

City: *Lemont*

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

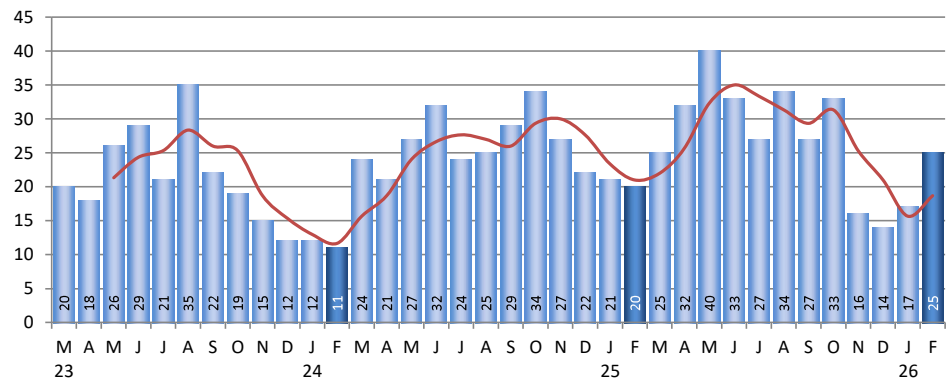
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$689,990	2%		8%				
Average List Price of all Current Listings	\$757,557	-0%		11%				
February Median Sales Price	\$574,000	-15%	-11%	15%	-4%	\$615,359	21%	3%
February Average Sales Price	\$625,606	0%	-4%	20%	2%	\$624,488	17%	2%
Total Properties Currently for Sale (Inventory)	61	11%		3%				
February Number of Properties Sold	25	47%		25%		42	2%	
February Average Days on Market (Solds)	31	-31%	-3%	-9%	-3%	37	9%	16%
Asking Price per Square Foot (based on New Listings)	\$265	7%	3%	4%	3%	\$255	-1%	-1%
February Sold Price per Square Foot	\$246	-10%	-7%	5%	-2%	\$258	13%	3%
February Month's Supply of Inventory	2.4	-25%	-26%	-17%	-7%	2.8	-2%	9%
February Sale Price vs List Price Ratio	99.5%	2.5%	.7%	4.0%	.4%	98.5%	2%	-1%

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

Property Sales

February Property sales were 25, up 25.0% from 20 in February of 2025 and 47.1% higher than the 17 sales last month. February 2026 sales were at their highest level compared to February of 2025 and 2024. February YTD sales of 42 are running 2.4% ahead of last year's year-to-date sales of 41.

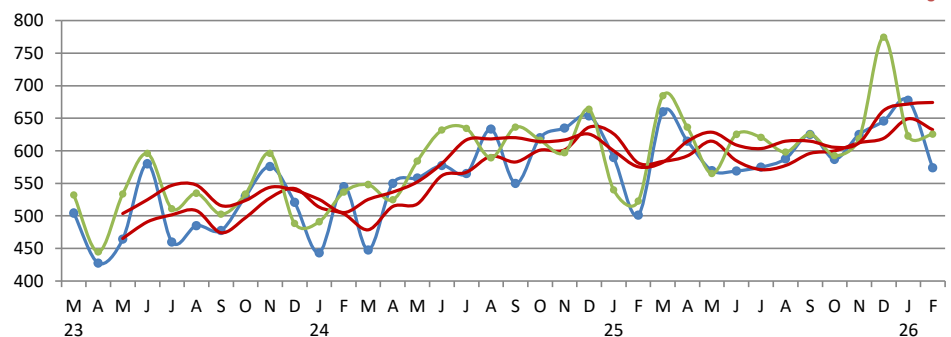
Number of Properties Sold



Prices

The Median Sales Price in February was \$574,000, up 14.5% from \$501,121 in February of 2025 and down 15.3% from \$677,500 last month. The Average Sales Price in February was \$625,606, up 19.7% from \$522,646 in February of 2025 and up 0.4% from \$622,844 last month. February 2026 ASP was at the highest level compared to February of 2025 and 2024.

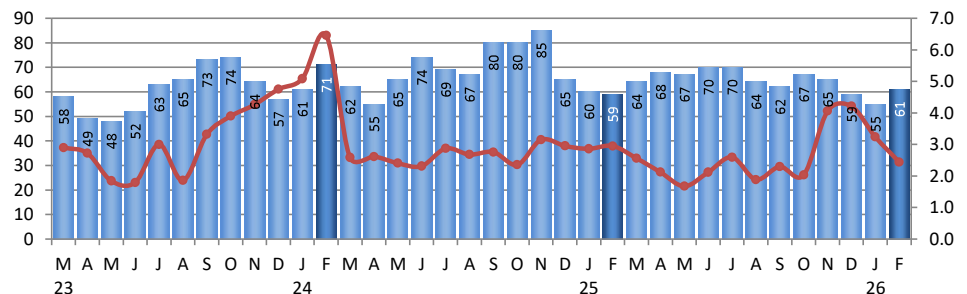
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 61, up 10.9% from 55 last month and up 3.4% from 59 in February of last year. February 2026 Inventory was at a mid level compared with February 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 February 2026 MSI of 2.4 months was at its lowest level compared with February of 2025 and 2024.

