

Market Action Report

November 2025

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

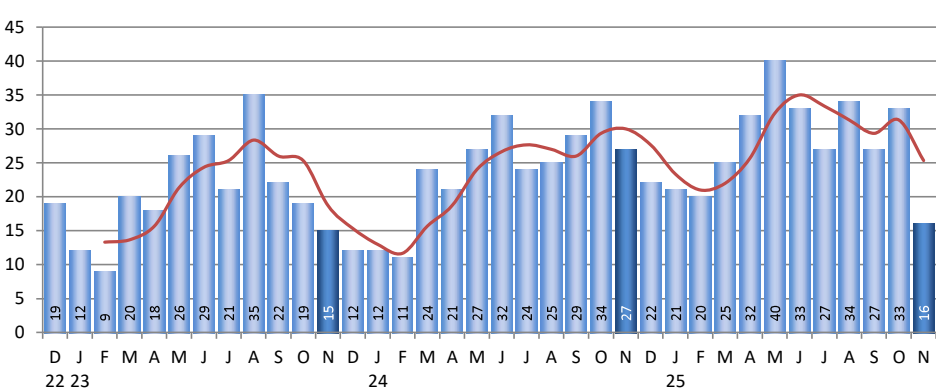
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$647,490	4%		4%				
Average List Price of all Current Listings	\$757,707	1%		18%				
November Median Sales Price	\$625,000	6%	4%	-2%	8%	\$599,750	7%	4%
November Average Sales Price	\$618,458	4%	2%	4%	4%	\$603,627	2%	2%
Total Properties Currently for Sale (Inventory)	60	-12%		-29%				
November Number of Properties Sold	16	-52%		-41%		308	16%	
November Average Days on Market (Solds)	25	19%	19%	19%	0%	31	24%	24%
Asking Price per Square Foot (based on New Listings)	\$270	-1%	-1%	14%	8%	\$259	4%	4%
November Sold Price per Square Foot	\$271	5%	4%	9%	12%	\$248	1%	2%
November Month's Supply of Inventory	3.8	82%	40%	19%	18%	2.4	-24%	-24%
November Sale Price vs List Price Ratio	98.7%	.2%	.0%	1.0%	.0%	99.2%	0%	1%

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

Property Sales

November Property sales were 16, down 40.7% from 27 in November of 2024 and 51.5% lower than the 33 sales last month. November 2025 sales were at a mid level compared to November of 2024 and 2023. November YTD sales of 308 are running 15.8% ahead of last year's year-to-date sales of 266.

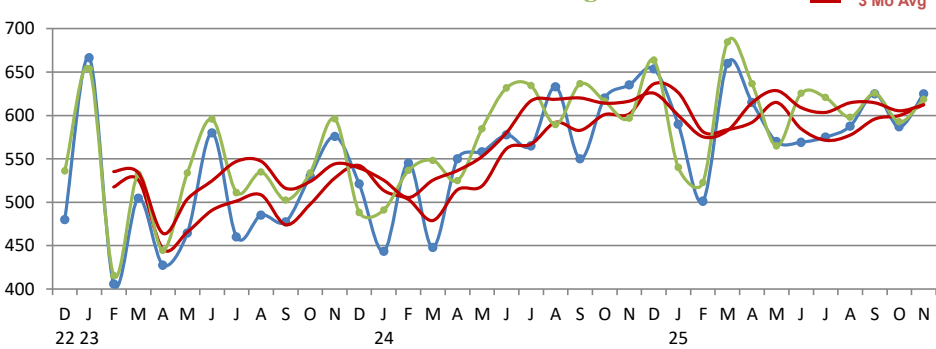
Number of Properties Sold



Prices

The Median Sales Price in November was \$625,000, down 1.6% from \$635,000 in November of 2024 and up 6.5% from \$587,000 last month. The Average Sales Price in November was \$618,458, up 3.6% from \$596,815 in November of 2024 and up 4.4% from \$592,555 last month. November 2025 ASP was at the highest level compared to November of 2024 and 2023.

