

City: Lemont

## Agent Name

Title  
Phone  
Website  
Other



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

### Market Profile & Trends Overview

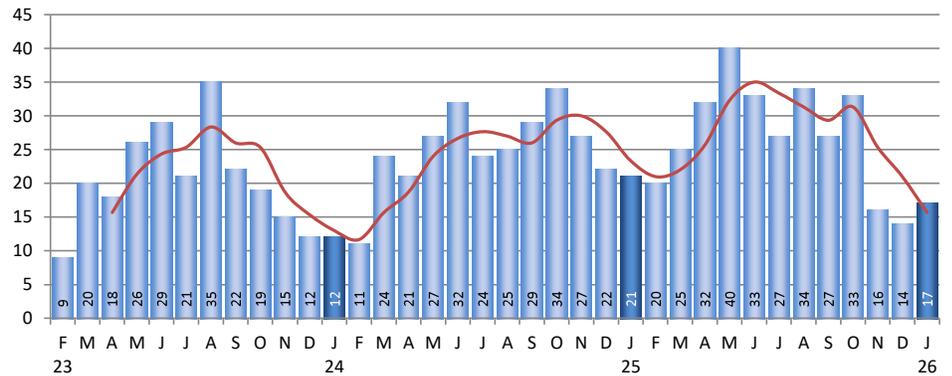
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$649,945	4%		4%				
Average List Price of all Current Listings	\$759,032	5%		16%				
January Median Sales Price	\$677,500	5%	11%	15%	13%	\$677,500	15%	13%
January Average Sales Price	\$622,844	-20%	-2%	15%	2%	\$622,844	15%	2%
Total Properties Currently for Sale (Inventory)	54	-8%		-10%				
January Number of Properties Sold	17	21%		-19%		17	-19%	
January Average Days on Market (Solds)	45	80%	61%	32%	41%	45	32%	41%
Asking Price per Square Foot (based on New Listings)	\$252	1%	-4%	-3%	-2%	\$252	-3%	-2%
January Sold Price per Square Foot	\$274	-4%	1%	23%	9%	\$274	23%	9%
January Month's Supply of Inventory	3.2	-25%	-16%	11%	22%	3.2	11%	22%
January Sale Price vs List Price Ratio	97.1%	-2.6%	-1.4%	-6%	-2.1%	97.1%	-1%	-2%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2025) / YTD = Year-to-date

### Property Sales

January Property sales were 17, down 19.0% from 21 in January of 2025 and 21.4% higher than the 14 sales last month. January 2026 sales were at a mid level compared to January of 2025 and 2024. January YTD sales of 17 are running 19.0% behind last year's year-to-date sales of 21.

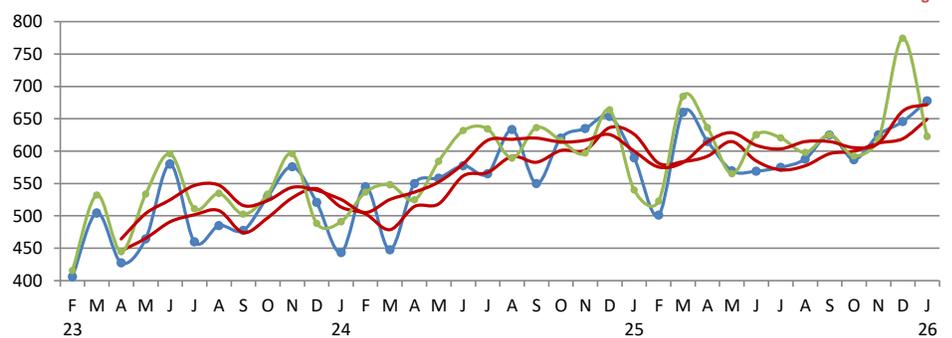
### Number of Properties Sold



### Prices

The Median Sales Price in January was \$677,500, up 14.8% from \$589,900 in January of 2025 and up 4.9% from \$645,590 last month. The Average Sales Price in January was \$622,844, up 15.3% from \$540,009 in January of 2025 and down 19.6% from \$774,455 last month. January 2026 ASP was at the highest level compared to January of 2025 and 2024.

