

City: *Lemont*

Agent Name

Title  
Phone  
Website  
Other



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

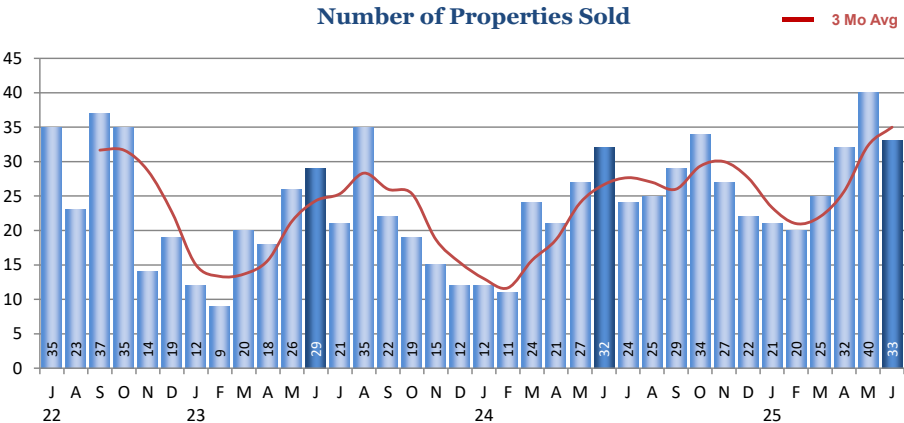
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$699,900	9%		15%				
Average List Price of all Current Listings	\$756,907	10%		18%				
June Median Sales Price	\$569,000	-0%	-6%	-1%	-2%	\$596,094	8%	3%
June Average Sales Price	\$625,357	11%	1%	-1%	5%	\$599,409	6%	1%
Total Properties Currently for Sale (Inventory)	67	2%		-9%				
June Number of Properties Sold	33	-18%		3%		171	35%	
June Average Days on Market (Solds)	33	-3%	-15%	83%	32%	38	36%	52%
Asking Price per Square Foot (based on New Listings)	\$265	9%	5%	7%	6%	\$255	0%	2%
June Sold Price per Square Foot	\$242	-1%	-1%	-4%	0%	\$240	1%	-1%
June Month's Supply of Inventory	2.0	23%	6%	-12%	-36%	2.4	-34%	-26%
June Sale Price vs List Price Ratio	101.1%	.8%	1.0%	-.3%	2.5%	99.3%	1%	1%

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

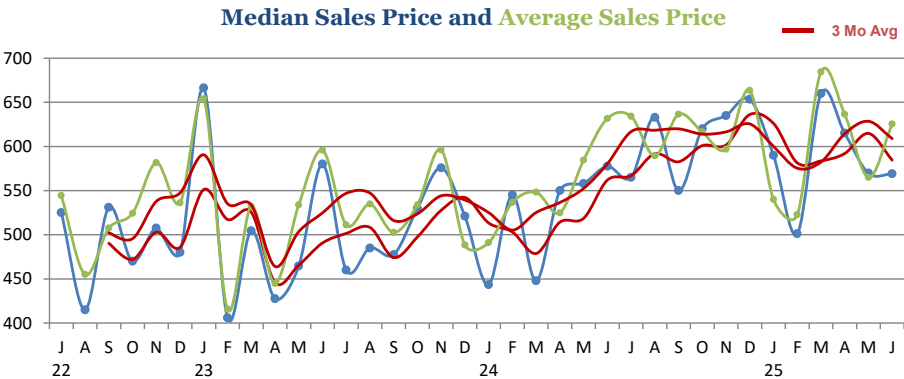
Property Sales

June Property sales were 33, up 3.1% from 32 in June of 2024 and 17.5% lower than the 40 sales last month. June 2025 sales were at their highest level compared to June of 2024 and 2023. June YTD sales of 171 are running 34.6% ahead of last year's year-to-date sales of 127.



Prices

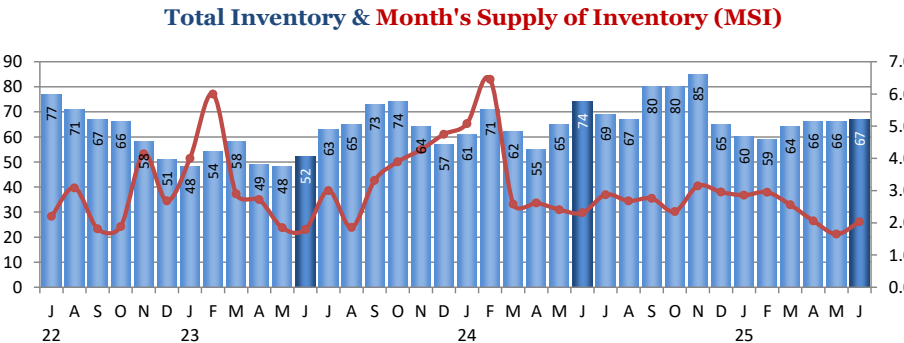
The Median Sales Price in June was \$569,000, down 1.5% from \$577,500 in June of 2024 and down 0.1% from \$569,700 last month. The Average Sales Price in June was \$625,357, down 1.0% from \$631,649 in June of 2024 and up 10.7% from \$564,881 last month. June 2025 ASP was at a mid range compared to June of 2024 and 2023.



Inventory & MSI

The Total Inventory of Properties available for sale as of June was 67, up 1.5% from 66 last month and down 9.5% from 74 in June of last year. June 2025 Inventory was at a mid level compared with June of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2025 MSI of 2.0 months was at a mid level compared with June of 2024 and 2023.



