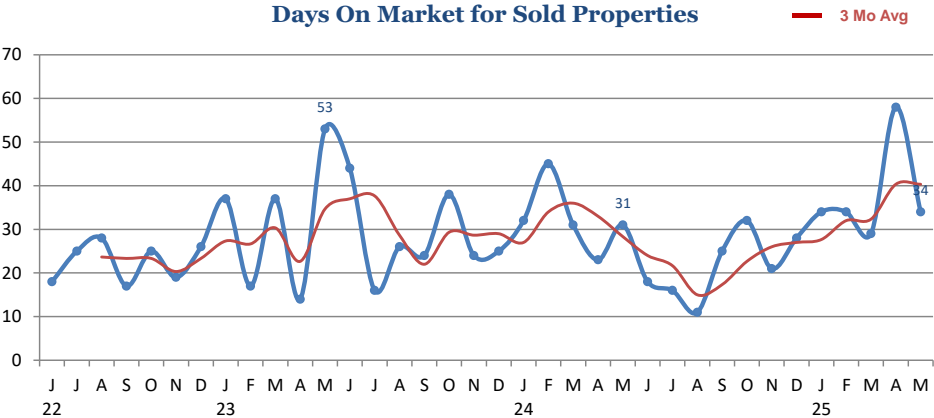


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for May was 34, down 41.4% from 58 days last month and up 9.7% from 31 days in May of last year. The May 2025 DOM was at a mid level compared with May of 2024 and 2023.

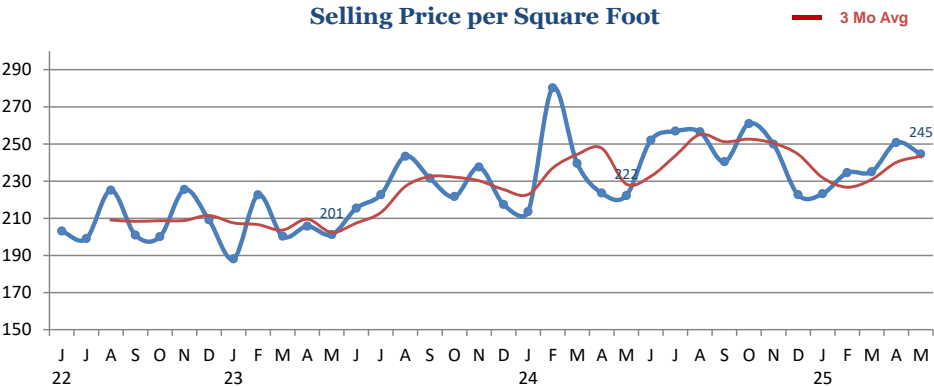
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The May 2025 Selling Price per Square Foot of \$245 was down 2.5% from \$251 last month and up 10.1% from 222 in May of last year.

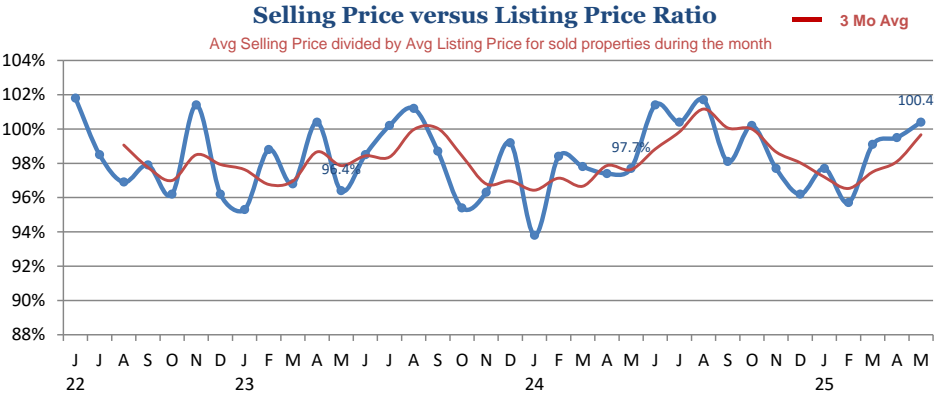
Selling Price per Square Foot



Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The May 2025 Selling Price vs Original List Price of 100.4% was up from 99.5% last month and up from 97.7% in May of last year.

Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in May 2025 was 51, up 15.9% from 44 last month and down 5.6% from 54 in May of last year.

Inventory / New Listings / Sales



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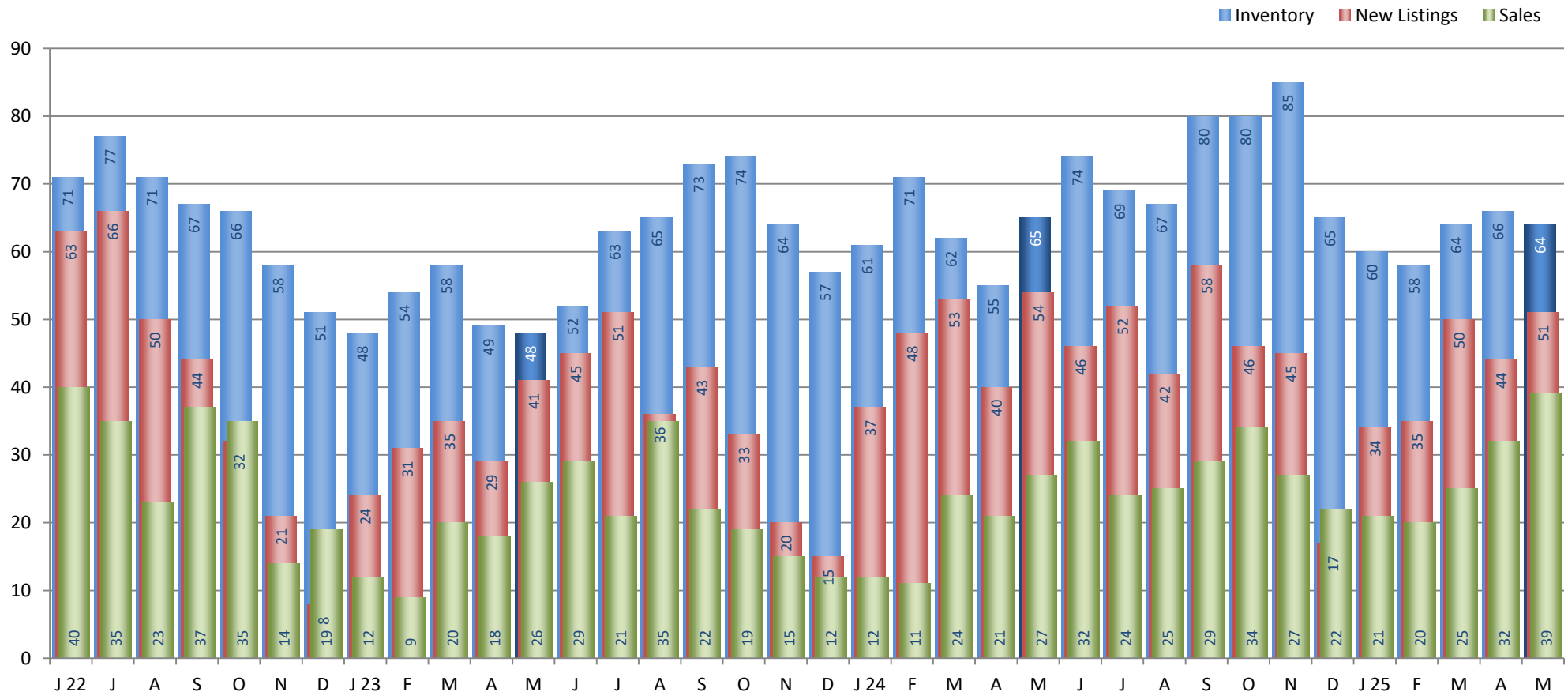


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