

Market Action Report

July 2025

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

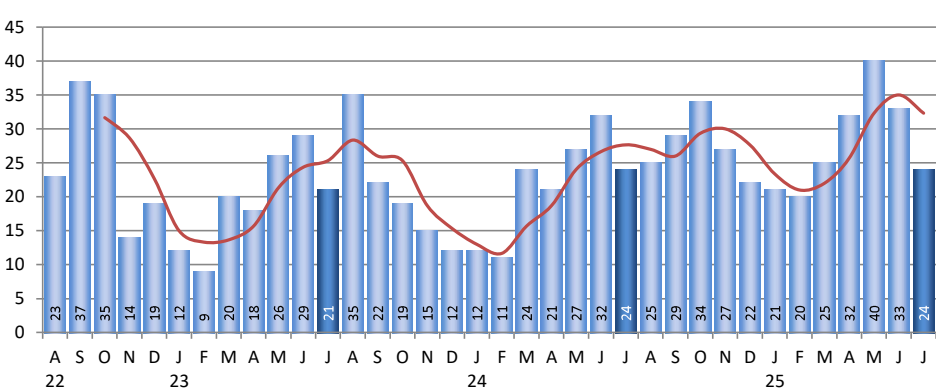
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$676,243	-3%		4%				
Average List Price of all Current Listings	\$751,519	-0%		11%				
July Median Sales Price	\$564,375	-1%	-5%	-0%	-2%	\$592,500	8%	3%
July Average Sales Price	\$602,166	-4%	0%	-5%	1%	\$599,748	4%	1%
Total Properties Currently for Sale (Inventory)	67	-3%		-3%				
July Number of Properties Sold	24	-27%		0%		195	29%	
July Average Days on Market (Solds)	22	-33%	-41%	38%	-12%	36	38%	44%
Asking Price per Square Foot (based on New Listings)	\$247	-6%	-1%	0%	-1%	\$253	0%	1%
July Sold Price per Square Foot	\$240	-1%	-2%	-7%	-1%	\$240	0%	-1%
July Month's Supply of Inventory	2.8	34%	28%	-3%	-12%	2.4	-30%	-24%
July Sale Price vs List Price Ratio	101.5%	.4%	1.0%	1.1%	2.9%	99.5%	1%	1%

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

Property Sales

July Property sales were 24, equal to 24 in July of 2024 and 27.3% lower than the 33 sales last month. July 2025 sales were at their highest level compared to July of 2024 and 2023. July YTD sales of 195 are running 29.1% ahead of last year's year-to-date sales of 151.

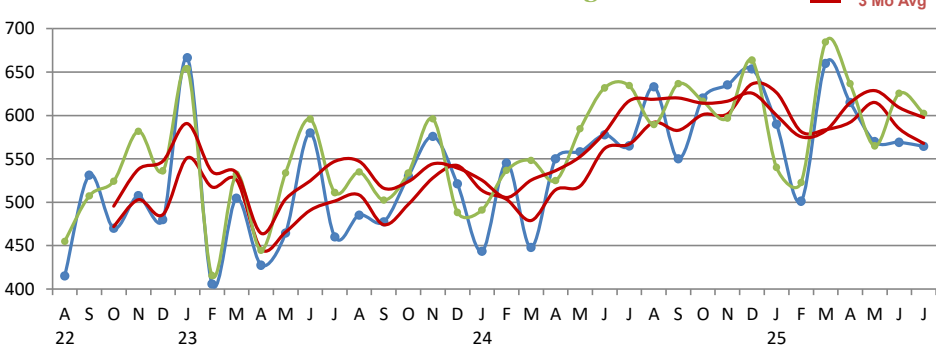
Number of Properties Sold



Prices

The Median Sales Price in July was \$564,375, down 0.1% from \$565,000 in July of 2024 and down 0.8% from \$569,000 last month. The Average Sales Price in July was \$602,166, down 5.0% from \$634,177 in July of 2024 and down 3.7% from \$625,357 last month. July 2025 ASP was at a mid range compared to July of 2024 and 2023.

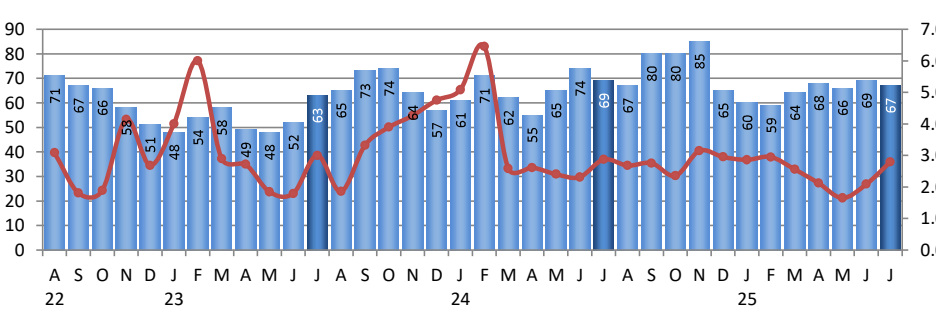
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 67, down 2.9% from 69 last month and down 2.9% from 69 in July of last year. July 2025 Inventory was at a mid level compared with July of 2024 and 2023.

