

Market Action Report

City: Lemont

September 2025



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
\$615,990	1%	2%					
\$748,267	7%	23%					
\$625,000	6%	6%	14%	8%	\$600,000	9%	4%
\$625,347	5%	1%	-2%	5%	\$604,121	3%	2%
Total Properties Currently for Sale (Inventory)	57	-8%	-29%				
September Number of Properties Sold	27	-21%	-7%		259	26%	
September Average Days on Market (Solds)	17	-23%	-35%	-32%	-32%	33	38%
Asking Price per Square Foot (based on New Listings)	\$281	6%	7%	14%	12%	\$257	2%
September Sold Price per Square Foot	\$276	12%	9%	15%	14%	\$246	1%
September Month's Supply of Inventory	2.1	16%	-3%	-23%	-34%	2.3	-30%
September Sale Price vs List Price Ratio	98.9%	.2%	-1.1%	.8%	.2%	99.4%	0%
							1%

Average List Price of all Current Listings

September Median Sales Price

September Average Sales Price

Total Properties Currently for Sale (Inventory)

September Number of Properties Sold

September Average Days on Market (Solds)

Asking Price per Square Foot (based on New Listings)

September Sold Price per Square Foot

September Month's Supply of Inventory

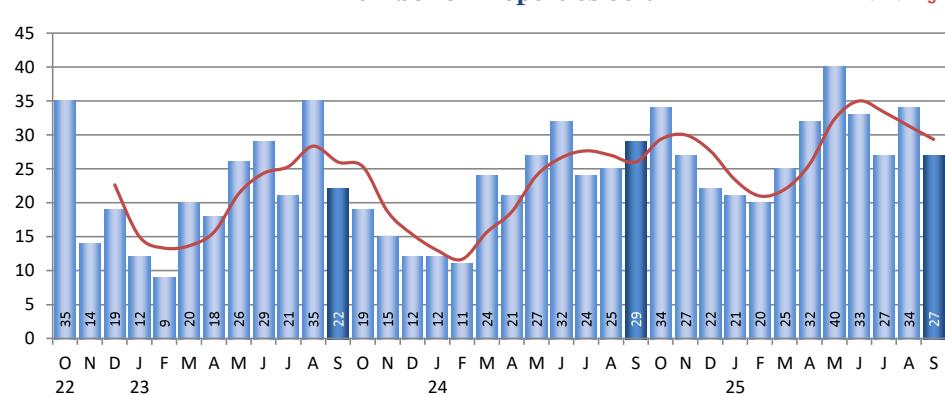
September Sale Price vs List Price Ratio

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

Property Sales

September Property sales were 27, down 6.9% from 29 in September of 2024 and 20.6% lower than the 34 sales last month. September 2025 sales were at a mid level compared to September of 2024 and 2023. September YTD sales of 259 are running 26.3% ahead of last year's year-to-date sales of 205.

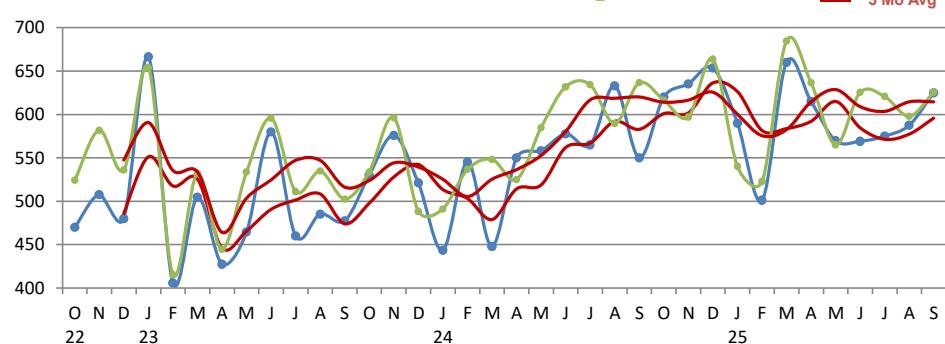
Number of Properties Sold



Prices

The Median Sales Price in September was \$625,000, up 13.6% from \$550,000 in September of 2024 and up 6.4% from \$587,500 last month. The Average Sales Price in September was \$625,347, down 1.7% from \$636,376 in September of 2024 and up 4.6% from \$597,937 last month. September 2025 ASP was at a mid range compared to September of 2024 and 2023.

