

Market Action Report

August 2025

City: Plainfield

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

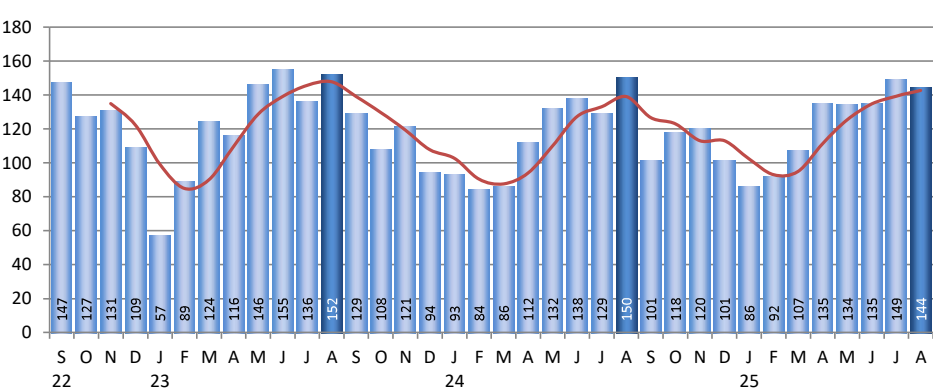
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$479,990	7%		1%				
Average List Price of all Current Listings	\$517,858	3%		1%				
August Median Sales Price	\$411,213	-7%	-2%	3%	2%	\$415,000	3%	2%
August Average Sales Price	\$449,125	-6%	-1%	4%	3%	\$444,809	2%	2%
Total Properties Currently for Sale (Inventory)	261	-7%		13%				
August Number of Properties Sold	144	-3%		-4%		982	6%	
August Average Days on Market (Solds)	24	4%	9%	33%	9%	25	19%	14%
Asking Price per Square Foot (based on New Listings)	\$213	1%	0%	8%	7%	\$210	6%	5%
August Sold Price per Square Foot	\$205	-0%	0%	5%	5%	\$202	4%	4%
August Month's Supply of Inventory	1.8	-4%	-4%	17%	6%	2.0	29%	15%
August Sale Price vs List Price Ratio	99.2%	-2%	-3%	.3%	.2%	99.4%	-0%	0%

* 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 144, down 4.0% from 150 in August of 2024 and 3.4% lower than the 149 sales last month. August 2025 sales were at their lowest level compared to August of 2024 and 2023. August YTD sales of 982 are running 6.3% ahead of last year's year-to-date sales of 924.

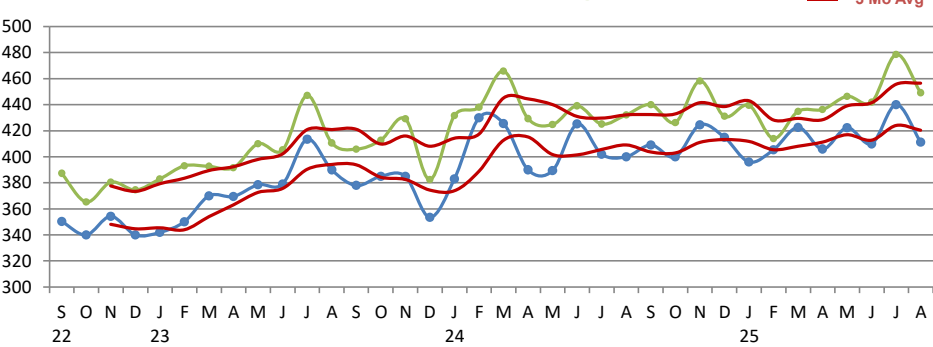
Number of Properties Sold



Prices

The Median Sales Price in August was \$411,213, up 2.8% from \$400,000 in August of 2024 and down 6.5% from \$440,000 last month. The Average Sales Price in August was \$449,125, up 3.9% from \$432,143 in August of 2024 and down 6.2% from \$478,595 last month. August 2025 ASP was at the highest level compared to August of 2024 and 2023.

