

Market Action Report

June 2026

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

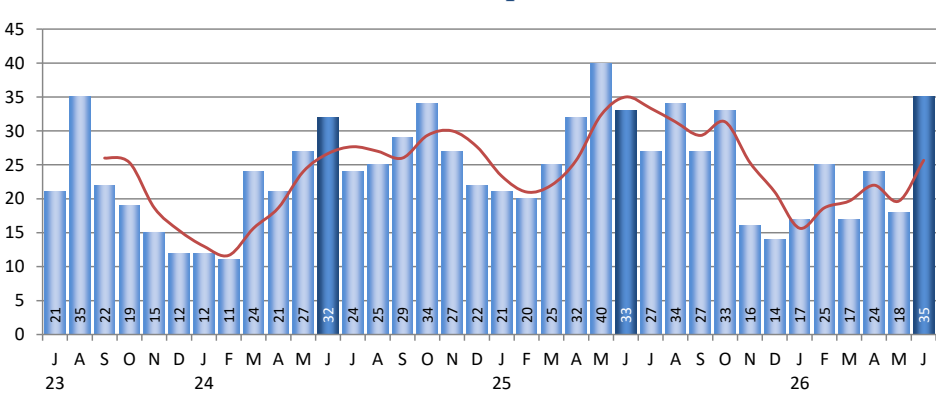
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$699,990	2%		0%				
Average List Price of all Current Listings	\$781,344	0%		5%				
June Median Sales Price	\$578,056	-19%	-4%	2%	-4%	\$600,600	1%	0%
June Average Sales Price	\$579,114	-28%	-12%	-7%	-5%	\$649,131	8%	6%
Total Properties Currently for Sale (Inventory)	63	0%		-10%				
June Number of Properties Sold	35	94%		6%		136	-20%	
June Average Days on Market (Solds)	31	-9%	15%	-6%	-3%	30	-21%	-6%
Asking Price per Square Foot (based on New Listings)	\$269	3%	1%	3%	4%	\$263	4%	2%
June Sold Price per Square Foot	\$265	2%	6%	9%	6%	\$252	5%	0%
June Month's Supply of Inventory	1.8	-49%	-34%	-15%	-31%	2.9	20%	9%
June Sale Price vs List Price Ratio	99.0%	-5%	0%	-2.1%	-2%	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

June Property sales were 35, up 6.1% from 33 in June of 2025 and 94.4% higher than the 18 sales last month. June 2026 sales were at their highest level compared to June of 2025 and 2024. June YTD sales of 136 are running 20.5% behind last year's year-to-date sales of 171.

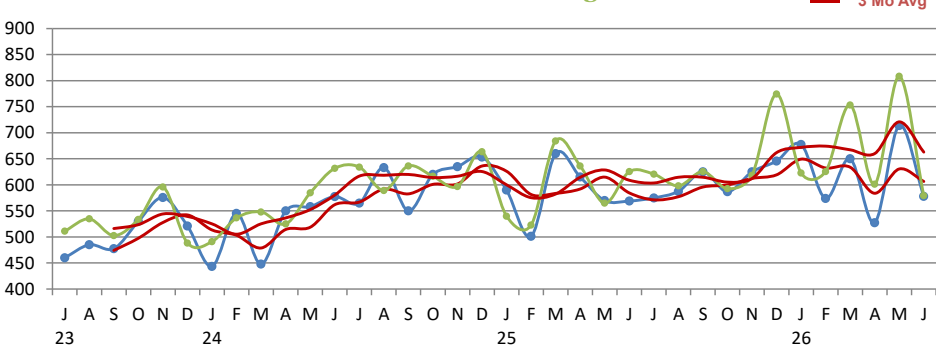
Number of Properties Sold



Prices

The Median Sales Price in June was \$578,056, up 1.6% from \$569,000 in June of 2025 and down 19.0% from \$714,000 last month. The Average Sales Price in June was \$579,114, down 7.4% from \$625,357 in June of 2025 and down 28.4% from \$808,347 last month. June 2026 ASP was at the lowest level compared to June of 2025 and 2024.

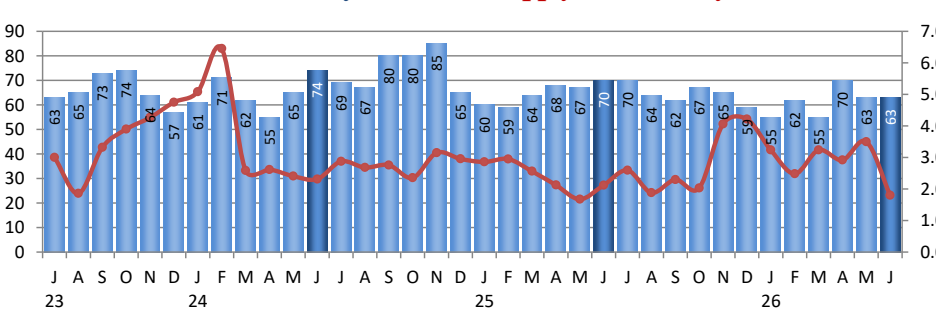
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of June was 63, equal to 63 last month and down 10.0% from 70 in June of last year. June 2026 Inventory was at its lowest level compared with June 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 June 2026 MSI of 1.8 months was at its lowest level compared with June of 2025 and 2024.

