

# Market Action Report

City: Plainfield

October 2025



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

## Agent Name

Title  
Phone  
Website  
Other



COLDWELL BANKER  
REALTY

### Market Profile & Trends Overview

Median List Price of all Current Listings	\$475,000	Month	LM	L3M	PYM	LY	YTD	Trending versus*:
Average List Price of all Current Listings	\$496,807		3%		2%			
October Median Sales Price	\$404,430		-1%	-2%	1%	0%	\$412,300	3%
October Average Sales Price	\$442,394		-2%	-3%	4%	1%	\$444,887	2%
Total Properties Currently for Sale (Inventory)	294		-6%		24%			
October Number of Properties Sold	136		-8%		15%		1,270	11%
October Average Days on Market (Solds)	27		8%	8%	13%	23%	25	19%
Asking Price per Square Foot (based on New Listings)	\$210		0%	0%	4%	5%	\$210	6%
October Sold Price per Square Foot	\$207		-1%	0%	6%	6%	\$204	5%
October Month's Supply of Inventory	2.2		2%	4%	8%	26%	2.0	23%
October Sale Price vs List Price Ratio	97.7%		-1.7%	-1.2%	-1.0%	-1.3%	99.2%	-0%

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

### Property Sales

October Property sales were 136, up 15.3% from 118 in October of 2024 and 8.1% lower than the 148 sales last month. October 2025 sales were at their highest level compared to October of 2024 and 2023. October YTD sales of 1,270 are running 11.1% ahead of last year's year-to-date sales of 1,143.



### Prices

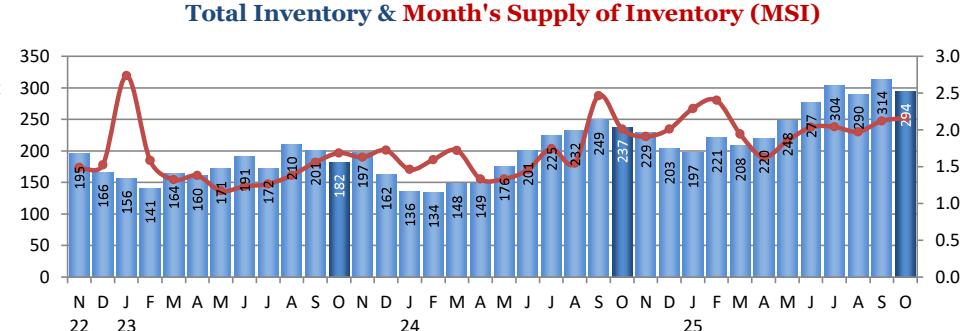
The Median Sales Price in October was \$404,430, up 1.1% from \$399,900 in October of 2024 and down 1.4% from \$409,995 last month. The Average Sales Price in October was \$442,394, up 3.8% from \$426,297 in October of 2024 and down 1.6% from \$449,578 last month. October 2025 ASP was at the highest level compared to October of 2024 and 2023.



### Inventory & MSI

The Total Inventory of Properties available for sale as of October was 294, down 6.4% from 314 last month and up 24.1% from 237 in October of last year. October 2025 Inventory was at its highest level compared with October of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 2.2 months was at its highest level compared with October of 2024 and 2023.



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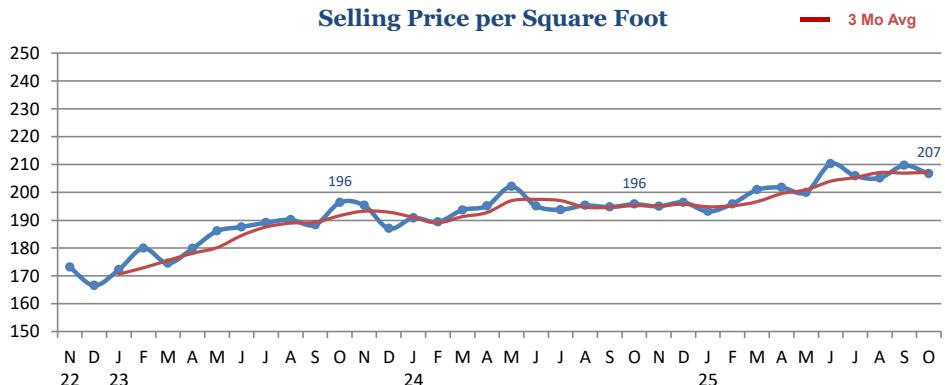
### Market Time

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 October was 27, up 8.0% from 25 days last month and up 12.5% from 24 days in October of last year. The October 2025 DOM was at a mid level compared with October 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 October 2025 Selling Price per Square Foot of \$207 was down 1.4% from \$210 last month and up 5.6% from 196 in October of last year.