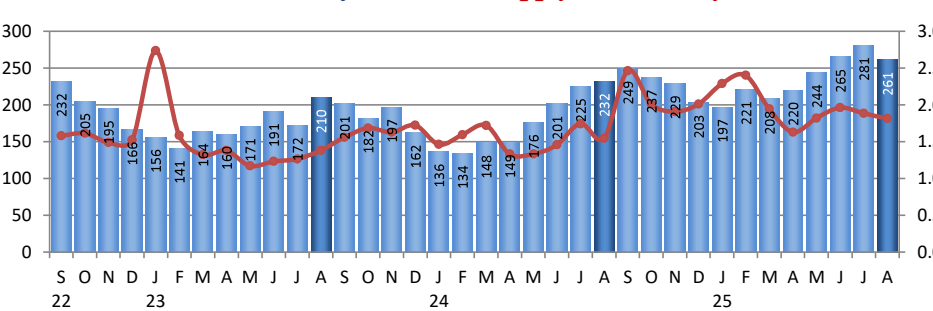
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 261, down 7.1% from 281 last month and up 12.5% from 232 in August of last year. August 2025 Inventory was at its highest 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 highest level compared with August of 2024 and 2023.

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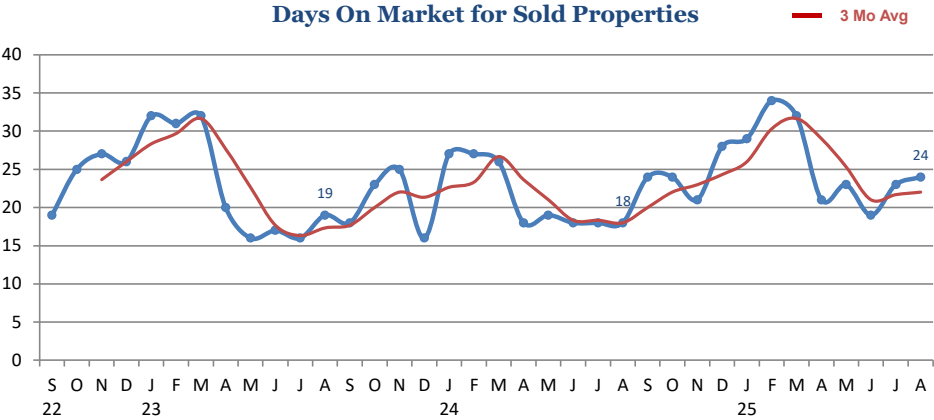


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Market Time

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 August was 24, up 4.3% from 23 days last month and up 33.3% from 18 days in August of last year. The August 2025 DOM was at a mid level compared with August of 2024 and 2023.

