

City: *Lemont*

## Agent Name

Title  
Phone  
Website  
Other



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

### Market Profile & Trends Overview

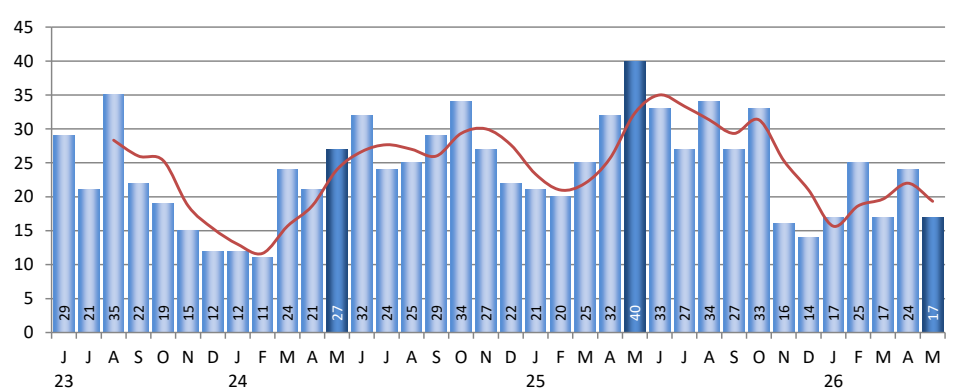
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$685,000	0%		6%				
Average List Price of all Current Listings	\$779,552	2%		13%				
May Median Sales Price	\$715,000	36%	12%	26%	19%	\$645,359	7%	8%
May Average Sales Price	\$826,485	37%	21%	46%	35%	\$675,129	14%	10%
Total Properties Currently for Sale (Inventory)	65	-7%		-3%				
May Number of Properties Sold	17	-29%		-58%		100	-28%	
May Average Days on Market (Solds)	31	29%	19%	-9%	-3%	29	-26%	-9%
Asking Price per Square Foot (based on New Listings)	\$265	-3%	0%	9%	3%	\$261	4%	1%
May Sold Price per Square Foot	\$263	16%	8%	7%	5%	\$249	4%	-1%
May Month's Supply of Inventory	3.8	31%	15%	128%	46%	3.1	29%	20%
May Sale Price vs List Price Ratio	100.0%	1.1%	8%	-3%	.9%	98.9%	0%	-0%

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

### Property Sales

May Property sales were 17, down 57.5% from 40 in May of 2025 and 29.2% lower than the 24 sales last month. May 2026 sales were at their lowest level compared to May of 2025 and 2024. May YTD sales of 100 are running 27.5% behind last year's year-to-date sales of 138.

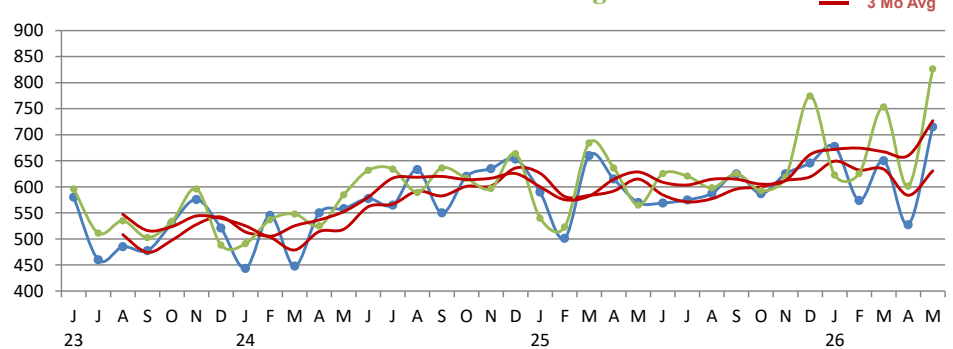
Number of Properties Sold



### Prices

The Median Sales Price in May was \$715,000, up 25.5% from \$569,700 in May of 2025 and up 35.5% from \$527,500 last month. The Average Sales Price in May was \$826,485, up 46.3% from \$564,881 in May of 2025 and up 37.5% from \$601,114 last month. May 2026 ASP was at the highest level compared to May of 2025 and 2024.

