

Market Action Report

December 2024

City: Lemont

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

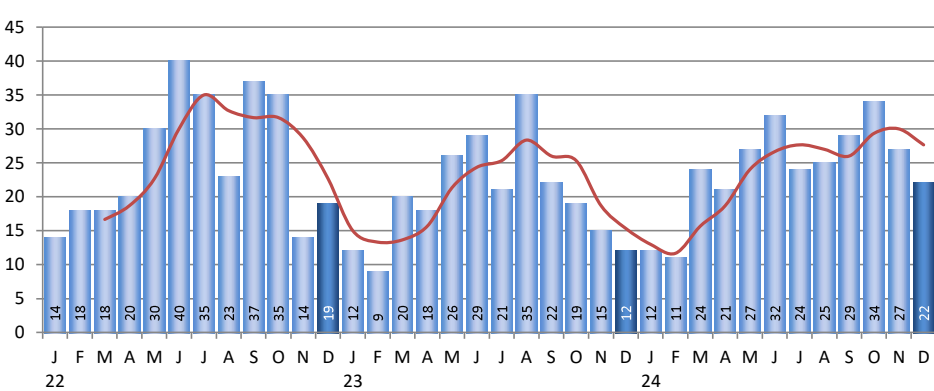
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$624,990	-0%		2%				
Average List Price of all Current Listings	\$670,174	2%		1%				
December Median Sales Price	\$653,500	3%	4%	25%	31%	\$576,500	15%	15%
December Average Sales Price	\$663,524	11%	6%	36%	25%	\$597,360	12%	13%
Total Properties Currently for Sale (Inventory)	65	-21%		16%				
December Number of Properties Sold	22	-19%		83%		288	21%	
December Average Days on Market (Solds)	28	33%	4%	12%	-10%	25	-19%	-19%
Asking Price per Square Foot (based on New Listings)	\$239	0%	-2%	-9%	-1%	\$250	5%	3%
December Sold Price per Square Foot	\$223	-11%	-10%	2%	2%	\$244	11%	11%
December Month's Supply of Inventory	3.0	-3%	7%	-37%	-12%	3.1	-6%	-6%
December Sale Price vs List Price Ratio	96.2%	-1.5%	-2.1%	-3.0%	-1.9%	98.8%	0%	1%

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

Property Sales

December Property sales were 22, up 83.3% from 12 in December of 2023 and 18.5% lower than the 27 sales last month. December 2024 sales were at their highest level compared to December of 2023 and 2022. December YTD sales of 288 are running 21.0% ahead of last year's year-to-date sales of 238.

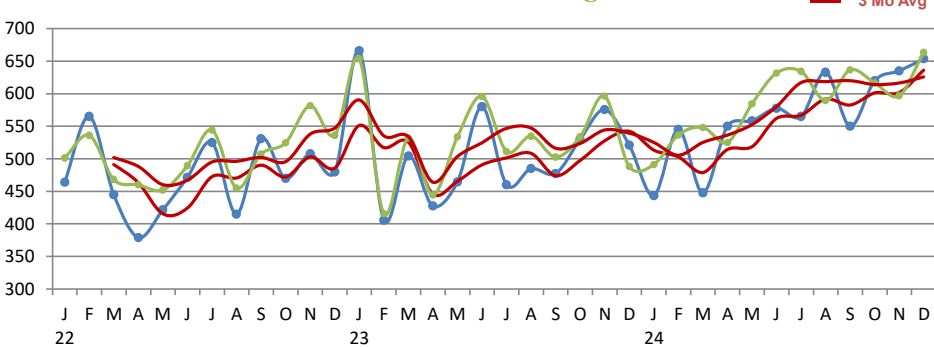
Number of Properties Sold



Prices

The Median Sales Price in December was \$653,500, up 25.4% from \$521,000 in December of 2023 and up 2.9% from \$635,000 last month. The Average Sales Price in December was \$663,524, up 35.9% from \$488,294 in December of 2023 and up 11.2% from \$596,815 last month. December 2024 ASP was at the highest level compared to December of 2023 and 2022.

