

Market Action Report

City: Plainfield

November 2024



Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

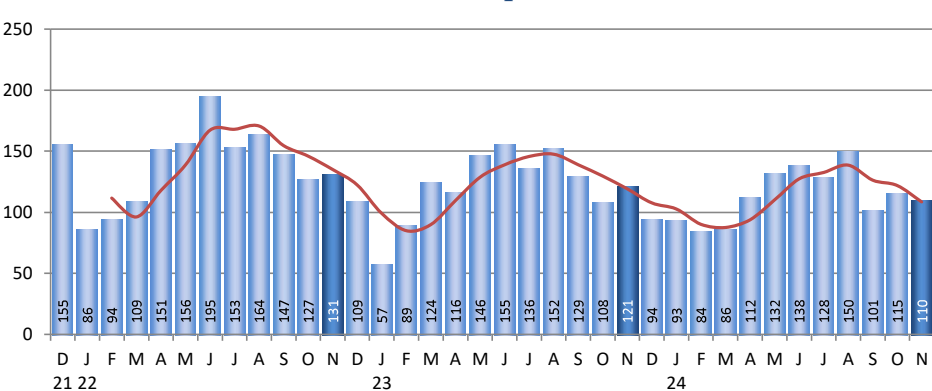
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$465,000	-0%		2%				
Average List Price of all Current Listings	\$507,831	-1%		4%				
November Median Sales Price	\$426,990	7%	5%	11%	12%	\$403,000	6%	6%
November Average Sales Price	\$460,879	9%	5%	7%	13%	\$435,911	6%	7%
Total Properties Currently for Sale (Inventory)	209	-7%		7%				
November Number of Properties Sold	110	-4%		-9%		1,249	-6%	
November Average Days on Market (Solds)	21	-13%	0%	-16%	-5%	21	-5%	-5%
Asking Price per Square Foot (based on New Listings)	\$203	1%	1%	3%	6%	\$200	5%	4%
November Sold Price per Square Foot	\$193	-1%	-1%	-1%	3%	\$195	5%	4%
November Month's Supply of Inventory	1.9	-3%	-8%	17%	23%	1.7	8%	7%
November Sale Price vs List Price Ratio	97.5%	-1.2%	-8%	-7%	-2.2%	99.2%	-1%	-1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2023) / YTD = Year-to-date

Property Sales

November Property sales were 110, down 9.1% from 121 in November of 2023 and 4.3% lower than the 115 sales last month. November 2024 sales were at their lowest level compared to November of 2023 and 2022. November YTD sales of 1,249 are running 6.3% behind last year's year-to-date sales of 1,333.

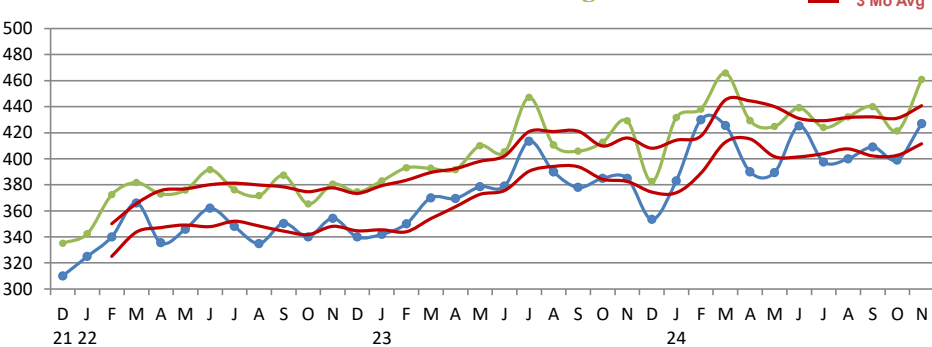
Number of Properties Sold



Prices

The Median Sales Price in November was \$426,990, up 10.9% from \$385,000 in November of 2023 and up 7.0% from \$399,000 last month. The Average Sales Price in November was \$460,879, up 7.4% from \$429,062 in November of 2023 and up 9.4% from \$421,425 last month. November 2024 ASP was at the highest level compared to November of 2023 and 2022.

Median Sales Price and Average Sales Price

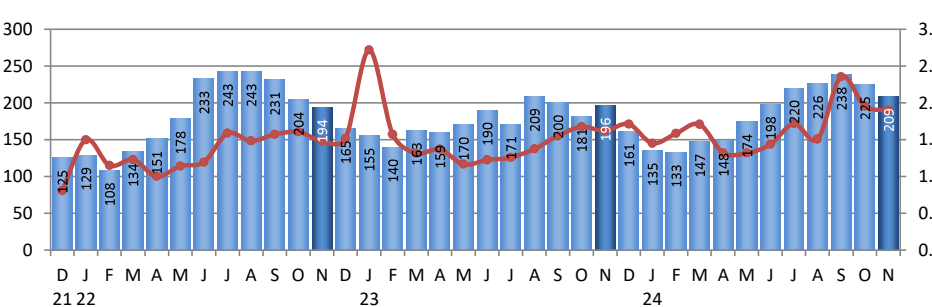


Inventory & MSI

The Total Inventory of Properties available for sale as of November was 209, down 7.1% from 225 last month and up 6.6% from 196 in November of last year. November 2024 Inventory was at its highest level compared with November of 2023 and 2022.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2024 MSI of 1.9 months was at its highest level compared with November of 2023 and 2022.