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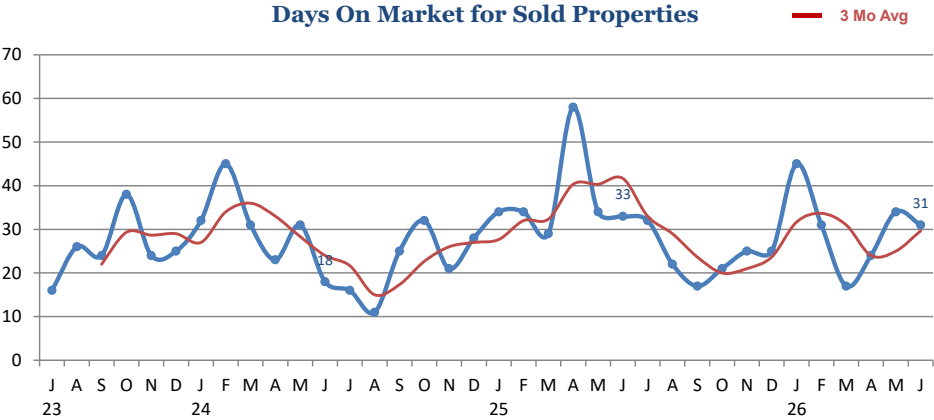


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Market Time

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 June was 31, down 8.8% from 34 days last month and down 6.1% from 33 days in June of last year. The June 2026 DOM was at a mid level compared with June of 2025 and 2024.

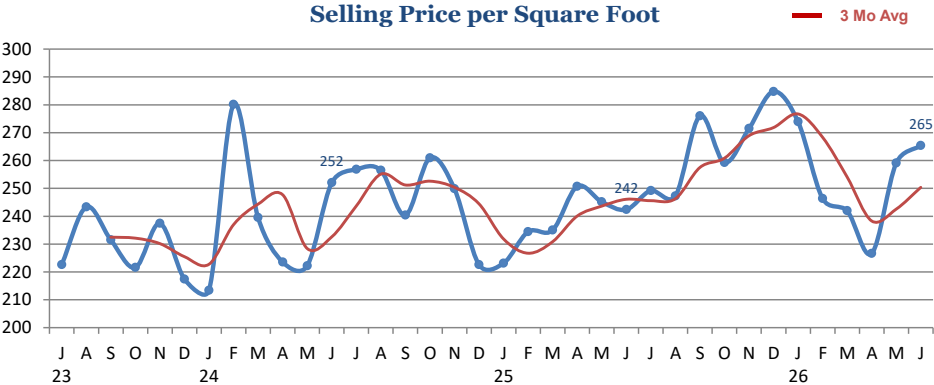
Days On Market for Sold Properties



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 June 2026 Selling Price per Square Foot of \$265 was up 2.4% from \$259 last month and up 9.5% from 242 in June of last year.

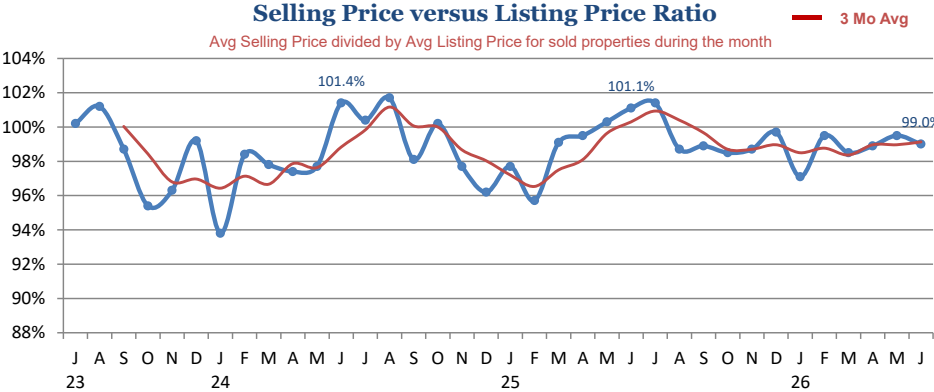
Selling Price per Square Foot



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 June 2026 Selling Price vs Original List Price of 99.0% was down from 99.5% last month and down from 101.1% in June 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 June 2026 was 48, up 6.7% from 45 last month and down 15.8% from 57 in June of last year.

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