Median Sales Price and Average Sales Price

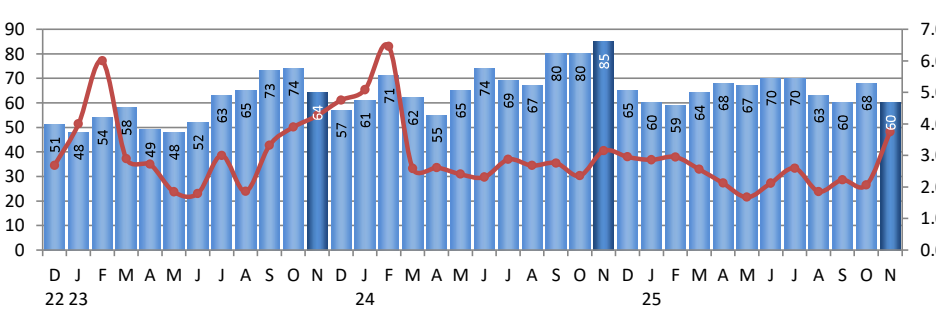


Inventory & MSI

The Total Inventory of Properties available for sale as of November was 60, down 11.8% from 68 last month and down 29.4% from 85 in November of last year. November 2025 Inventory was at its lowest level compared with November of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2025 MSI of 3.8 months was at a mid level compared with November of 2024 and 2023.

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



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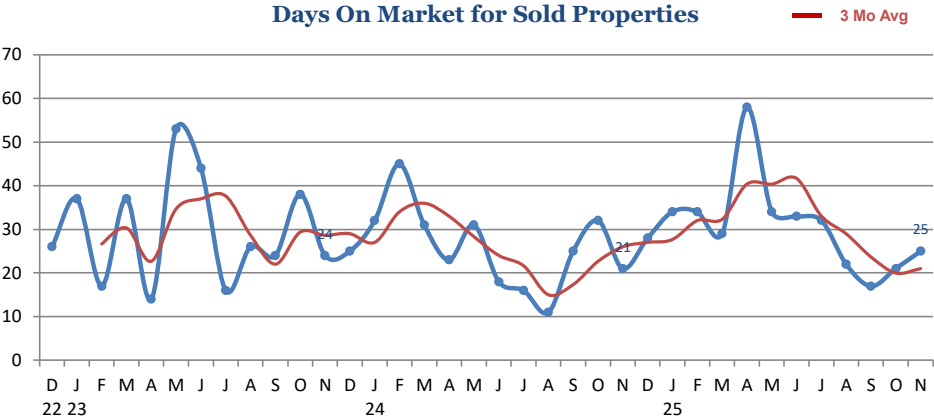


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Market Time

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 November was 25, up 19.0% from 21 days last month and up 19.0% from 21 days in November of last year. The November 2025 DOM was at a mid level compared with November of 2024 and 2023.

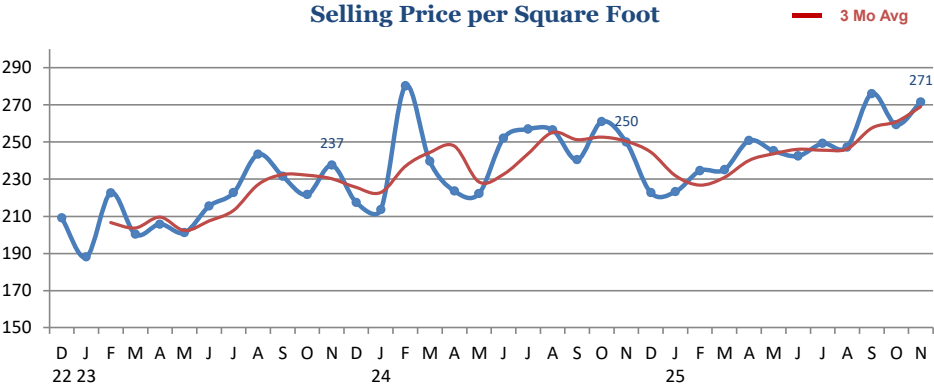
Days On Market for Sold Properties



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 November 2025 Selling Price per Square Foot of \$271 was up 4.7% from \$259 last month and up 8.7% from 250 in November of last year.

