

Market Action Report

City: Plainfield

June 2025



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

Agent Name

Title
Phone
Website
Other



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		\$489,990	2%	1%				
Average List Price of all Current Listings		\$535,107	1%	6%				
June Median Sales Price		\$405,695	-4%	-3%	-5%	0%	\$411,775	2%
June Average Sales Price		\$439,019	-2%	0%	-0%	1%	\$435,981	0%
Total Properties Currently for Sale (Inventory)		252	6%	25%				
June Number of Properties Sold		130	-3%	-6%		684	6%	
June Average Days on Market (Solds)		18	-22%	-22%	0%	-18%	25	14%
Asking Price per Square Foot (based on New Listings)		\$215	2%	2%	8%	8%	\$210	6%
June Sold Price per Square Foot		\$208	4%	3%	7%	7%	\$201	3%
June Month's Supply of Inventory		1.9	9%	10%	33%	13%	2.0	33%
June Sale Price vs List Price Ratio		100.0%	.5%	.3%	-.2%	1.0%	99.4%	-0%

* 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 130, down 5.8% from 138 in June of 2024 and 3.0% lower than the 134 sales last month. June 2025 sales were at their lowest level compared to June of 2024 and 2023. June YTD sales of 684 are running 6.0% ahead of last year's year-to-date sales of 645.



Prices

The Median Sales Price in June was \$405,695, down 4.6% from \$425,128 in June of 2024 and down 3.9% from \$422,300 last month. The Average Sales Price in June was \$439,019, down 0.0% from \$439,101 in June of 2024 and down 1.6% from \$446,370 last month. June 2025 ASP was at a mid range compared to June of 2024 and 2023.

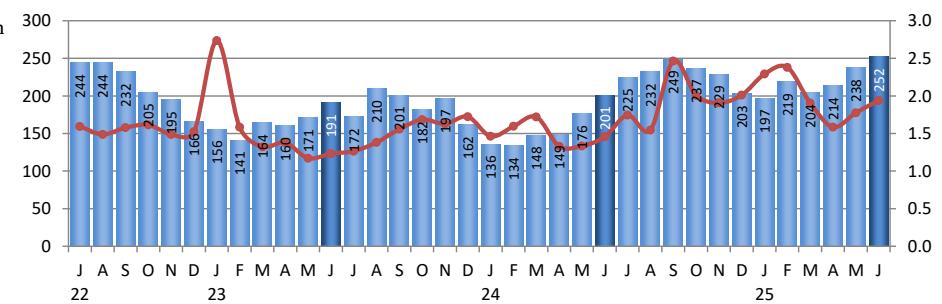


Inventory & MSI

The Total Inventory of Properties available for sale as of June was 252, up 5.9% from 238 last month and up 25.4% from 201 in June of last year. June 2025 Inventory was at its highest 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 1.9 months was at its highest level compared with June of 2024 and 2023.

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



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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 18, down 21.7% from 23 days last month and equal to 18 days in June of last year. The June 2025 DOM was at a mid level compared with June of 2024 and 2023.



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 \$208 was up 4.2% from \$200 last month and up 6.8% from 195 in June of last year.



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 100.0% was up from 99.5% last month and down from 100.2% in June of last year.



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 240, up 7.6% from 223 last month and up 5.3% from 228 in June of last year.



Inventory / Listings / Sales

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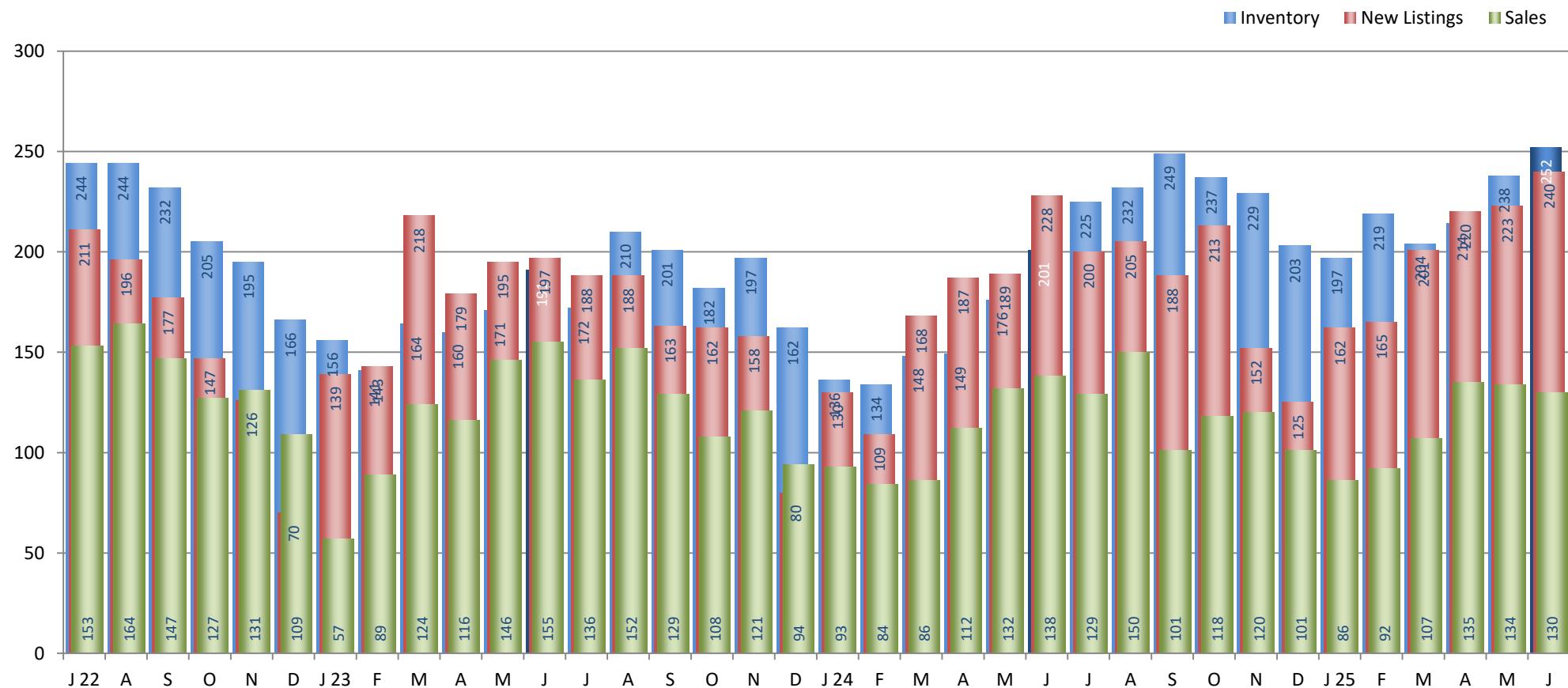


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