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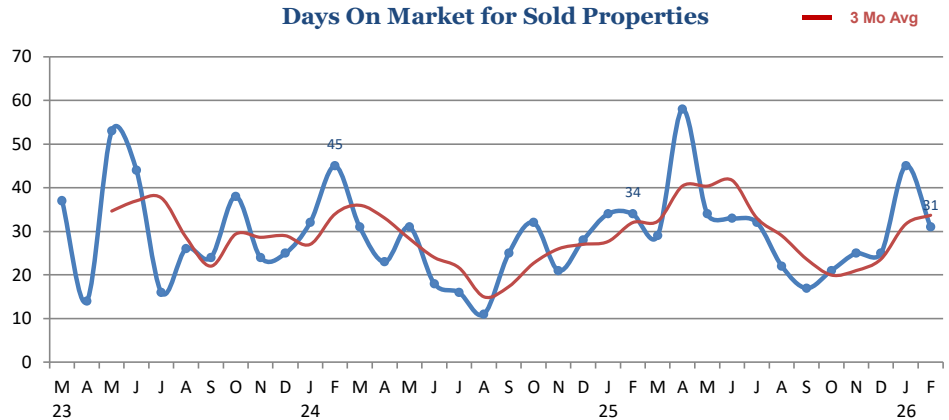


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Market Time

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 February was 31, down 31.1% from 45 days last month and down 8.8% from 34 days in February of last year. The February 2026 DOM was at its lowest level compared with February of 2025 and 2024.

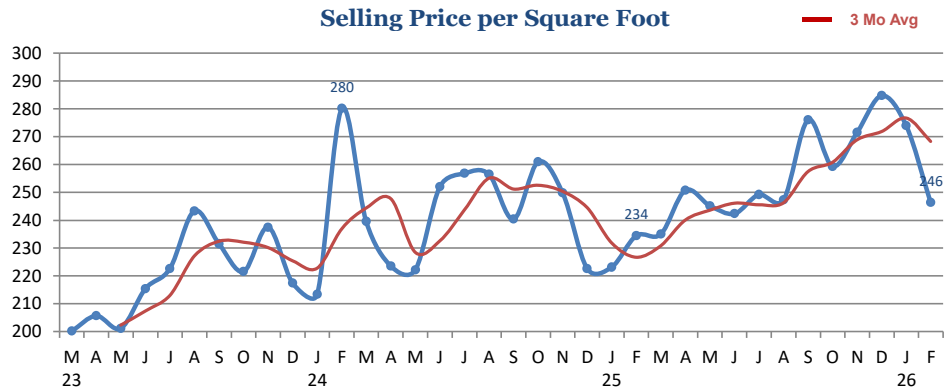
Days On Market for Sold Properties



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 February 2026 Selling Price per Square Foot of \$246 was down 10.1% from \$274 last month and up 5.1% from 234 in February of last year.

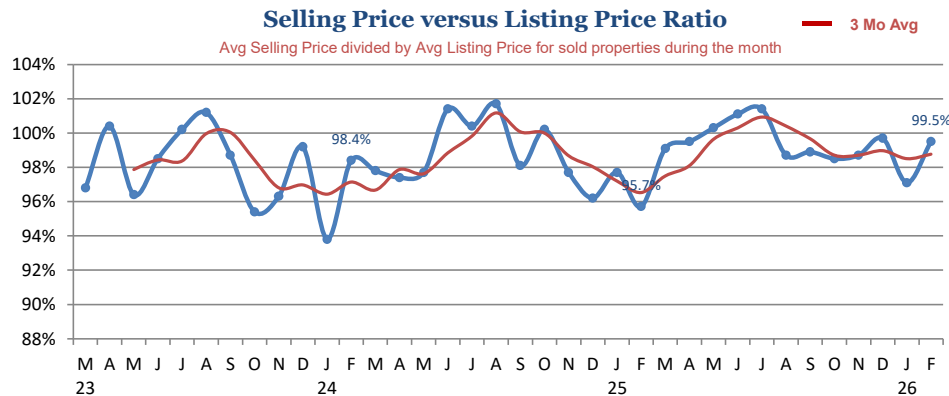
Selling Price per Square Foot



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 February 2026 Selling Price vs Original List Price of 99.5% was up from 97.1% last month and up from 95.7% in February 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 February 2026 was 31, down 11.4% from 35 last month and down 13.9% from 36 in February of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

February 2026



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REALTY

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