

# Market Action Report

City: Plainfield

December 2025



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

## Agent Name

Title  
Phone  
Website  
Other



COLDWELL BANKER  
REALTY

### Market Profile & Trends Overview

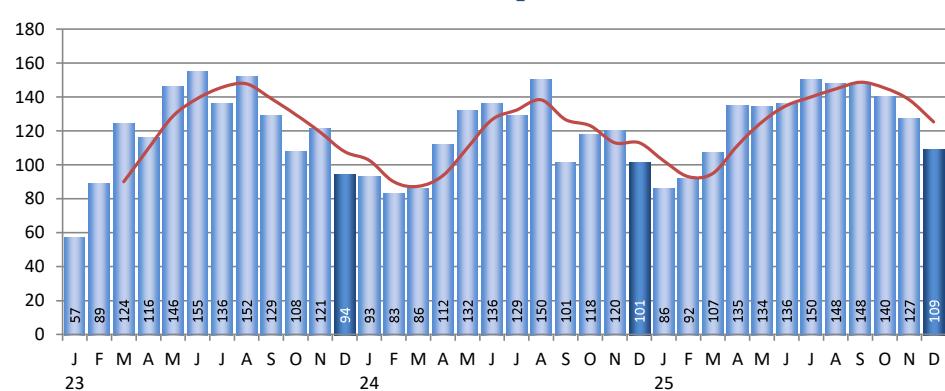
Median List Price of all Current Listings	\$469,990	Month	LM	L3M	PYM	LY	YTD	Trending versus*:
Average List Price of all Current Listings	\$518,167		1%		1%			
December Median Sales Price	\$405,000		3%	1%	-2%	0%	\$410,000	1%
December Average Sales Price	\$435,125		-4%	-2%	1%	0%	\$444,542	2%
Total Properties Currently for Sale (Inventory)	211		-19%		4%			
December Number of Properties Sold	109		-14%		8%		1,512	11%
December Average Days on Market (Solds)	26		18%	4%	-7%	18%	25	14%
Asking Price per Square Foot (based on New Listings)	\$214		0%	1%	4%	7%	\$210	5%
December Sold Price per Square Foot	\$201		-1%	-2%	2%	3%	\$203	4%
December Month's Supply of Inventory	1.9		-6%	-5%	-4%	13%	2.0	19%
December Sale Price vs List Price Ratio	97.1%		.7%	-.7%	-.1%	-1.9%	98.8%	-0%

\* 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 109, up 7.9% from 101 in December of 2024 and 14.2% lower than the 127 sales last month. December 2025 sales were at their highest level compared to December of 2024 and 2023. December YTD sales of 1,512 are running 11.1% ahead of last year's year-to-date sales of 1,361.

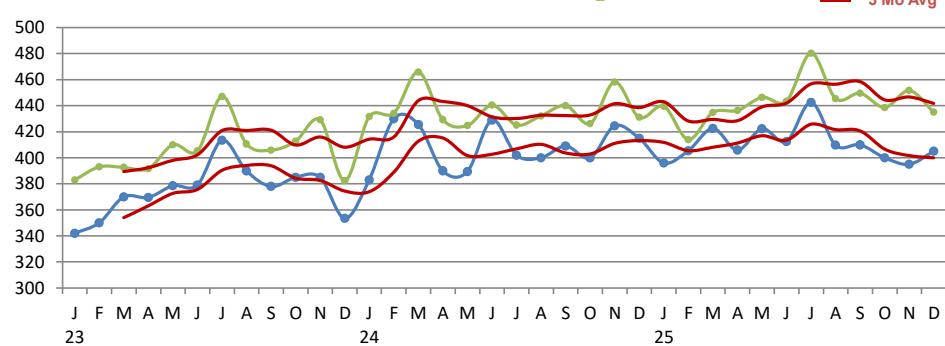
### Number of Properties Sold



### Prices

The Median Sales Price in December was \$405,000, down 2.4% from \$415,000 in December of 2024 and up 2.5% from \$395,000 last month. The Average Sales Price in December was \$435,125, up 1.0% from \$431,012 in December of 2024 and down 3.7% from \$451,694 last month. December 2025 ASP was at the highest level compared to December of 2024 and 2023.