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



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2025 MSI of 2.8 months was at its lowest level compared with July of 2024 and 2023.

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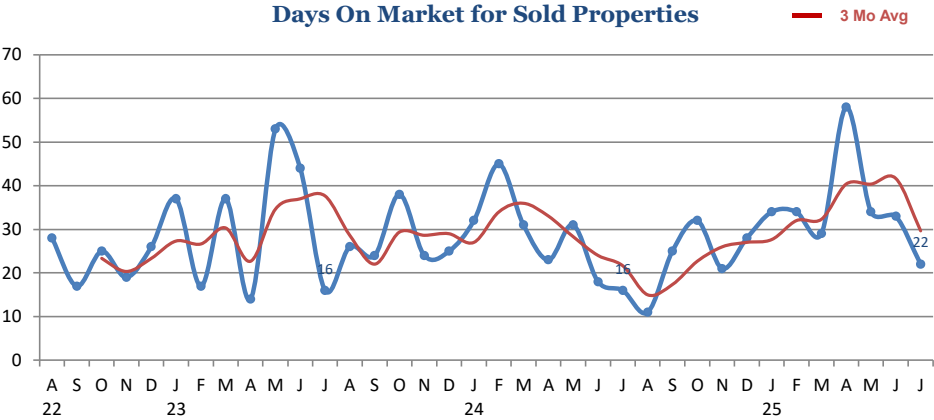


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Market Time

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 July was 22, down 33.3% from 33 days last month and up 37.5% from 16 days in July of last year. The July 2025 DOM was at a mid level compared with July of 2024 and 2023.

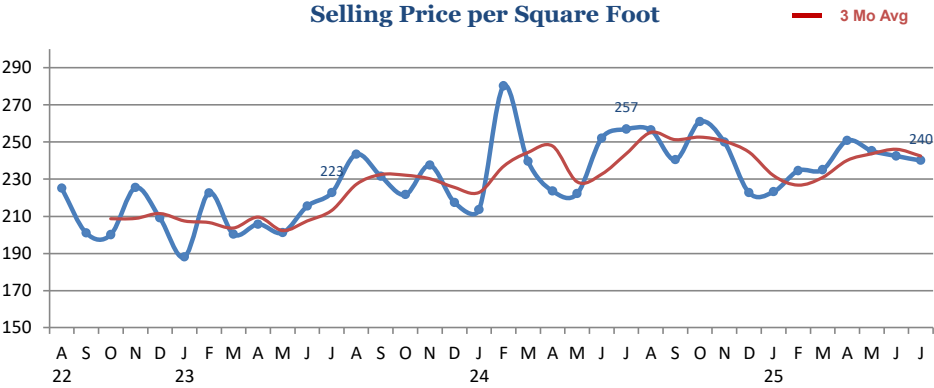
Days On Market for Sold Properties



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 July 2025 Selling Price per Square Foot of \$240 was down 1.0% from \$242 last month and down 6.6% from 257 in July of last year.

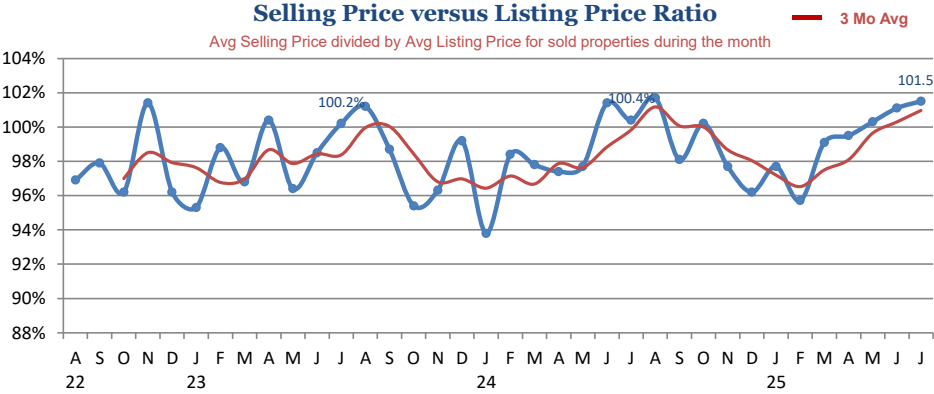
Selling Price per Square Foot



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 July 2025 Selling Price vs Original List Price of 101.5% was up from 101.1% last month and up from 100.4% in July of last year.