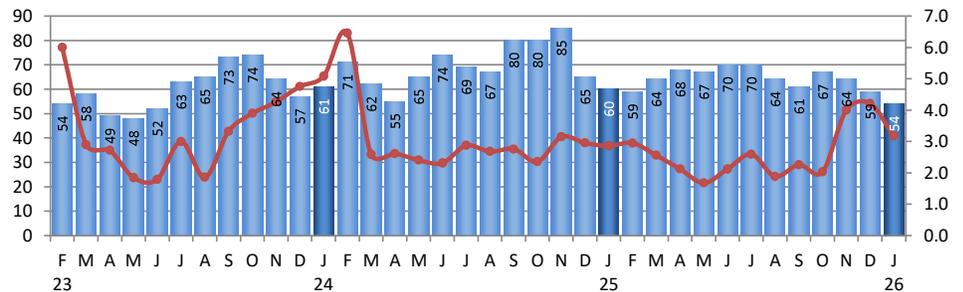
### Median Sales Price and Average Sales Price



### Inventory & MSI

The Total Inventory of Properties available for sale as of January was 54, down 8.5% from 59 last month and down 10.0% from 60 in January of last year. January 2026 Inventory was at its lowest level compared with January of 2025 and 2024.

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



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2026 MSI of 3.2 months was at a mid level compared with January of 2025 and 2024.

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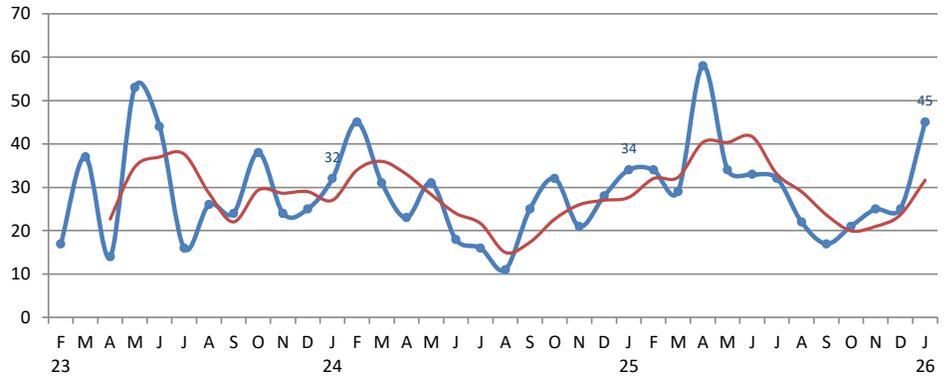


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### Market Time

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 January was 45, up 80.0% from 25 days last month and up 32.4% from 34 days in January of last year. The January 2026 DOM was at a mid level compared with January of 2025 and 2024.

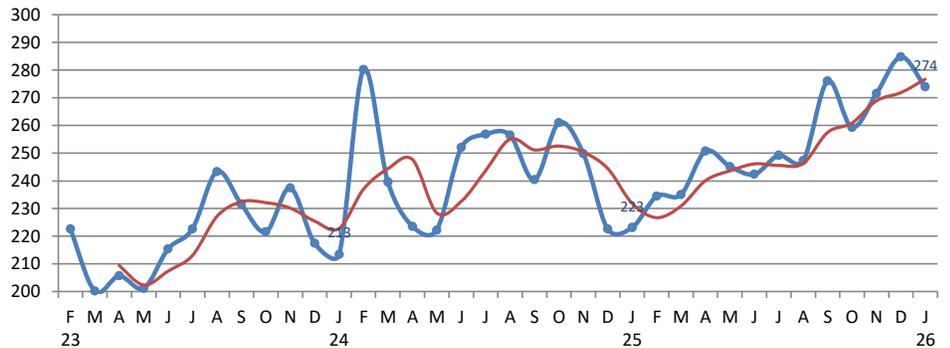
Days On Market for Sold Properties



### 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 January 2026 Selling Price per Square Foot of \$274 was down 3.8% from \$285 last month and up 22.8% from 223 in January 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 January 2026 Selling Price vs Original List Price of 97.1% was down from 99.7% last month and down from 97.7% in January of last year.

