

Market Action Report

City: Plainfield

September 2025



Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

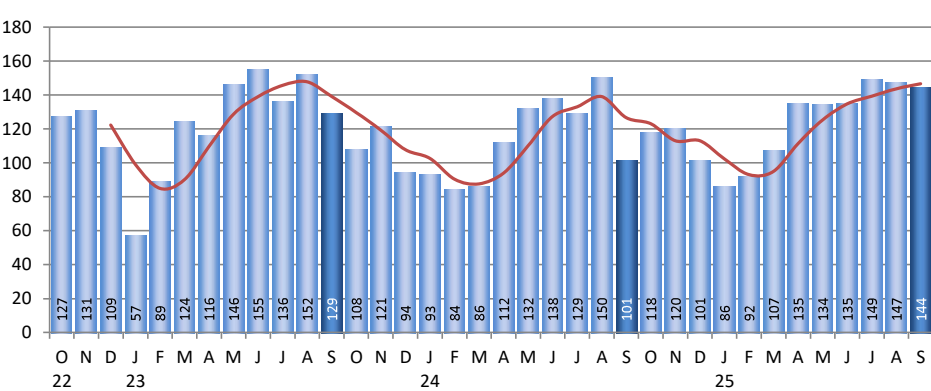
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$474,900	1%		1%				
Average List Price of all Current Listings	\$503,990	-1%		-2%				
September Median Sales Price	\$409,990	-0%	-1%	0%	1%	\$414,040	3%	2%
September Average Sales Price	\$448,456	1%	-1%	2%	3%	\$444,864	2%	2%
Total Properties Currently for Sale (Inventory)	297	6%		19%				
September Number of Properties Sold	144	-2%		43%		1,129	10%	
September Average Days on Market (Solds)	24	-4%	4%	0%	9%	25	19%	14%
Asking Price per Square Foot (based on New Listings)	\$211	0%	0%	6%	6%	\$210	6%	5%
September Sold Price per Square Foot	\$209	2%	1%	8%	7%	\$203	4%	4%
September Month's Supply of Inventory	2.1	8%	4%	-16%	20%	2.0	23%	17%
September Sale Price vs List Price Ratio	99.5%	.4%	.1%	1.6%	.5%	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

September Property sales were 144, up 42.6% from 101 in September of 2024 and 2.0% lower than the 147 sales last month. September 2025 sales were at their highest level compared to September of 2024 and 2023. September YTD sales of 1,129 are running 10.1% ahead of last year's year-to-date sales of 1,025.

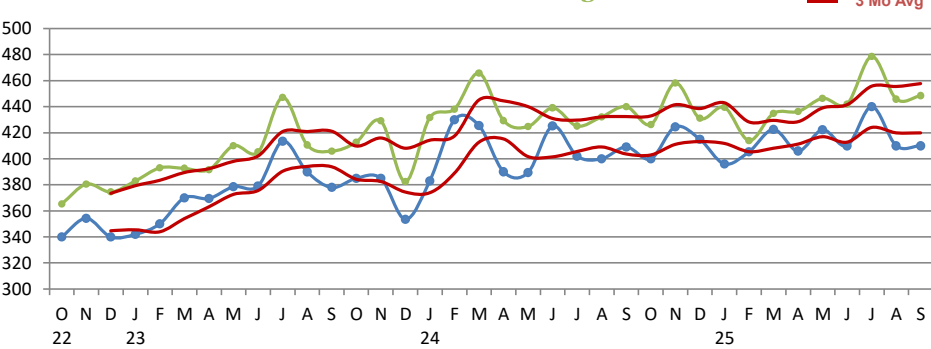
Number of Properties Sold



Prices

The Median Sales Price in September was \$409,990, up 0.2% from \$409,000 in September of 2024 and down 0.0% from \$410,000 last month. The Average Sales Price in September was \$448,456, up 1.9% from \$440,023 in September of 2024 and up 0.6% from \$445,891 last month. September 2025 ASP was at the highest level compared to September of 2024 and 2023.