### Median Sales Price and Average Sales Price

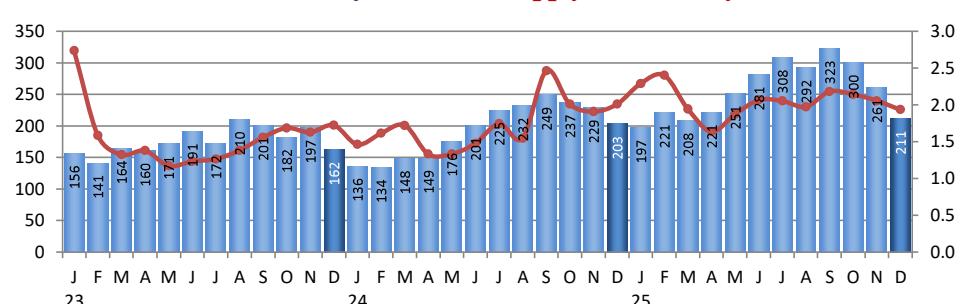


### Inventory & MSI

The Total Inventory of Properties available for sale as of December was 211, down 19.2% from 261 last month and up 3.9% from 203 in December of last year. December 2025 Inventory was at its highest 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 1.9 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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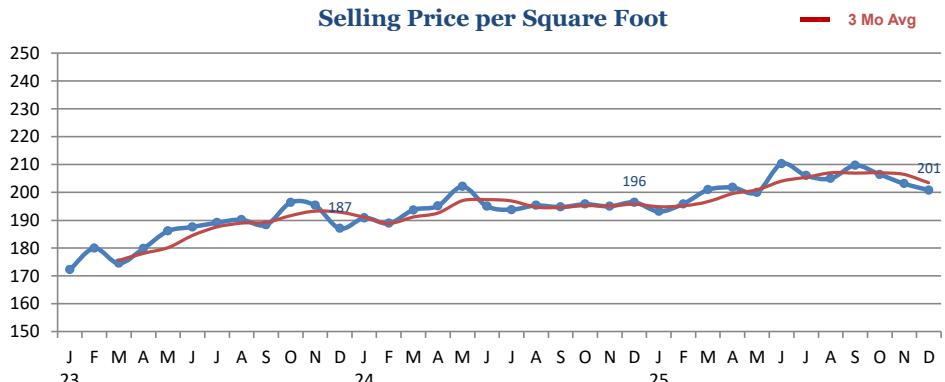
### Market Time

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 26, up 18.2% from 22 days last month and down 7.1% from 28 days in December of last year. The December 2025 DOM was at a mid 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 \$201 was down 1.1% from \$203 last month and up 2.2% from 196 in December of last year.



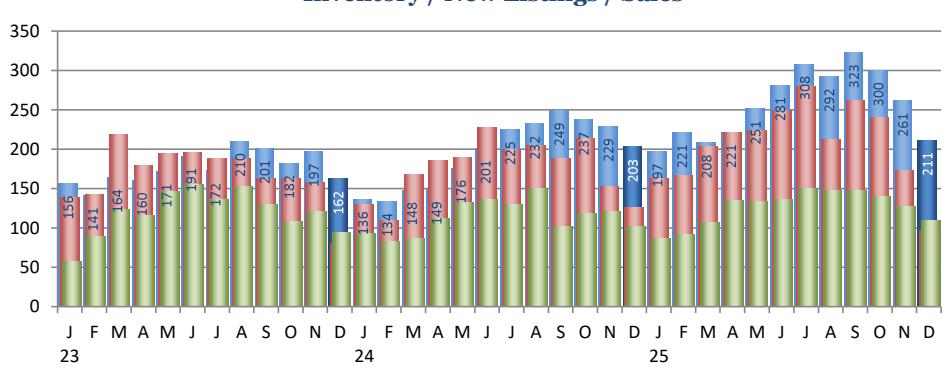
### Selling Price vs Original Listings Price

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 December 2025 Selling Price vs Original List Price of 97.1% was up from 96.4% last month and down from 97.2% in December 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 December 2025 was 97, down 43.6% from 172 last month and down 23.0% from 126 in December of last year.



