

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

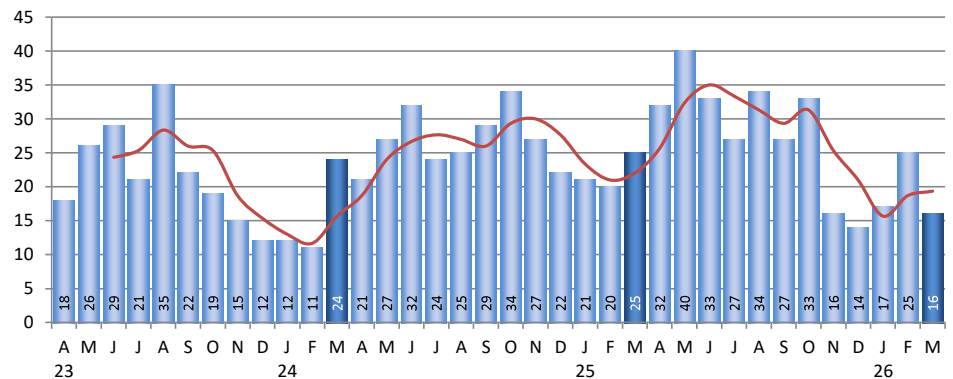
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$699,990	1%		9%				
Average List Price of all Current Listings	\$748,595	-4%		11%				
March Median Sales Price	\$675,000	18%	5%	2%	13%	\$645,359	8%	8%
March Average Sales Price	\$783,463	25%	14%	14%	28%	\$668,343	13%	9%
Total Properties Currently for Sale (Inventory)	53	-15%		-17%				
March Number of Properties Sold	16	-36%		-36%		58	-12%	
March Average Days on Market (Solds)	18	-42%	-40%	-38%	-44%	31	-3%	-3%
Asking Price per Square Foot (based on New Listings)	\$256	-3%	1%	-2%	-1%	\$255	-2%	-1%
March Sold Price per Square Foot	\$242	-2%	-7%	3%	-4%	\$254	10%	1%
March Month's Supply of Inventory	3.3	34%	10%	29%	27%	3.0	8%	15%
March Sale Price vs List Price Ratio	98.3%	-1.2%	-4%	-8%	-9%	98.5%	1%	-1%

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

Property Sales

March Property sales were 16, down 36.0% from 25 in March of 2025 and 36.0% lower than the 25 sales last month. March 2026 sales were at their lowest level compared to March of 2025 and 2024. March YTD sales of 58 are running 12.1% behind last year's year-to-date sales of 66.

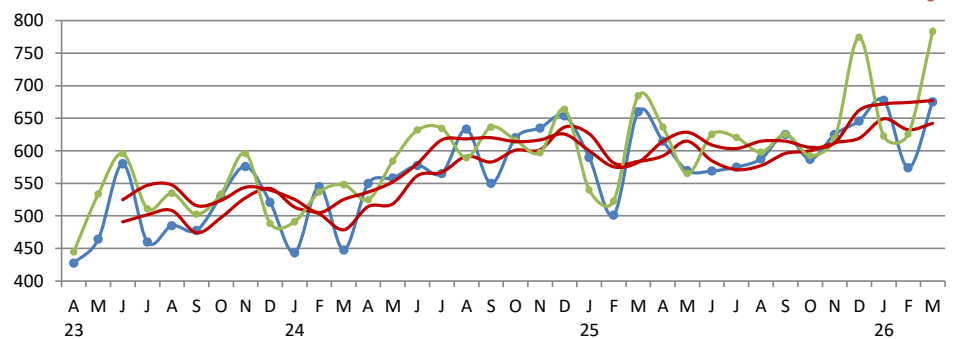
Number of Properties Sold



Prices

The Median Sales Price in March was \$675,000, up 2.3% from \$659,900 in March of 2025 and up 17.6% from \$574,000 last month. The Average Sales Price in March was \$783,463, up 14.5% from \$684,385 in March of 2025 and up 25.2% from \$625,606 last month. March 2026 ASP was at the highest level compared to March of 2025 and 2024.

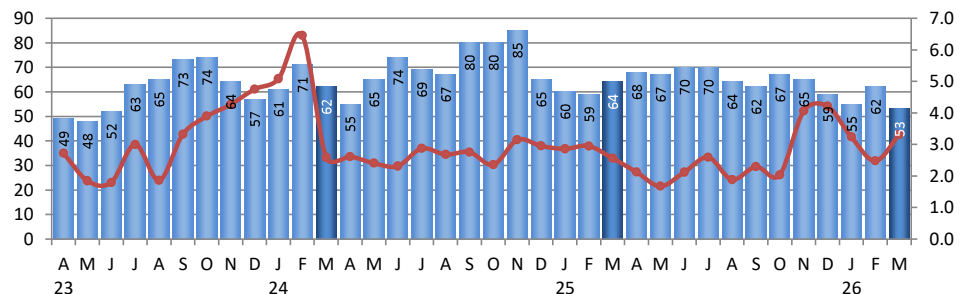
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 53, down 14.5% from 62 last month and down 17.2% from 64 in March of last year. March 2026 Inventory was at its lowest level compared with March 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 March 2026 MSI of 3.3 months was at its highest level compared with March of 2025 and 2024.

