

Market Action Report

August 2025

City: Lemont



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

Agent Name

Title
Phone
Website
Other



Market Profile & Trends Overview

Median List Price of all Current Listings

Month	Trending versus*:				YTD	Trending versus*:	
	LM	L3M	PYM	LY		Prior YTD	Prior Year
\$607,945	-10%		-6%				
\$697,916	-6%		6%				

Average List Price of all Current Listings

August Median Sales Price

August Average Sales Price

Total Properties Currently for Sale (Inventory)

August Number of Properties Sold

August Average Days on Market (Solds)

Asking Price per Square Foot (based on New Listings)

August Sold Price per Square Foot

August Month's Supply of Inventory

August Sale Price vs List Price Ratio

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

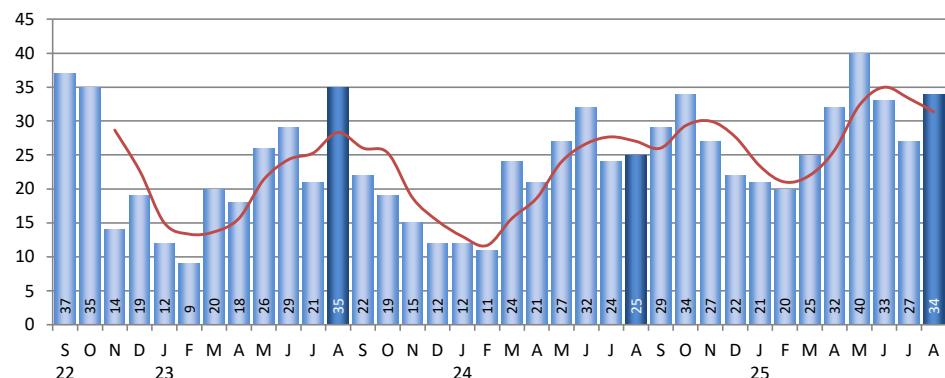
Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
\$587,500	2%	2%	-7%	2%	\$594,297	8%	3%
\$597,937	-4%	0%	1%	1%	\$601,651	4%	1%
62	-11%		-7%				
34	26%		36%		232	32%	
22	-31%	-27%	100%	-12%	35	46%	40%
\$266	9%	5%	9%	6%	\$254	1%	2%
\$247	-1%	1%	-4%	2%	\$242	0%	0%
1.8	-30%	-16%	-32%	-43%	2.3	-31%	-27%
98.7%	-2.7%	-1.6%	-2.9%	.0%	99.4%	0%	1%

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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.

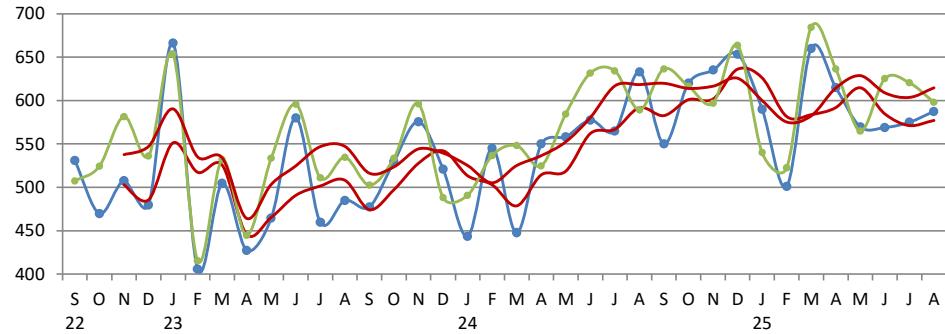
Number of Properties Sold



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.

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.

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