# Inventory / Listings / Sales

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

## Agent Name

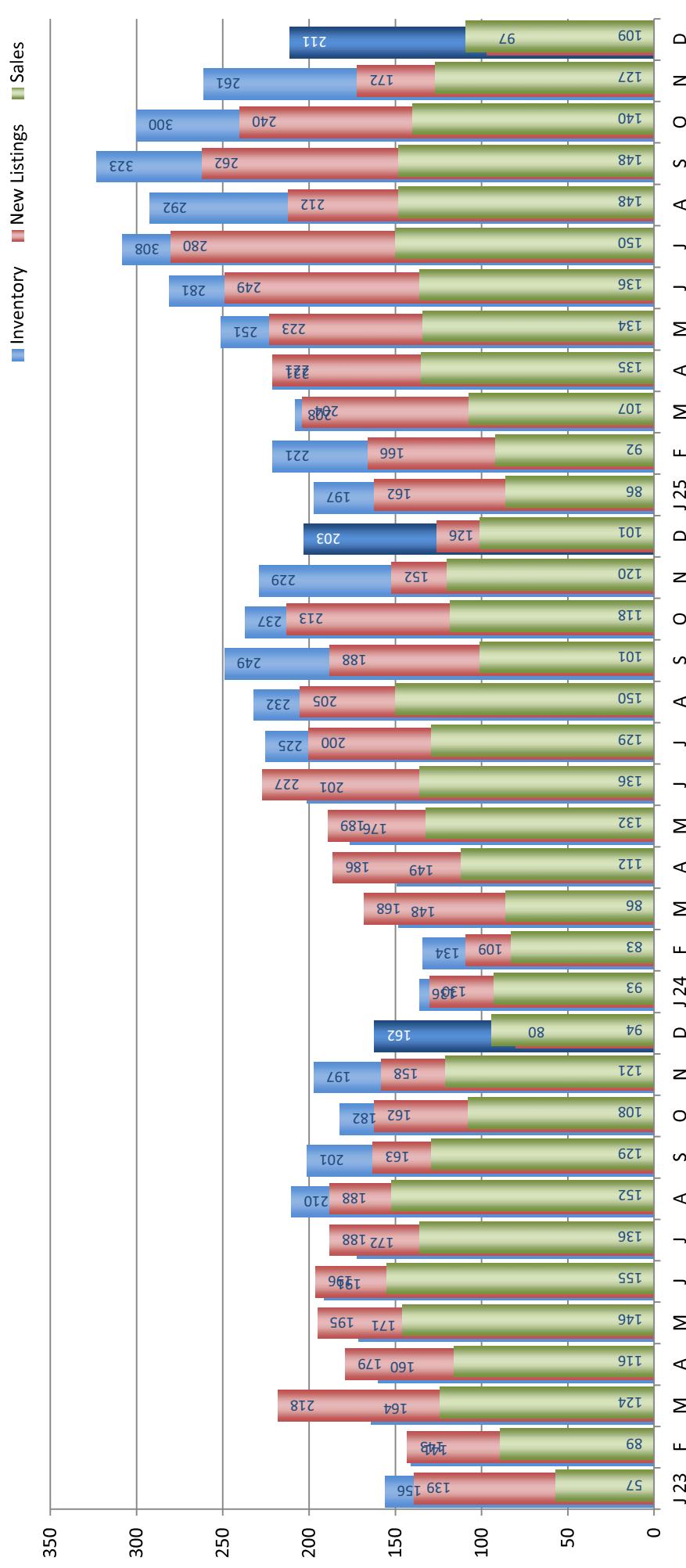
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