

# Market Action Report

City: Lemont

December 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
\$624,175	-0%	2%					
\$718,251	-4%	11%					

Average List Price of all Current Listings

December Median Sales Price

December Average Sales Price

Total Properties Currently for Sale (Inventory)

December Number of Properties Sold

December Average Days on Market (Solds)

Asking Price per Square Foot (based on New Listings)

December Sold Price per Square Foot

December Month's Supply of Inventory

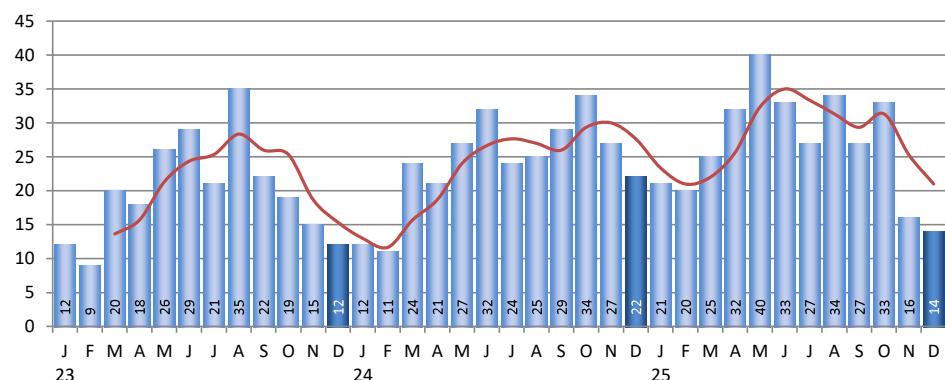
December Sale Price vs List Price Ratio

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

### Property Sales

December Property sales were 14, down 36.4% from 22 in December of 2024 and 12.5% lower than the 16 sales last month. December 2025 sales were at a mid level compared to December of 2024 and 2023. December YTD sales of 322 are running 11.8% ahead of last year's year-to-date sales of 288.

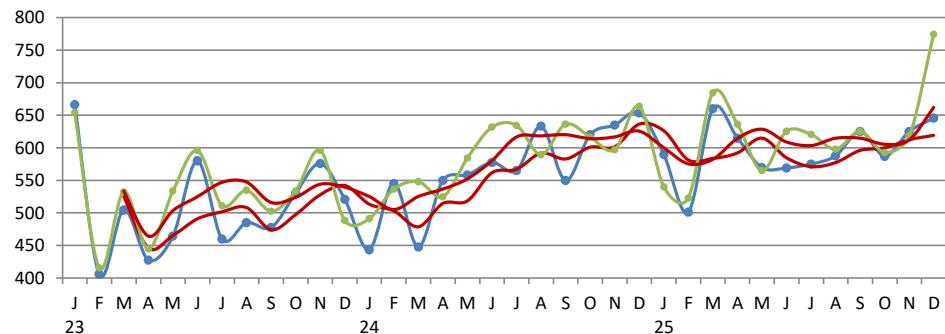
### Number of Properties Sold



### Prices

The Median Sales Price in December was \$645,590, down 1.2% from \$653,500 in December of 2024 and up 3.3% from \$625,000 last month. The Average Sales Price in December was \$774,455, up 16.7% from \$663,524 in December of 2024 and up 25.2% from \$618,458 last month. December 2025 ASP was at the highest level compared to December of 2024 and 2023.

### Median Sales Price and Average Sales Price

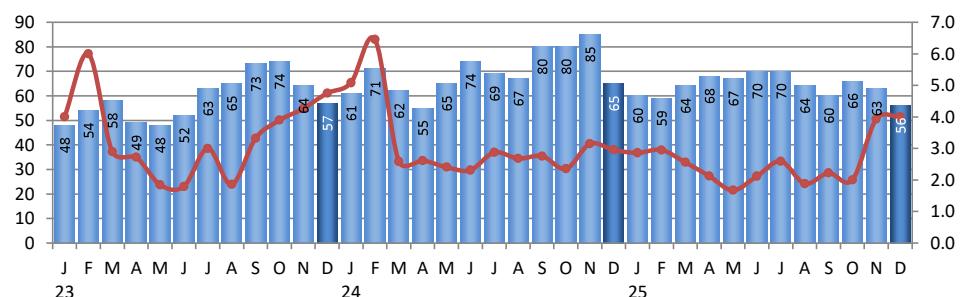


### Inventory & MSI

The Total Inventory of Properties available for sale as of December was 56, down 11.1% from 63 last month and down 13.8% from 65 in December of last year. December 2025 Inventory was at its lowest level compared with December of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 4.0 months was at a mid level compared with December of 2024 and 2023.