Median Sales Price and Average Sales Price

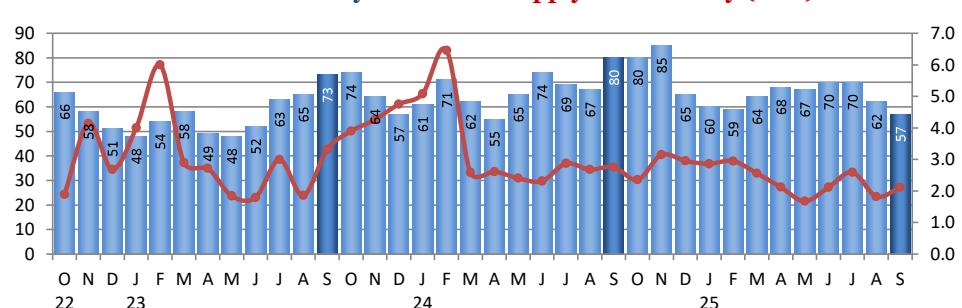


Inventory & MSI

The Total Inventory of Properties available for sale as of September was 57, down 8.1% from 62 last month and down 28.8% from 80 in September of last year. September 2025 Inventory was at its lowest 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 its lowest level compared with September of 2024 and 2023.

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



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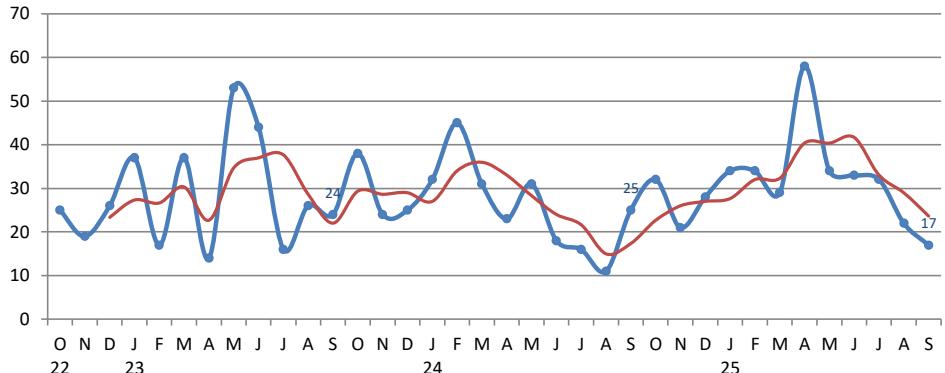
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Days On Market for Sold Properties

— 3 Mo Avg



Market Time

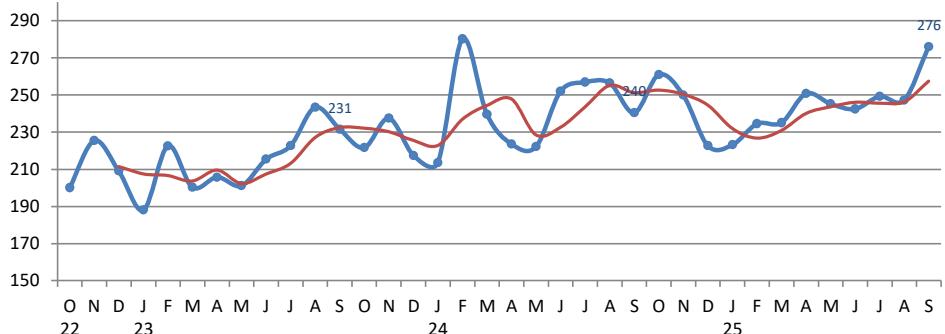
The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for September was 17, down 22.7% from 22 days last month and down 32.0% from 25 days in September of last year. The September 2025 DOM was at its lowest level compared with September of 2024 and 2023.

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 \$276 was up 11.6% from \$247 last month and up 14.8% from 240 in September of last year.

Selling Price per Square Foot

— 3 Mo Avg



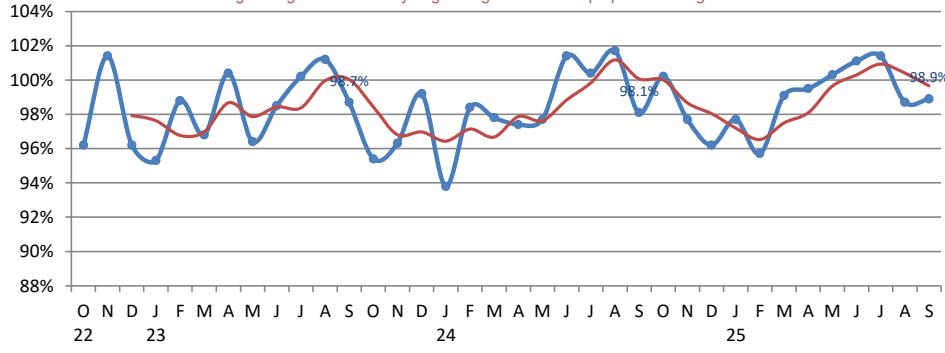
Selling Price vs Original Listings Price

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 98.9% was up from 98.7% last month and up from 98.1% in September of last year.

