

Market Action Report

August 2025

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

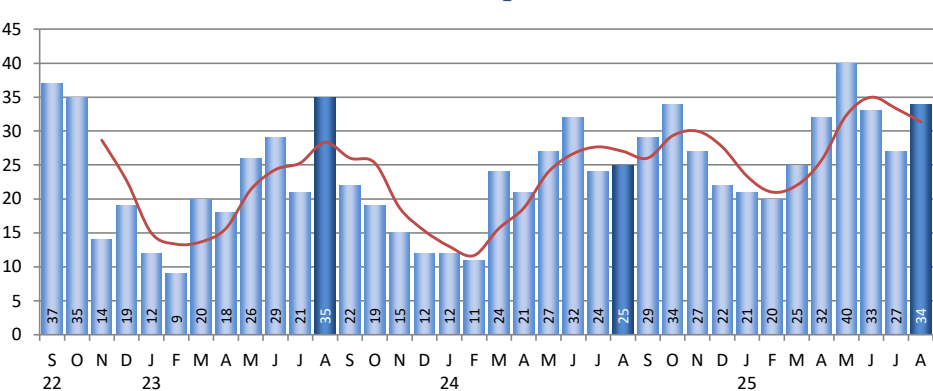
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$607,945	-10%		-6%				
Average List Price of all Current Listings	\$697,916	-6%		6%				
August Median Sales Price	\$587,500	2%	2%	-7%	2%	\$594,297	8%	3%
August Average Sales Price	\$597,937	-4%	0%	1%	1%	\$601,651	4%	1%
Total Properties Currently for Sale (Inventory)	62	-11%		-7%				
August Number of Properties Sold	34	26%		36%		232	32%	
August Average Days on Market (Solds)	22	-31%	-27%	100%	-12%	35	46%	40%
Asking Price per Square Foot (based on New Listings)	\$266	9%	5%	9%	6%	\$254	1%	2%
August Sold Price per Square Foot	\$247	-1%	1%	-4%	2%	\$242	0%	0%
August Month's Supply of Inventory	1.8	-30%	-16%	-32%	-43%	2.3	-31%	-27%
August Sale Price vs List Price Ratio	98.7%	-2.7%	-1.6%	-2.9%	.0%	99.4%	0%	1%

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

Property Sales

August Property sales were 34, up 36.0% from 25 in August of 2024 and 25.9% higher than the 27 sales last month. August 2025 sales were at a mid level compared to August of 2024 and 2023. August YTD sales of 232 are running 31.8% ahead of last year's year-to-date sales of 176.

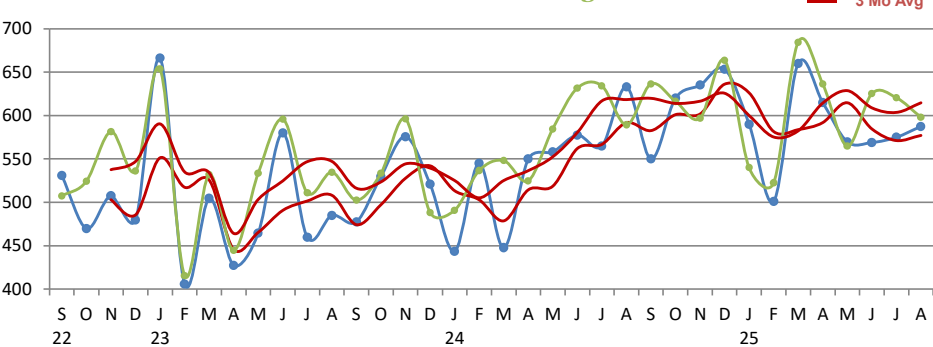
Number of Properties Sold



Prices

The Median Sales Price in August was \$587,500, down 7.2% from \$633,000 in August of 2024 and up 2.2% from \$575,000 last month. The Average Sales Price in August was \$597,937, up 1.5% from \$589,335 in August of 2024 and down 3.6% from \$620,527 last month. August 2025 ASP was at the highest level compared to August of 2024 and 2023.

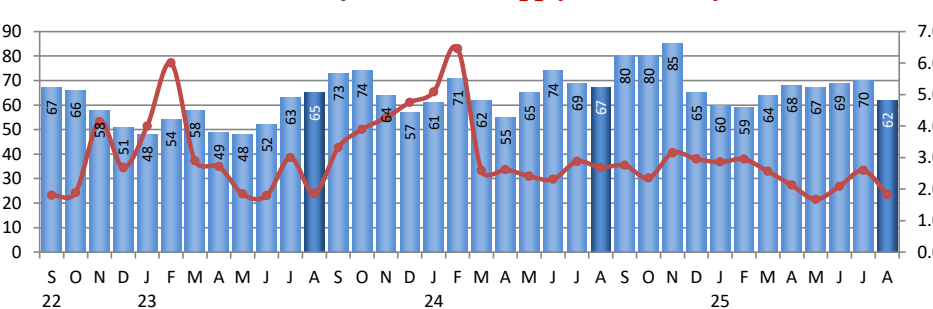
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 62, down 11.4% from 70 last month and down 7.5% from 67 in August of last year. August 2025 Inventory was at its lowest level compared with August 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 August 2025 MSI of 1.8 months was at its lowest level compared with August of 2024 and 2023.