Median Sales Price and Average Sales Price

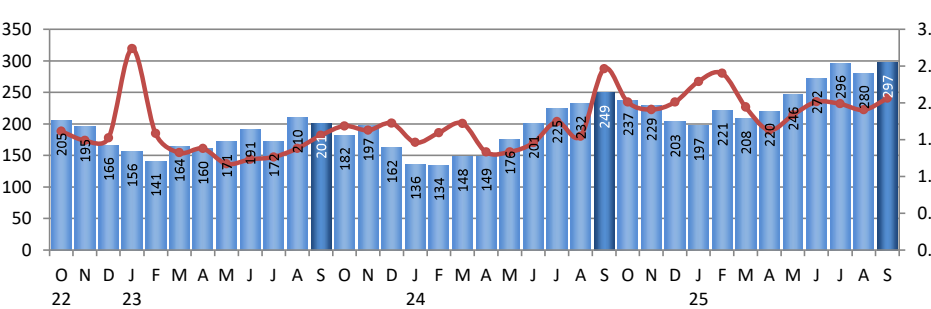


Inventory & MSI

The Total Inventory of Properties available for sale as of September was 297, up 6.1% from 280 last month and up 19.3% from 249 in September of last year. September 2025 Inventory was at its highest level compared with September of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2025 MSI of 2.1 months was at a mid level compared with September 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 September was 24, down 4.0% from 25 days last month and equal to 24 days in September of last year. The September 2025 DOM was at a mid level compared with September of 2024 and 2023.

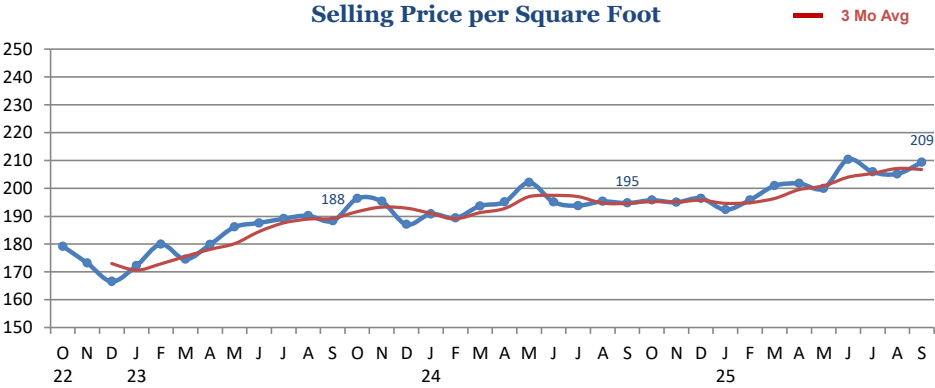
Days On Market for Sold Properties



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 September 2025 Selling Price per Square Foot of \$209 was up 2.0% from \$205 last month and up 7.5% from 195 in September 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 September 2025 Selling Price vs Original List Price of 99.5% was up from 99.1% last month and up from 97.9% in September of last year.

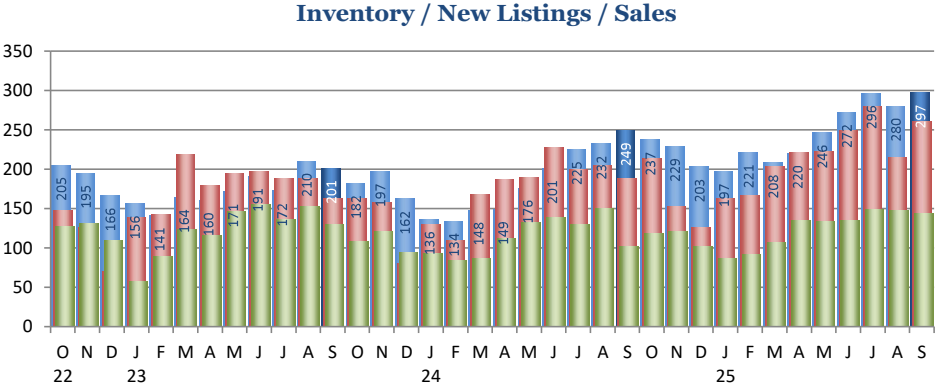
Selling Price versus Listing Price Ratio



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 September 2025 was 260, up 20.9% from 215 last month and up 38.3% from 188 in September of last year.