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



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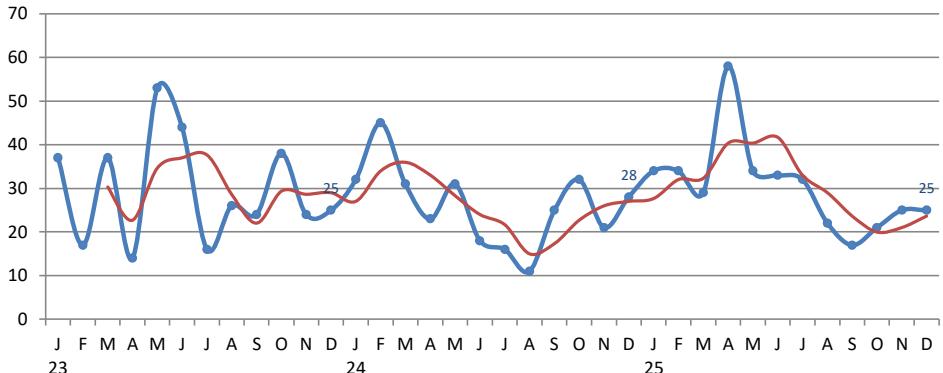
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## Days On Market for Sold Properties

— 3 Mo Avg



## Market Time

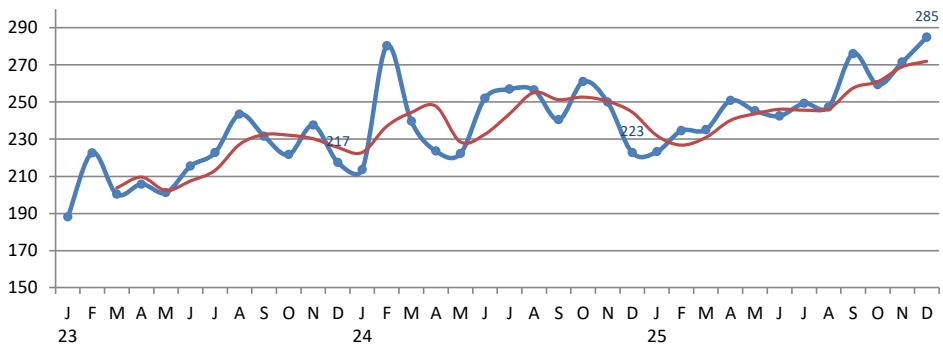
The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 25, equal to 25 days last month and down 10.7% from 28 days in December of last year. The December 2025 DOM was at its lowest level compared with December 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 December 2025 Selling Price per Square Foot of \$285 was up 4.9% from \$271 last month and up 27.9% from 223 in December of last year.

## Selling Price per Square Foot

— 3 Mo Avg



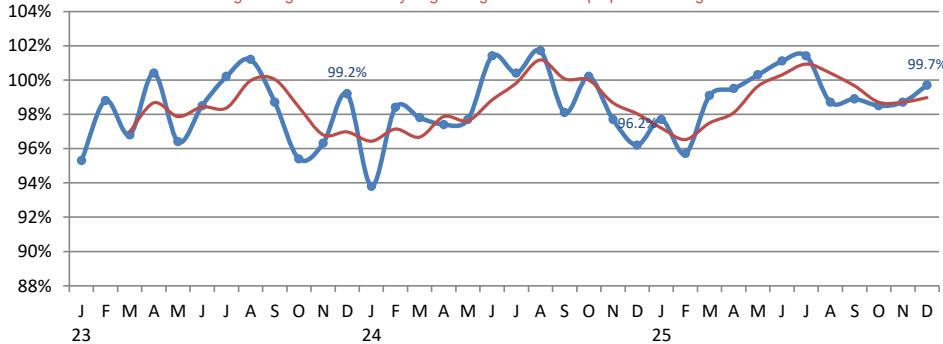
## Selling Price vs Original Listings Price

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 December 2025 Selling Price vs Original List Price of 99.7% was up from 98.7% last month and up from 96.2% in December of last year.

## Selling Price versus Listing Price Ratio

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

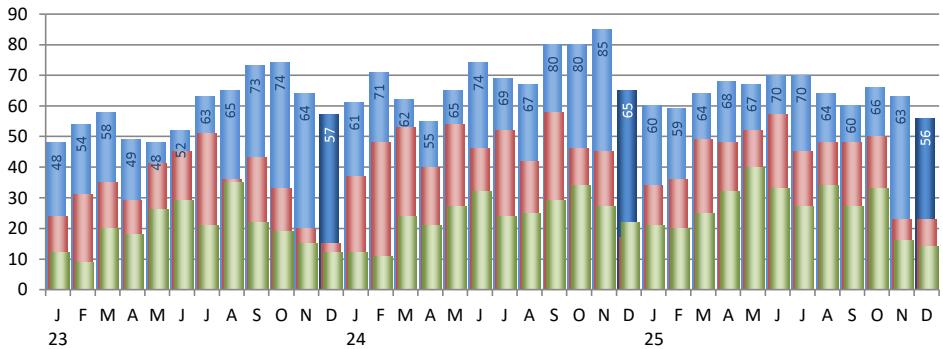
— 3 Mo Avg



## 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 December 2025 was 23, equal to 23 last month and up 35.3% from 17 in December of last year.

## Inventory / New Listings / Sales



# Inventory / Listings / Sales

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December 2025



## Inventory / New Listings / Sales

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