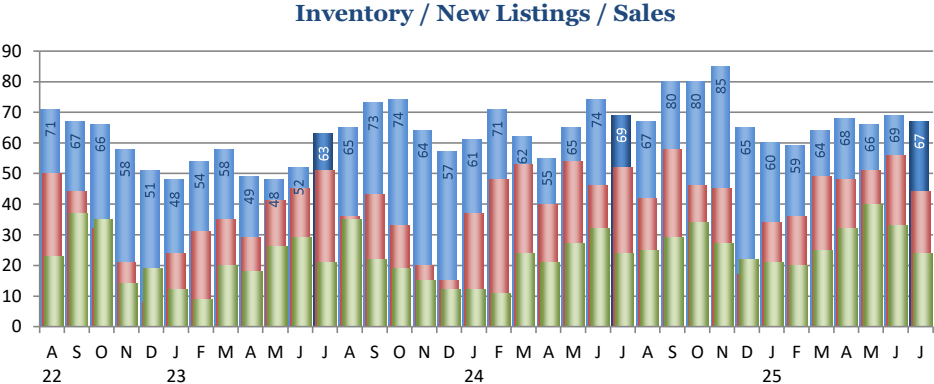
Selling Price versus Listing Price Ratio



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 July 2025 was 44, down 21.4% from 56 last month and down 15.4% from 52 in July of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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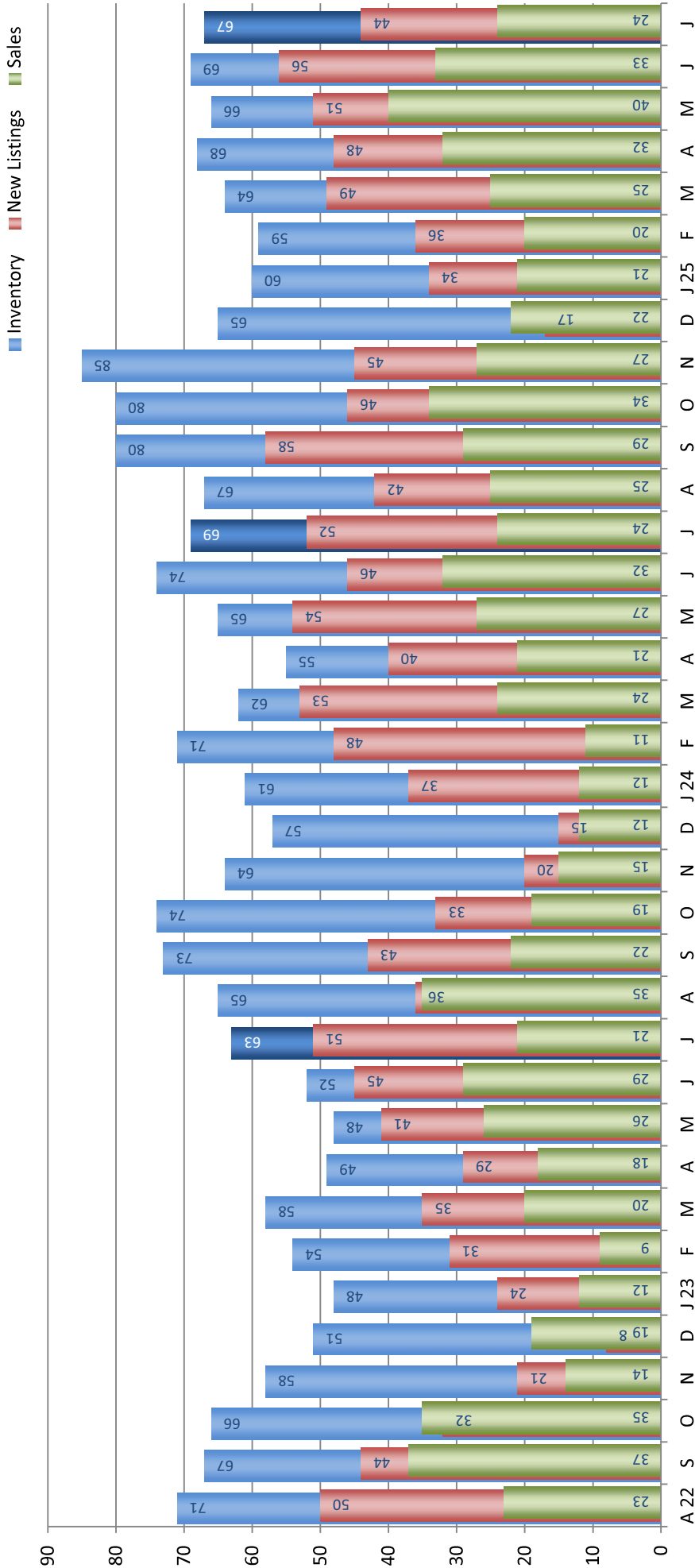
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