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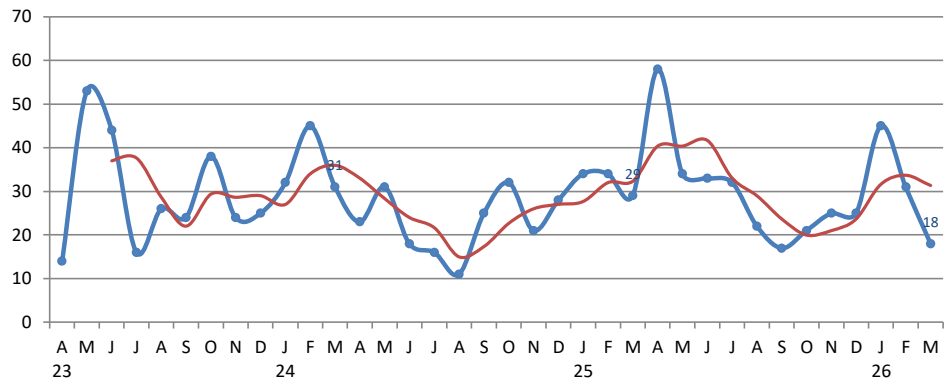


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Market Time

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 March was 18, down 41.9% from 31 days last month and down 37.9% from 29 days in March of last year. The March 2026 DOM was at its lowest level compared with March of 2025 and 2024.

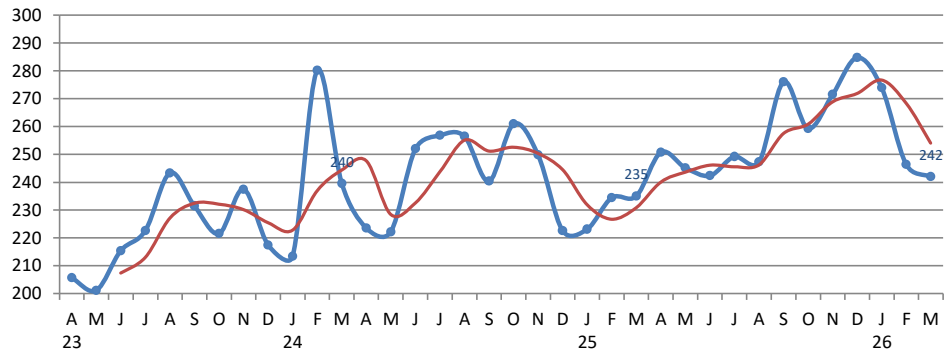
Days On Market for Sold Properties



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 March 2026 Selling Price per Square Foot of \$242 was down 1.8% from \$246 last month and up 3.0% from 235 in March of last year.

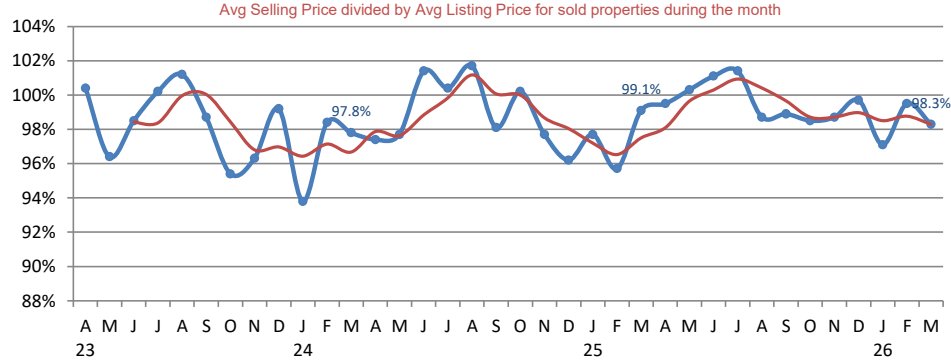
Selling Price per Square Foot



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 March 2026 Selling Price vs Original List Price of 98.3% was down from 99.5% last month and down from 99.1% in March of last year.