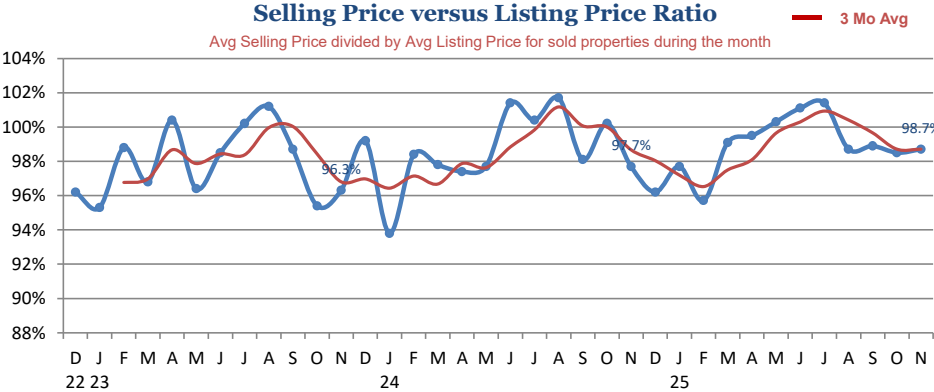
Selling Price per Square Foot



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 November 2025 Selling Price vs Original List Price of 98.7% was up from 98.5% last month and up from 97.7% in November 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 November 2025 was 23, down 55.8% from 52 last month and down 48.9% from 45 in November of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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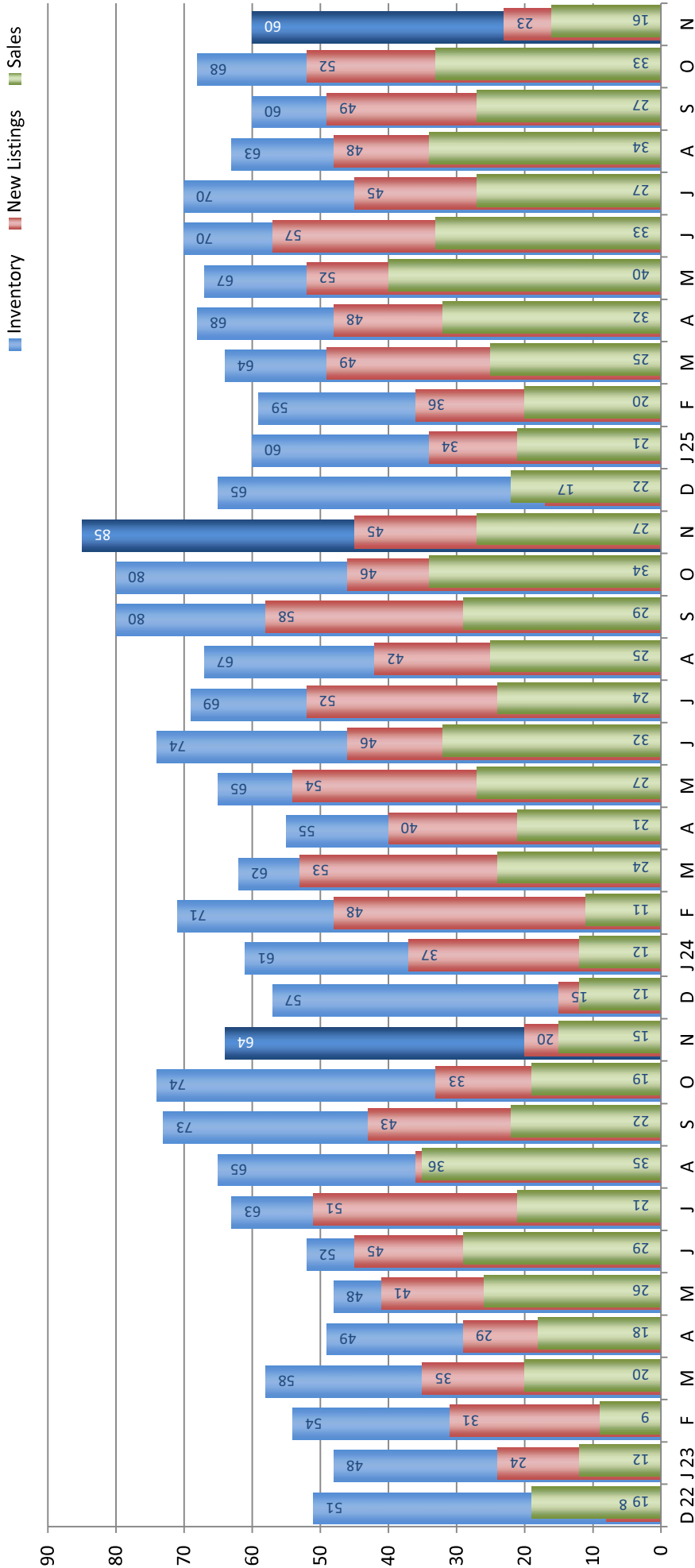
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