Total Inventory & Month's Supply of Inventory (MSI)



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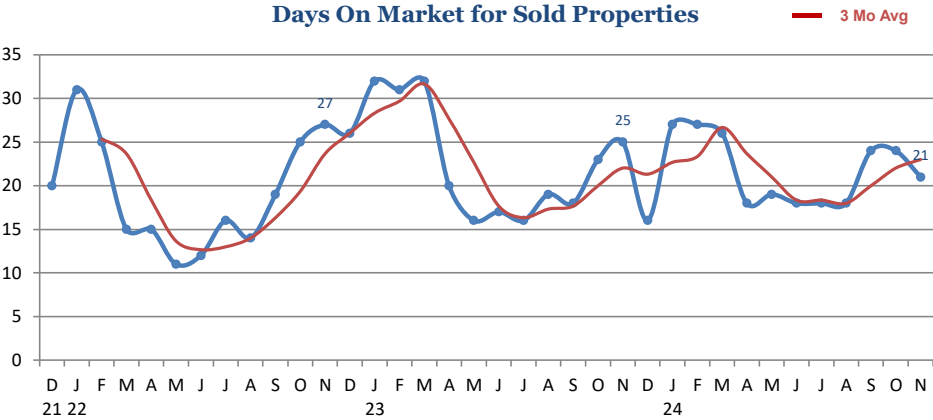


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Market Time

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 November was 21, down 12.5% from 24 days last month and down 16.0% from 25 days in November of last year. The November 2024 DOM was at its lowest level compared with November of 2023 and 2022.

Days On Market for Sold Properties



Inventory / Listings / Sales

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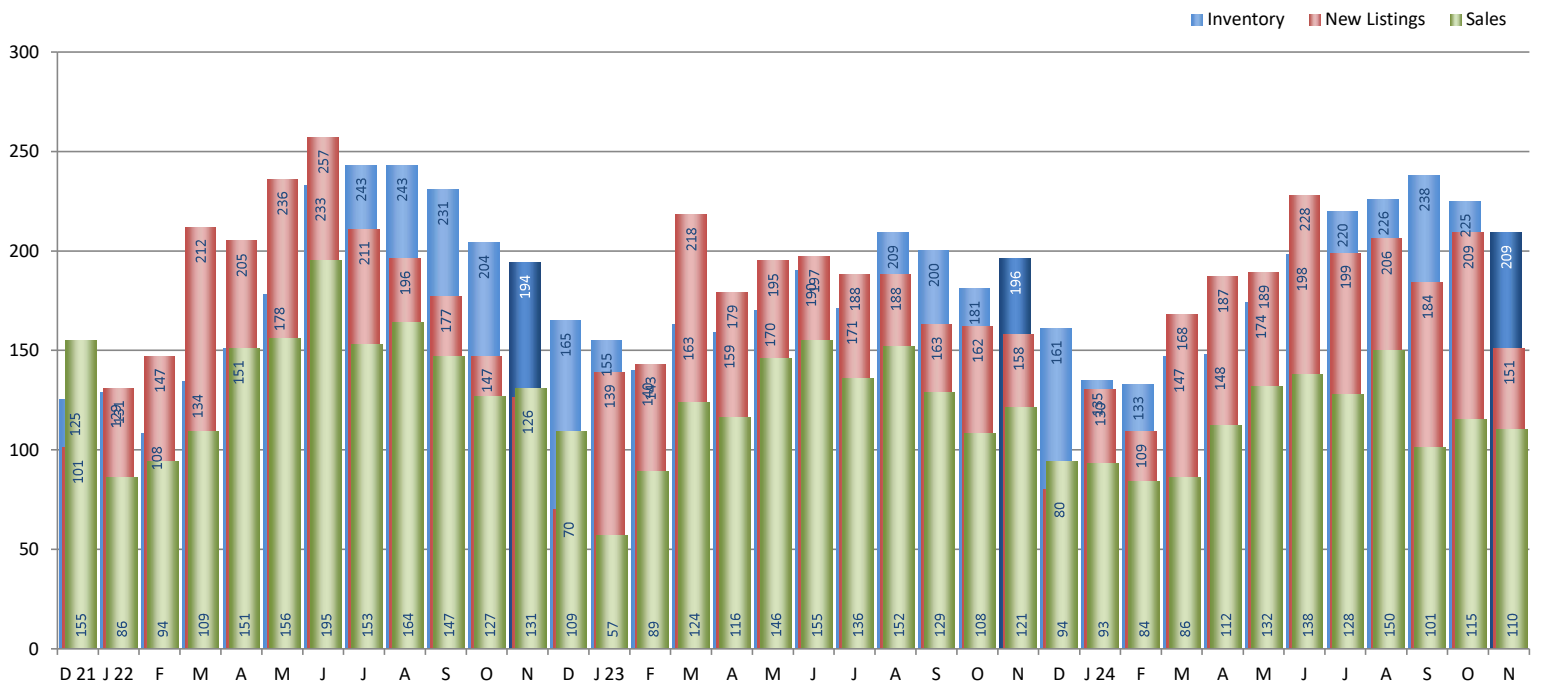
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Inventory / New Listings / Sales

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 November 2024 was 151, down 27.8% from 209 last month and down 4.4% from 158 in November of last year.



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