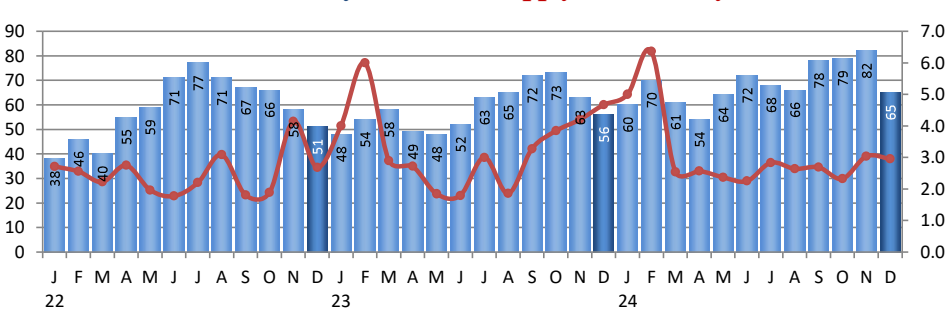
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 65, down 20.7% from 82 last month and up 16.1% from 56 in December of last year. December 2024 Inventory was at its highest level compared with December of 2023 and 2022.

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 December 2024 MSI of 3.0 months was at a mid level compared with December of 2023 and 2022.

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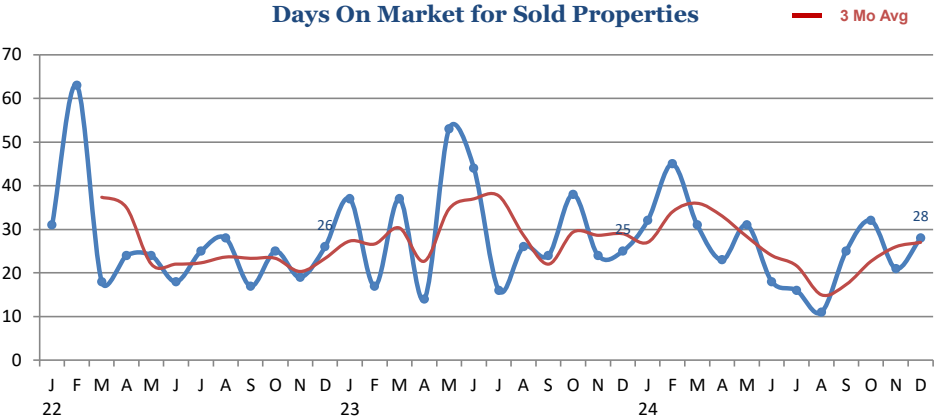


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Market Time

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 December was 28, up 33.3% from 21 days last month and up 12.0% from 25 days in December of last year. The December 2024 DOM was at a mid level compared with December of 2023 and 2022.

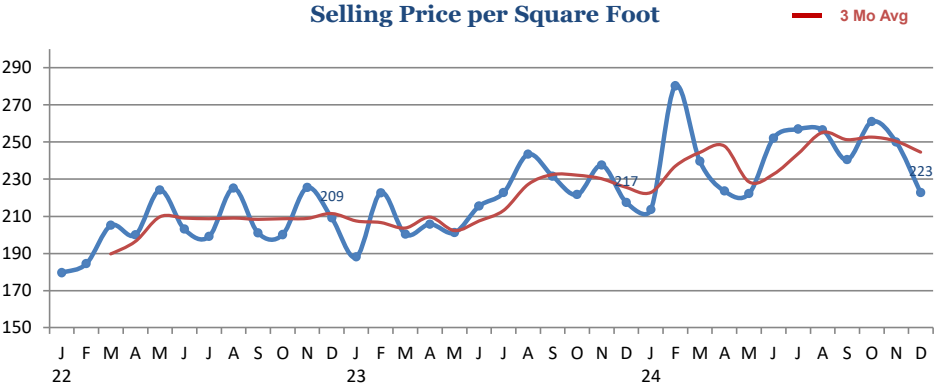
Days On Market for Sold Properties



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 December 2024 Selling Price per Square Foot of \$223 was down 10.9% from \$250 last month and up 2.4% from 217 in December of last year.