# Market Action Report

City: *Lemont*

June 2025



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COLDWELL BANKER  
REALTY

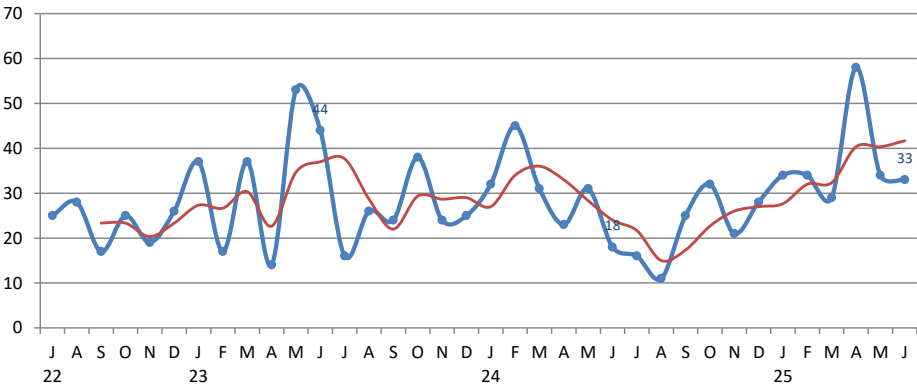
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## Market Time

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 June was 33, down 2.9% from 34 days last month and up 83.3% from 18 days in June of last year. The June 2025 DOM was at a mid level compared with June of 2024 and 2023.

Days On Market for Sold Properties

3 Mo Avg

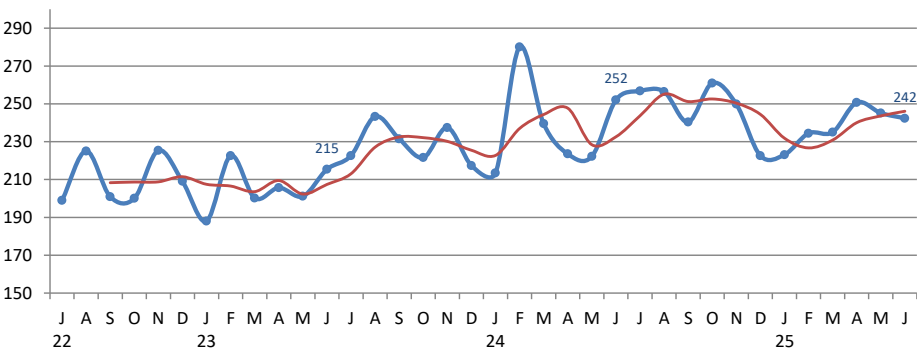


## Selling Price per Square Foot

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 June 2025 Selling Price per Square Foot of \$242 was down 1.1% from \$245 last month and down 3.8% from 252 in June of last year.

Selling Price per Square Foot

3 Mo Avg



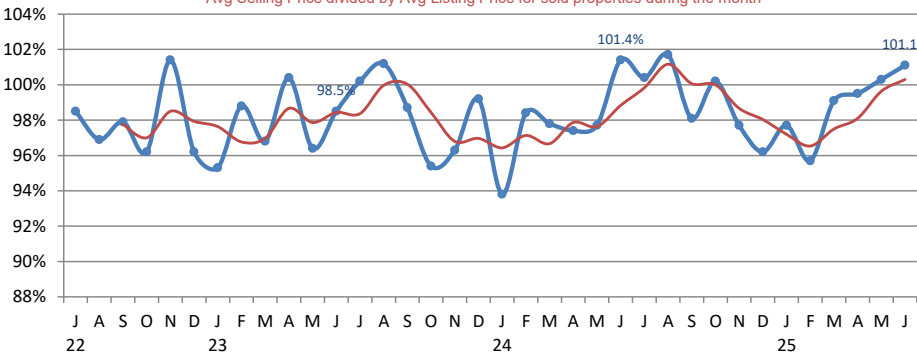
## Selling Price vs Original Listings Price

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 June 2025 Selling Price vs Original List Price of 101.1% was up from 100.3% last month and down from 101.4% in June of last year.

Selling Price versus Listing Price Ratio

3 Mo Avg

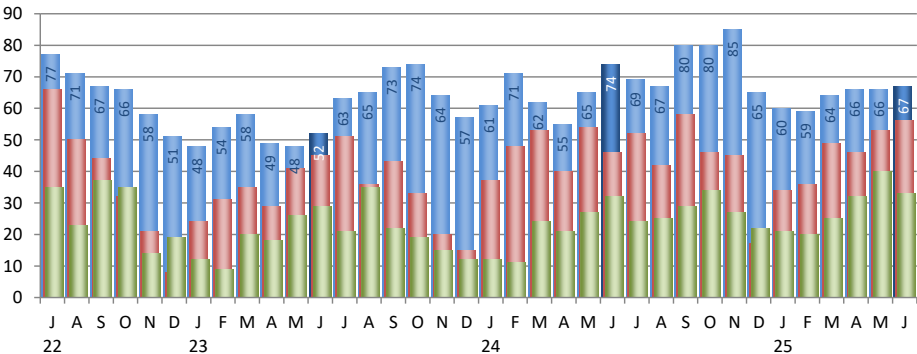
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 June 2025 was 56, up 5.7% from 53 last month and up 21.7% from 46 in June of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

June 2025

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