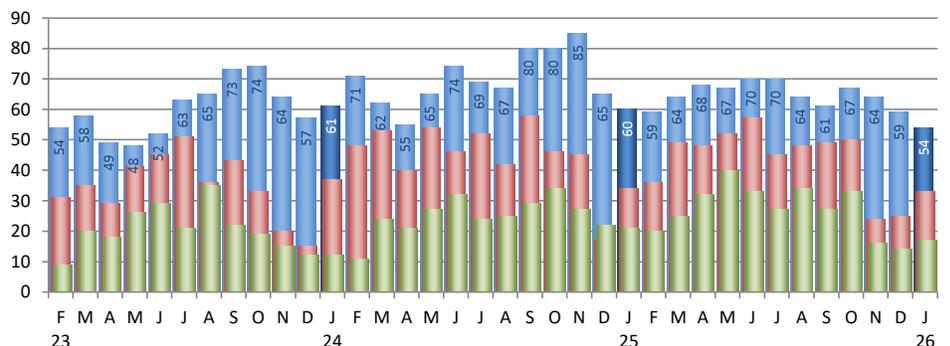
Selling Price versus Listing Price Ratio



### 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 January 2026 was 33, up 32.0% from 25 last month and down 2.9% from 34 in January of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

January 2026



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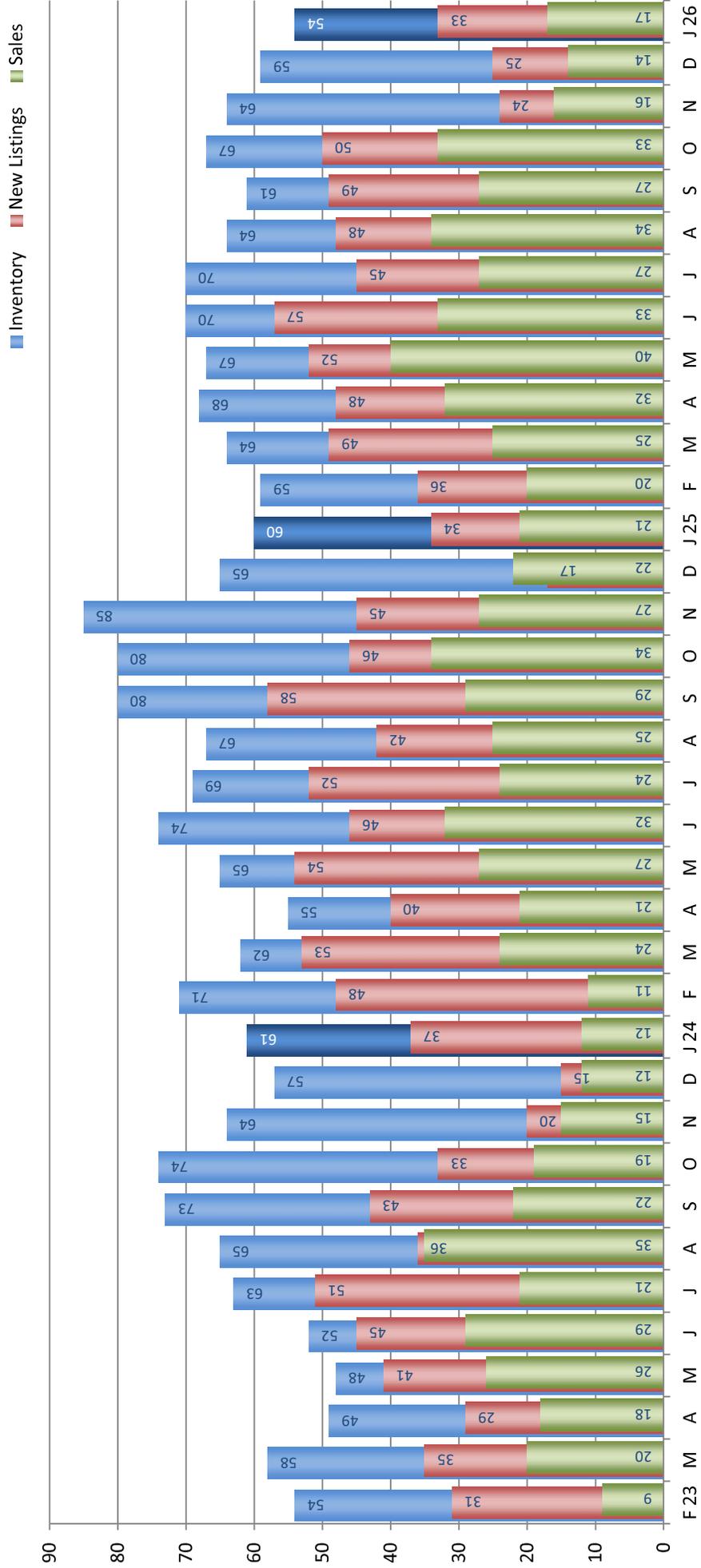
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