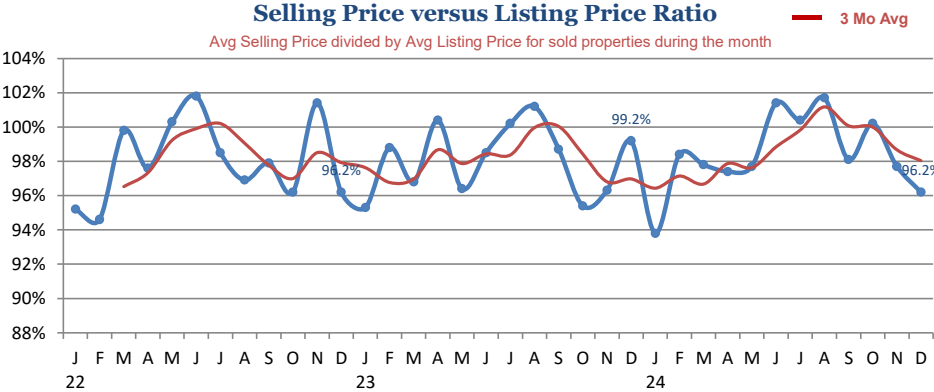
Selling Price per Square Foot



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 December 2024 Selling Price vs Original List Price of 96.2% was down from 97.7% last month and down from 99.2% in December 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 December 2024 was 17, down 60.5% from 43 last month and up 13.3% from 15 in December of last year.

Inventory / New Listings / Sales



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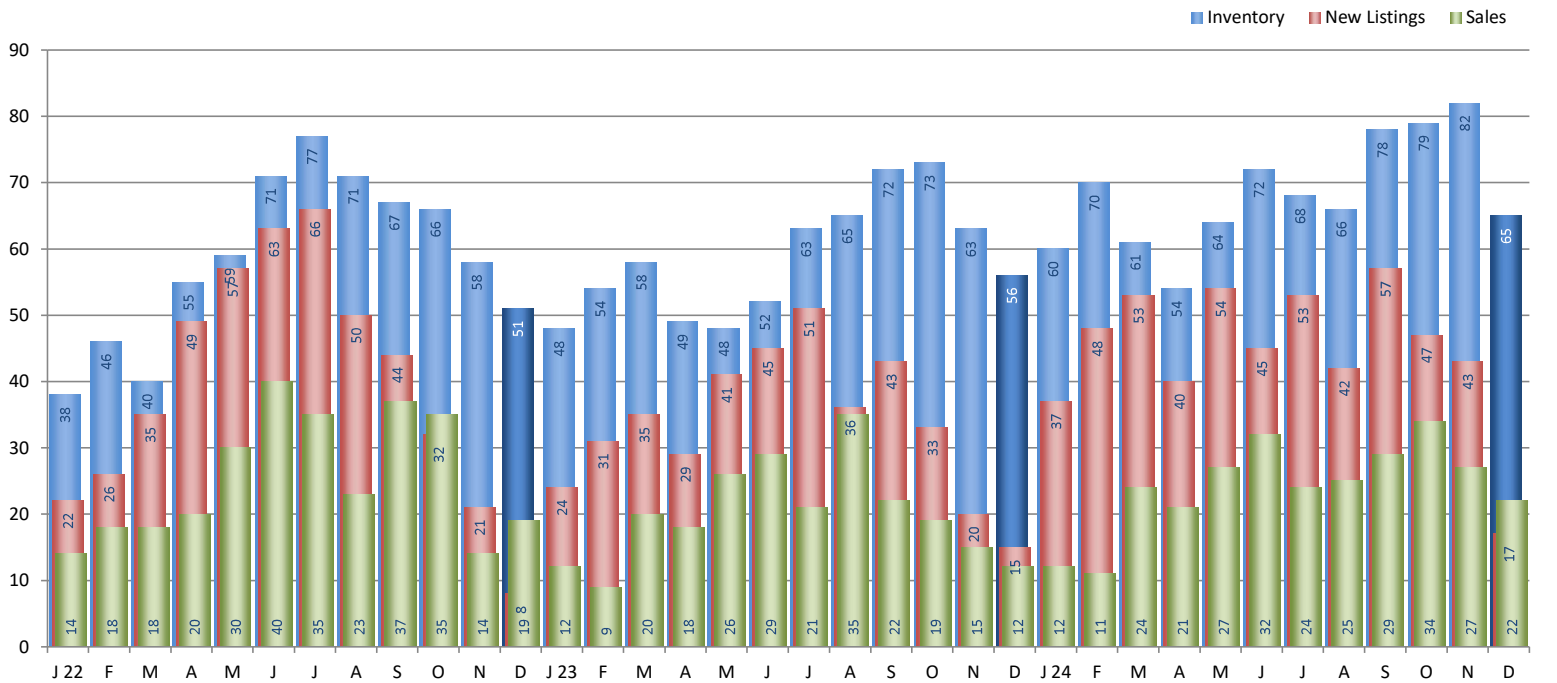
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