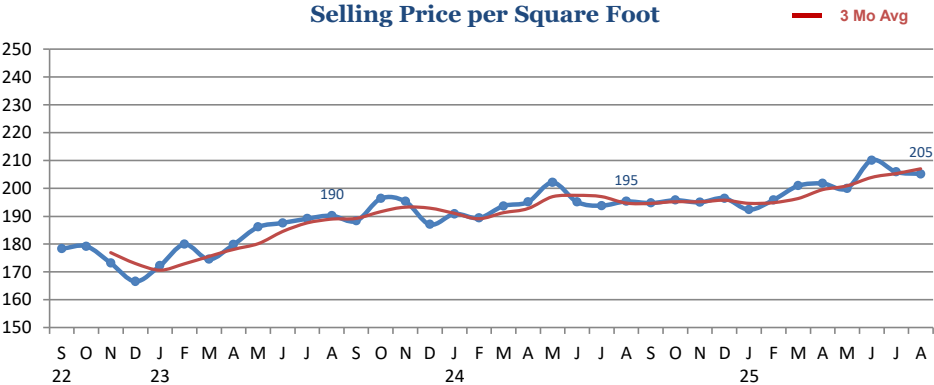
Days On Market for Sold Properties



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 August 2025 Selling Price per Square Foot of \$205 was down 0.3% from \$206 last month and up 5.0% from 195 in August 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 August 2025 Selling Price vs Original List Price of 99.2% was down from 99.4% last month and up from 98.9% in August 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 August 2025 was 218, down 20.4% from 274 last month and up 6.3% from 205 in August of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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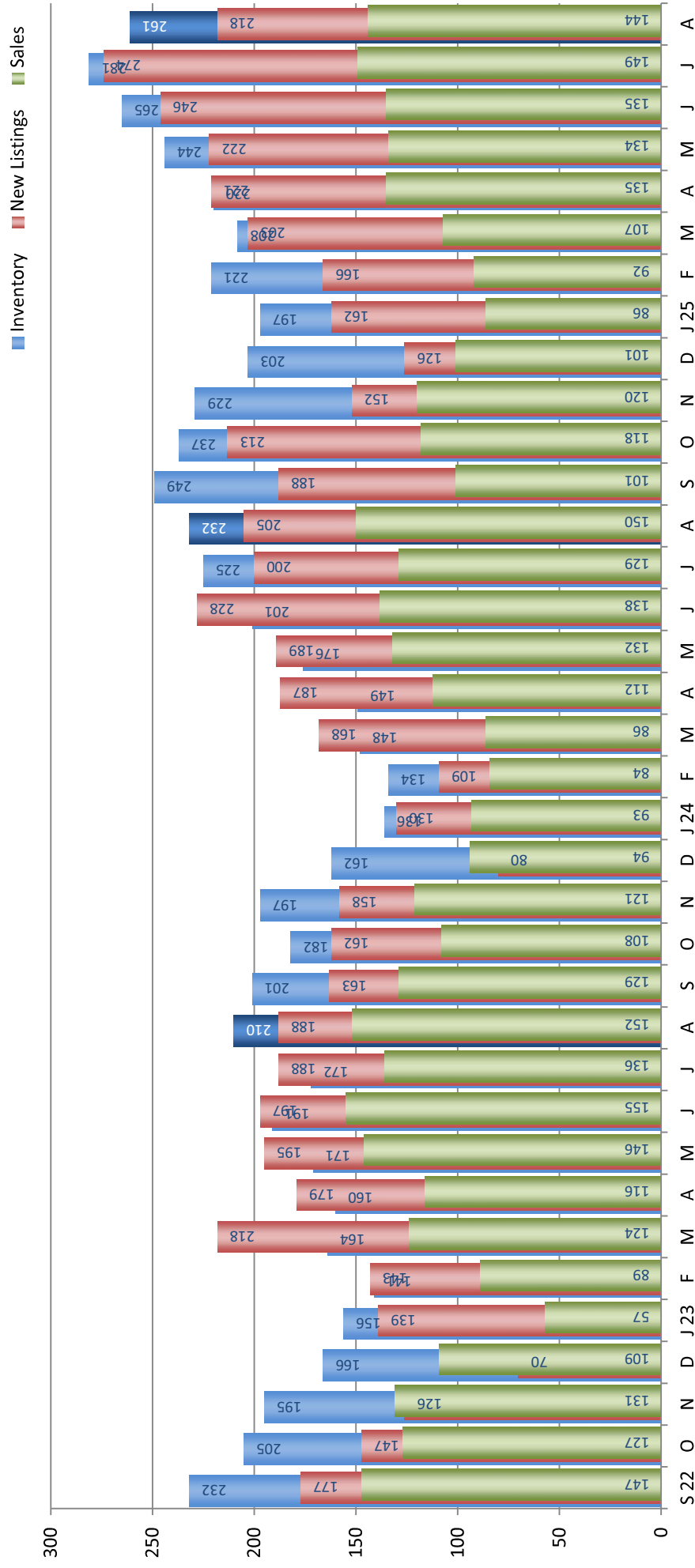
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