Inventory / New Listings / Sales



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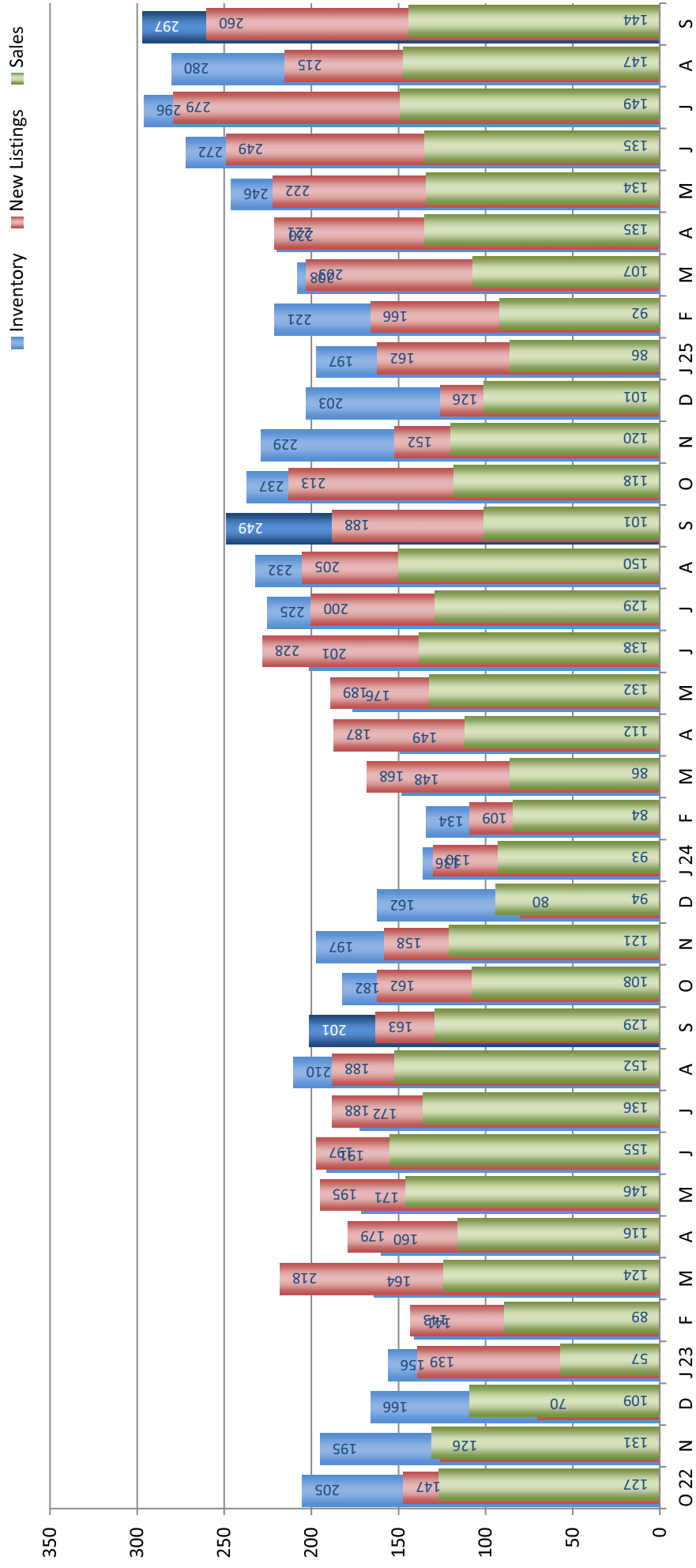
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