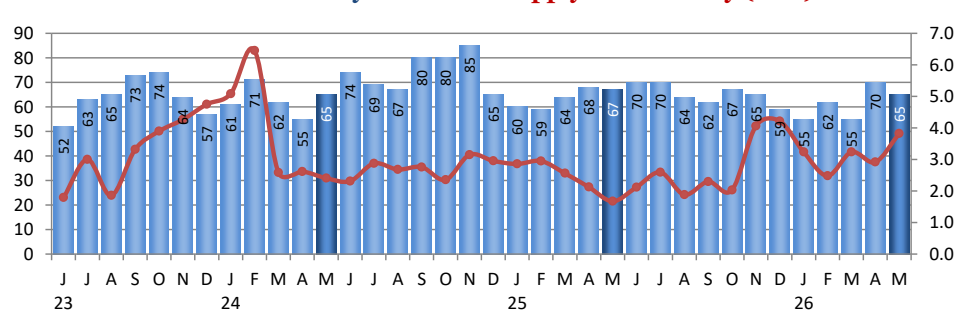
Median Sales Price and Average Sales Price



### Inventory & MSI

The Total Inventory of Properties available for sale as of May was 65, down 7.1% from 70 last month and down 3.0% from 67 in May of last year. May 2026 Inventory was at its lowest level compared with May 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 May 2026 MSI of 3.8 months was at its highest level compared with May of 2025 and 2024.

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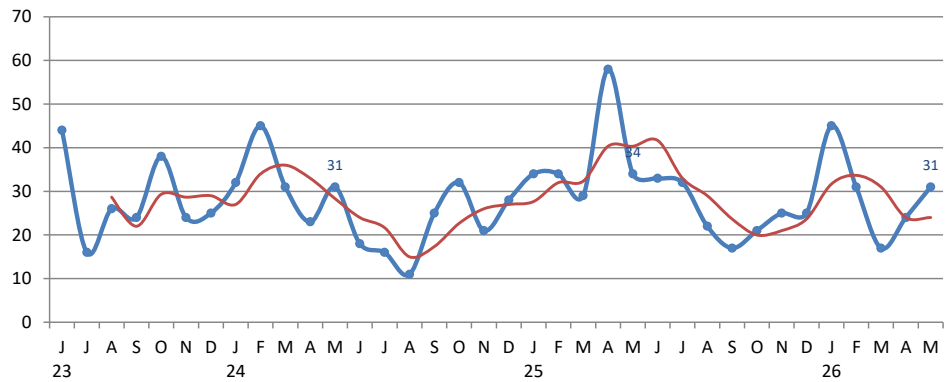


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### Market Time

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 May was 31, up 29.2% from 24 days last month and down 8.8% from 34 days in May of last year. The May 2026 DOM was at its lowest level compared with May of 2025 and 2024.

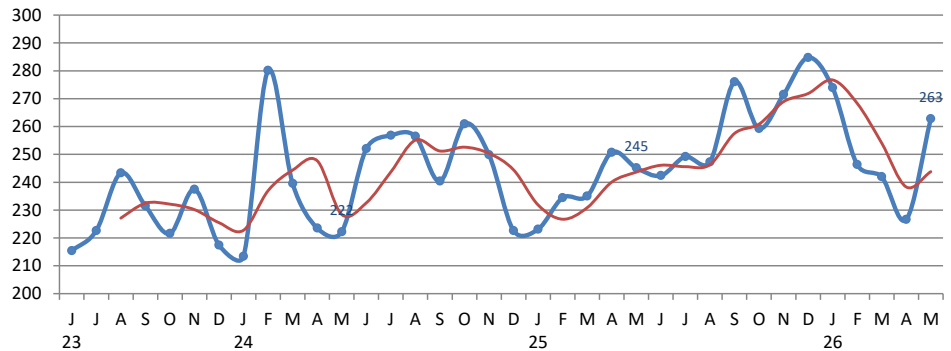
### Days On Market for Sold Properties



### 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 May 2026 Selling Price per Square Foot of \$263 was up 16.0% from \$227 last month and up 7.2% from 245 in May 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 May 2026 Selling Price vs Original List Price of 100.0% was up from 98.9% last month and down from 100.3% in May of last year.