Selling Price versus Listing Price Ratio

Avg Selling Price divided by Avg Listing Price for sold properties during the month

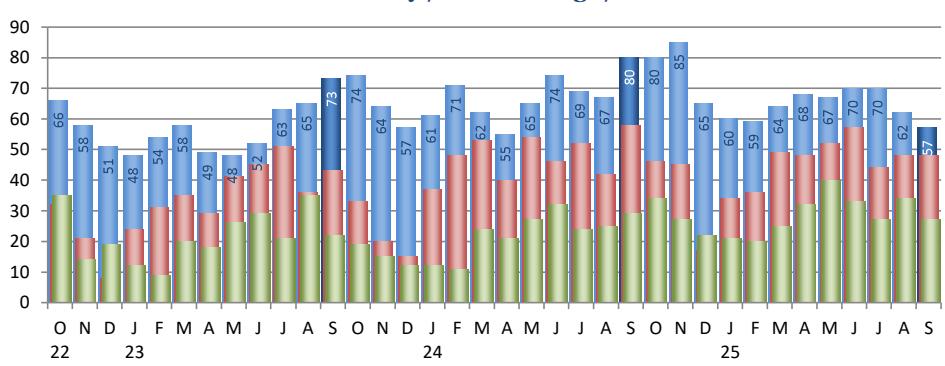
— 3 Mo Avg



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 48, equal to 48 last month and down 17.2% from 58 in September of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

City: Lemont

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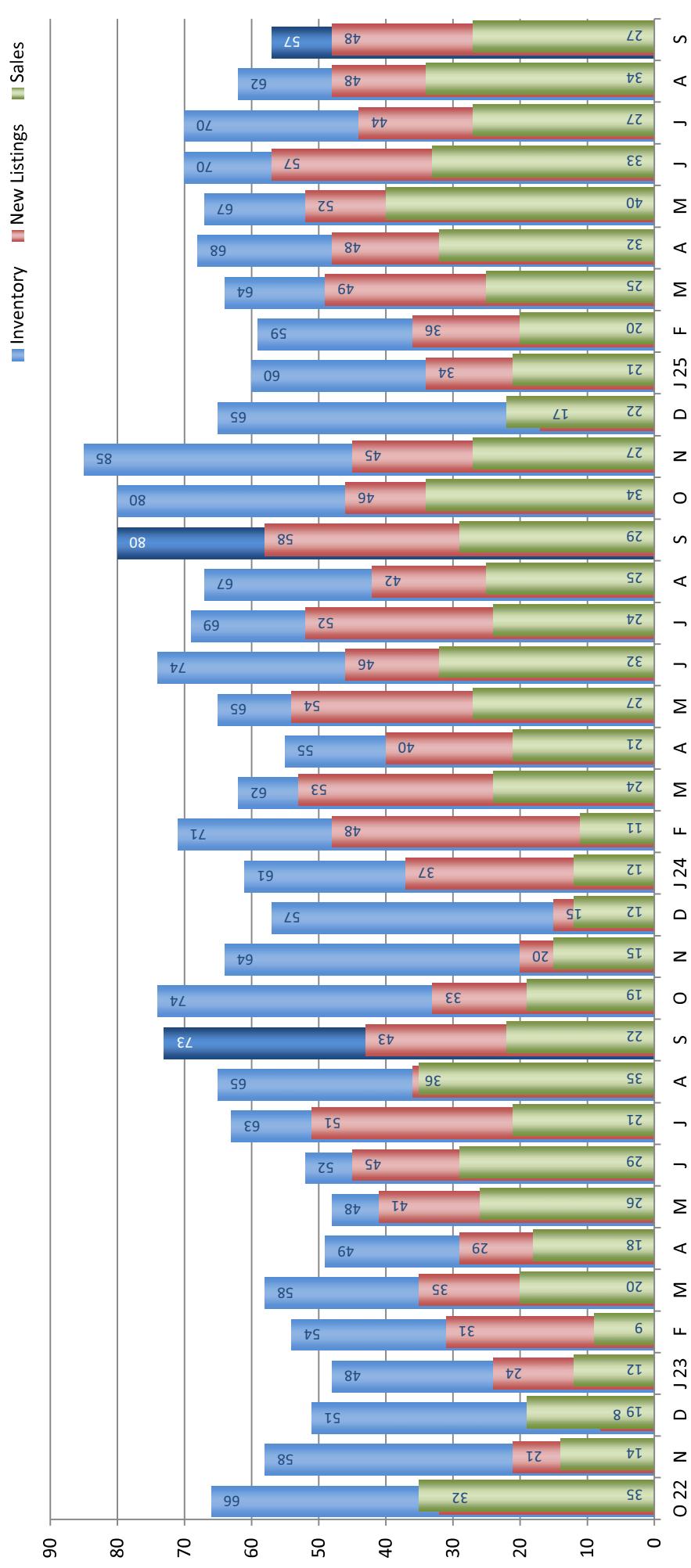
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