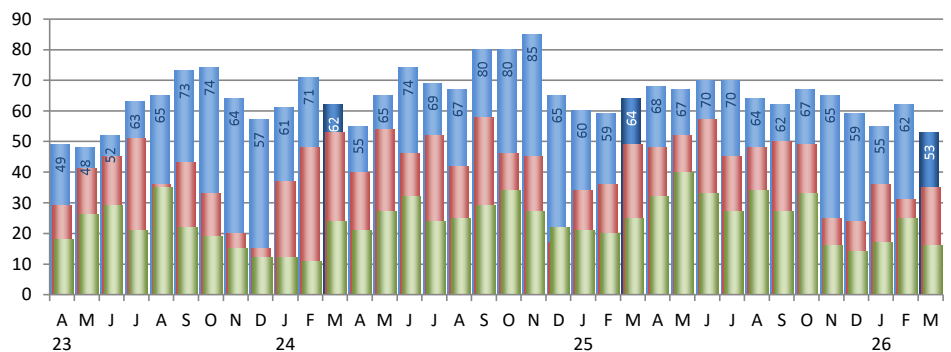
Selling Price versus Listing Price Ratio



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 March 2026 was 35, up 12.9% from 31 last month and down 28.6% from 49 in March of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

March 2026

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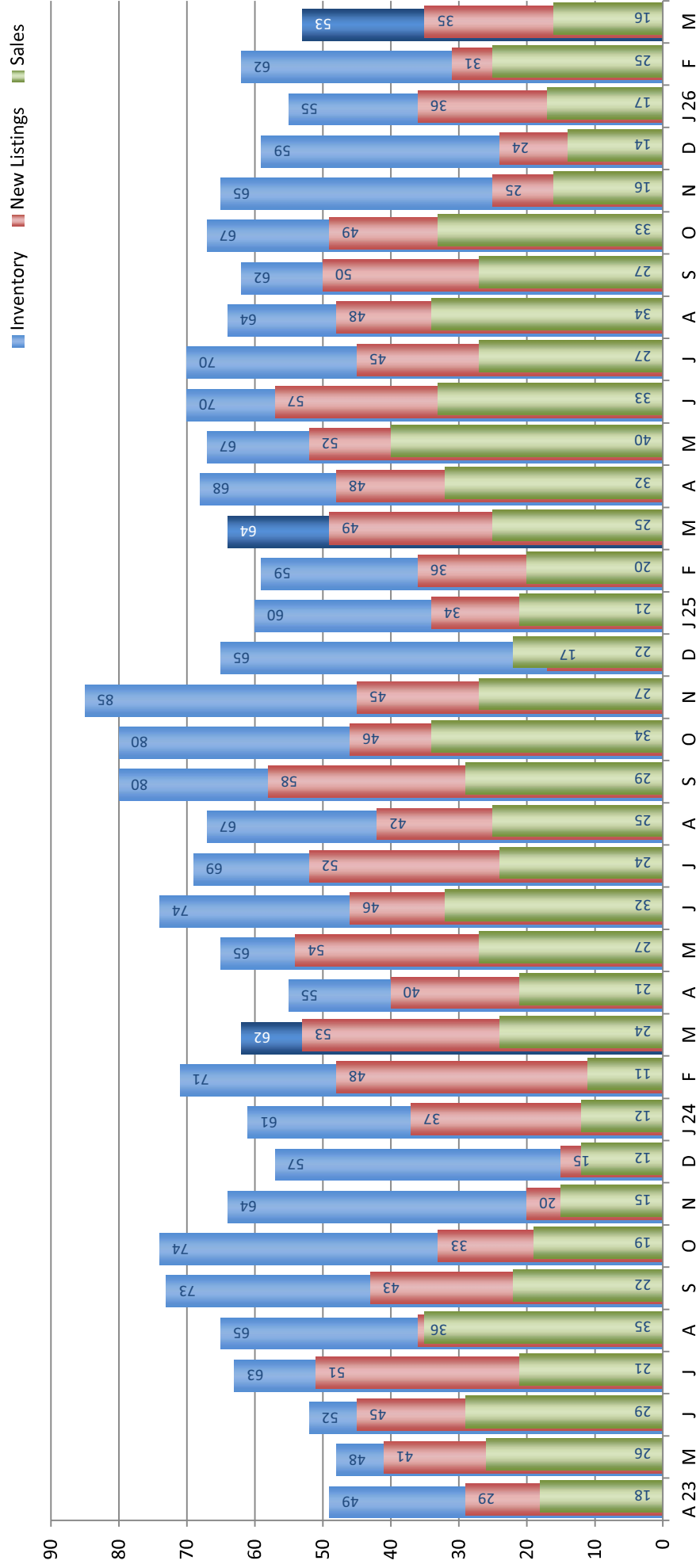
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