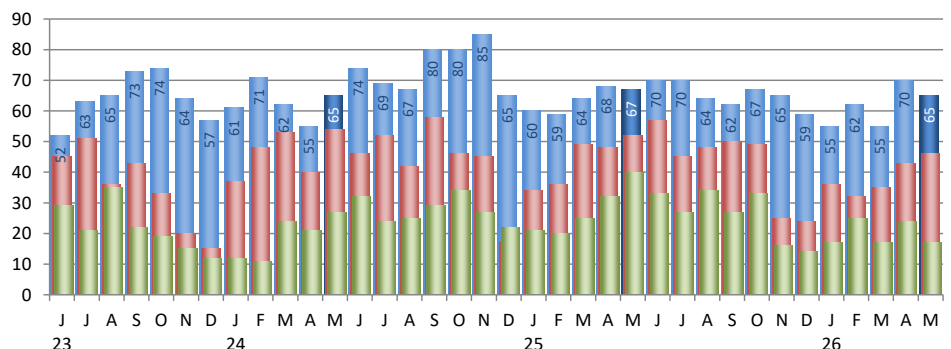
### Selling Price versus Listing Price Ratio



### 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 May 2026 was 46, up 7.0% from 43 last month and down 11.5% from 52 in May of last year.

### Inventory / New Listings / Sales



# Inventory / Listings / Sales

May 2026

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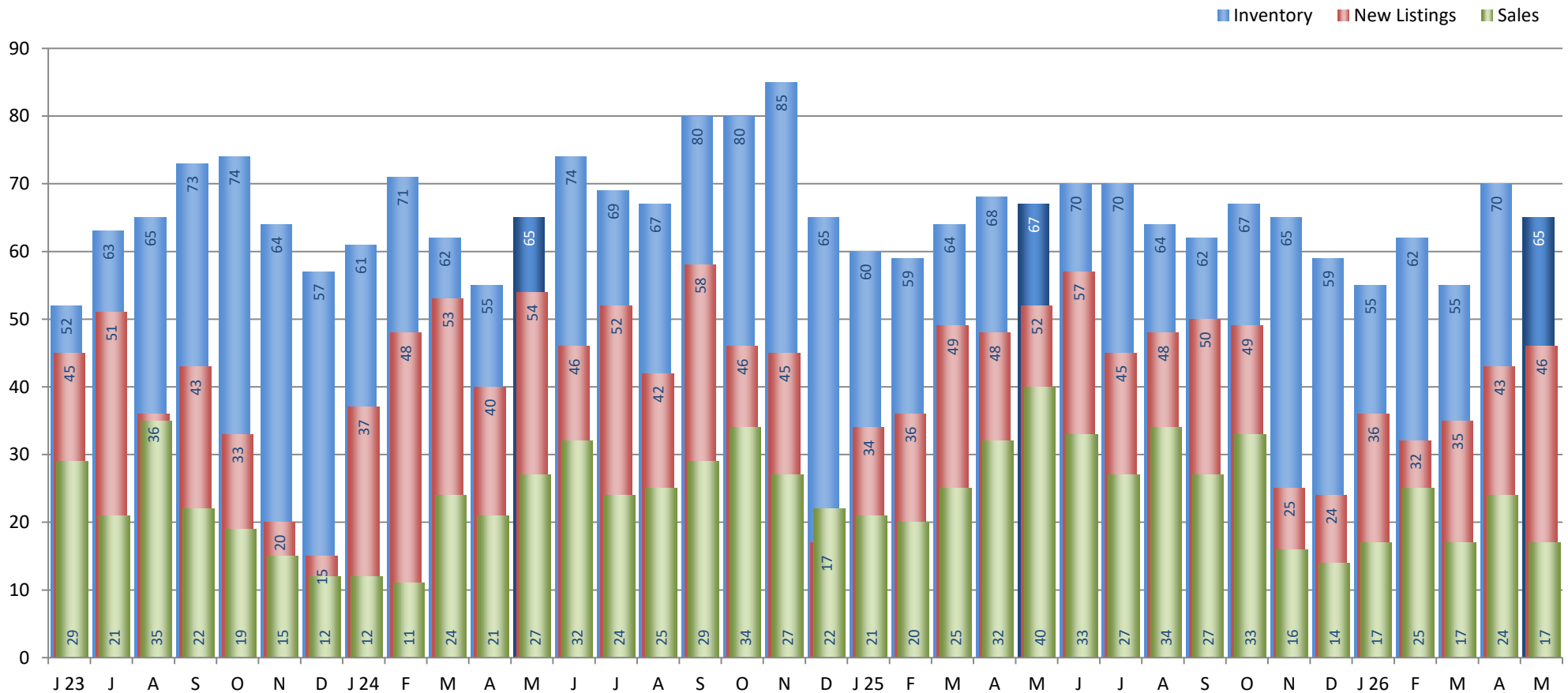
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