

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

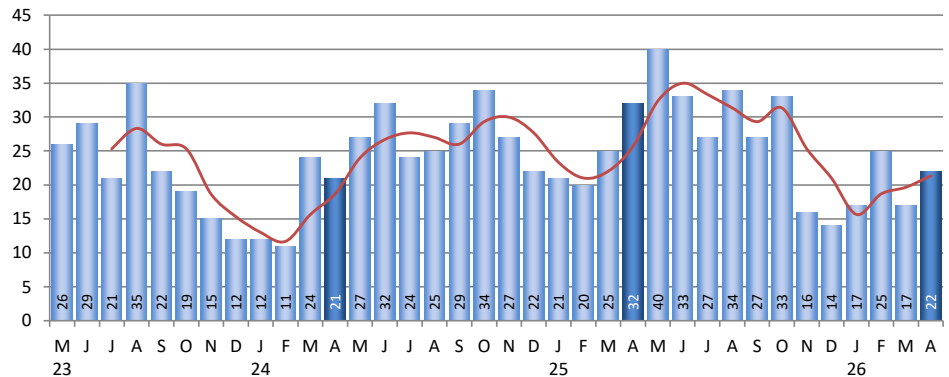
| | Month | Trending versus*: | | | | YTD | Trending versus*: | |
|--|-----------|-------------------|------|------|------|-----------|-------------------|------------|
| | | LM | L3M | PYM | LY | | Prior YTD | Prior Year |
| Median List Price of all Current Listings | \$692,500 | -1% | | 14% | | | | |
| Average List Price of all Current Listings | \$791,244 | 5% | | 20% | | | | |
| April Median Sales Price | \$545,222 | -16% | -9% | -11% | -9% | \$601,200 | -1% | 0% |
| April Average Sales Price | \$610,988 | -19% | -6% | -4% | 0% | \$647,872 | 7% | 6% |
| Total Properties Currently for Sale (Inventory) | 62 | 22% | | -9% | | | | |
| April Number of Properties Sold | 22 | 29% | | -31% | | 81 | -17% | |
| April Average Days on Market (Solds) | 20 | 18% | -29% | -66% | -38% | 28 | -30% | -13% |
| Asking Price per Square Foot (based on New Listings) | \$270 | 6% | 4% | 12% | 5% | \$259 | 2% | 0% |
| April Sold Price per Square Foot | \$230 | -5% | -7% | -8% | -8% | \$247 | 4% | -2% |
| April Month's Supply of Inventory | 2.8 | -6% | 2% | 33% | 8% | 2.9 | 10% | 10% |
| April Sale Price vs List Price Ratio | 99.0% | .5% | .4% | -.5% | -.2% | 98.7% | 0% | -1% |

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

Property Sales

April Property sales were 22, down 31.3% from 32 in April of 2025 and 29.4% higher than the 17 sales last month. April 2026 sales were at a mid level compared to April of 2025 and 2024. April YTD sales of 81 are running 17.3% behind last year's year-to-date sales of 98.

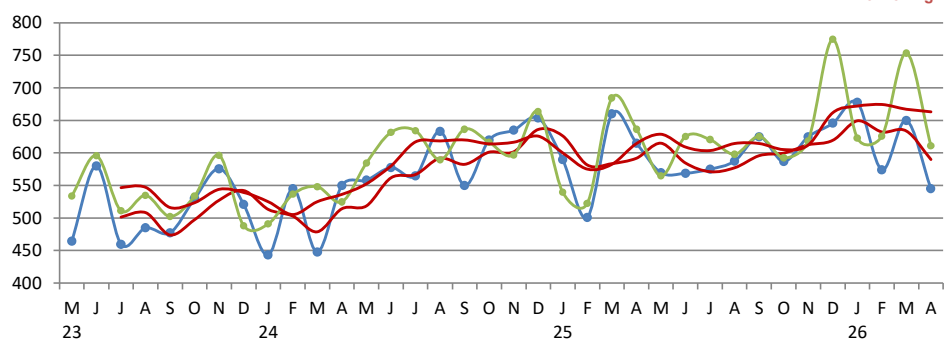
Number of Properties Sold



Prices

The Median Sales Price in April was \$545,222, down 11.3% from \$615,000 in April of 2025 and down 16.1% from \$650,000 last month. The Average Sales Price in April was \$610,988, down 4.0% from \$636,381 in April of 2025 and down 18.9% from \$753,377 last month. April 2026 ASP was at a mid range compared to April of 2025 and 2024.

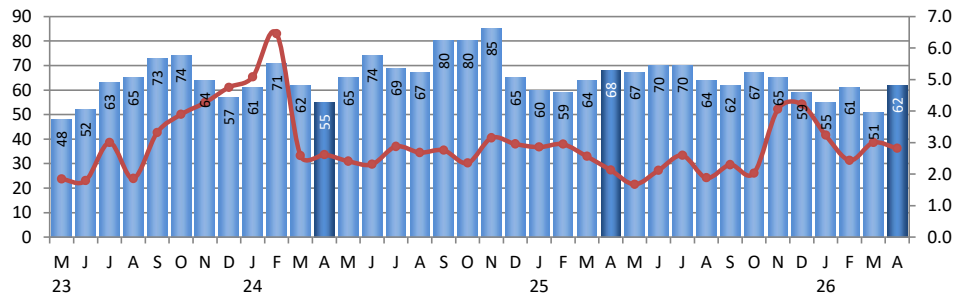
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 62, up 21.6% from 51 last month and down 8.8% from 68 in April of last year. April 2026 Inventory was at a mid range compared with April 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 April 2026 MSI of 2.8 months was at its highest level compared with April of 2025 and 2024.