### 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 October 2025 Selling Price vs Original List Price of 97.7% was down from 99.4% last month and down from 98.7% in October of last year.



### 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 October 2025 was 244, down 6.2% from 260 last month and up 14.6% from 213 in October of last year.



# Inventory / Listings / Sales

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

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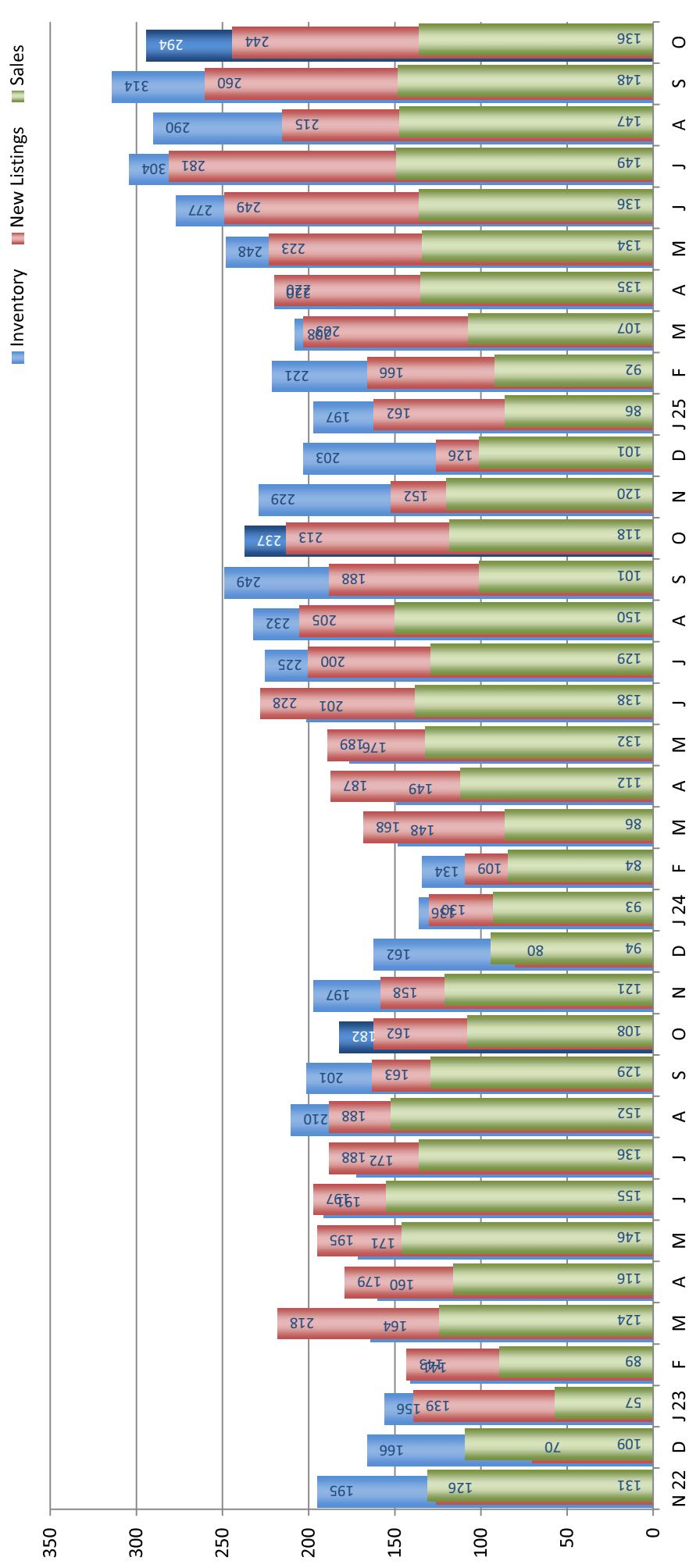


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