

City: Plainfield

Agent Name

Title
Phone
Website
Other



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

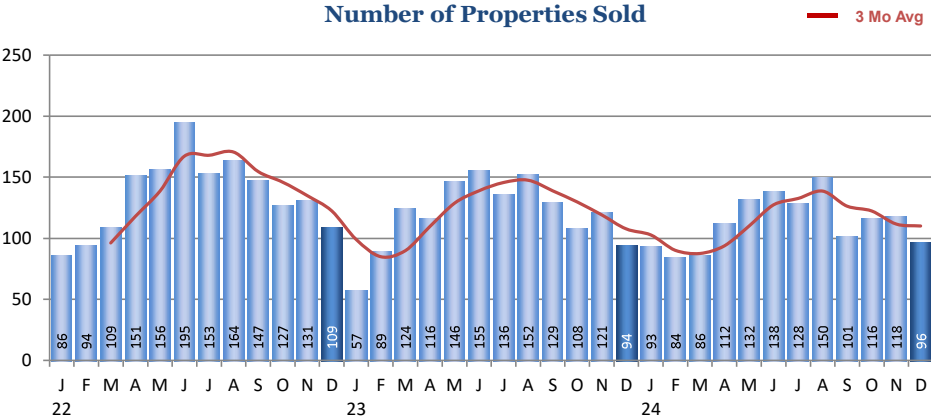
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$463,990	1%		-1%				
Average List Price of all Current Listings	\$495,189	-2%		-2%				
December Median Sales Price	\$413,850	-2%	1%	17%	9%	\$405,000	7%	7%
December Average Sales Price	\$430,888	-5%	-2%	13%	5%	\$435,362	7%	6%
Total Properties Currently for Sale (Inventory)	179	-16%		11%				
December Number of Properties Sold	96	-19%		2%		1,354	-5%	
December Average Days on Market (Solds)	28	33%	17%	75%	27%	22	5%	0%
Asking Price per Square Foot (based on New Listings)	\$204	0%	1%	7%	6%	\$200	5%	4%
December Sold Price per Square Foot	\$197	2%	1%	5%	5%	\$195	5%	4%
December Month's Supply of Inventory	1.9	4%	-0%	9%	21%	1.7	8%	8%
December Sale Price vs List Price Ratio	97.2%	-4%	-7%	-1.4%	-2.5%	99.0%	-1%	-1%

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

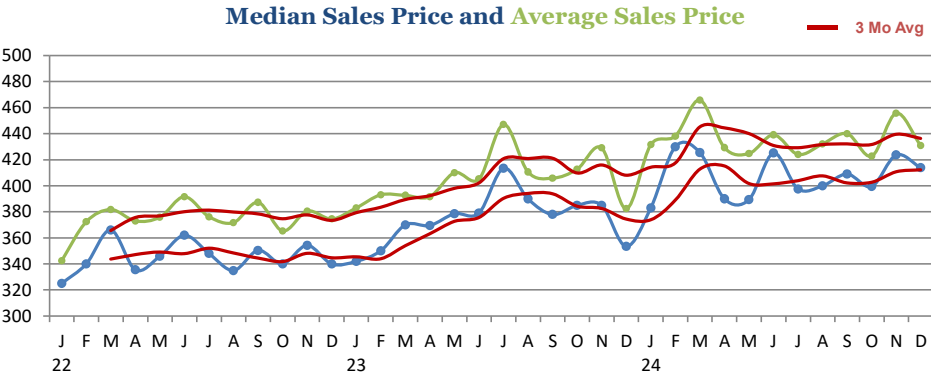
Property Sales

December Property sales were 96, up 2.1% from 94 in December of 2023 and 18.6% lower than the 118 sales last month. December 2024 sales were at a mid level compared to December of 2023 and 2022. December YTD sales of 1,354 are running 5.1% behind last year's year-to-date sales of 1,427.



Prices

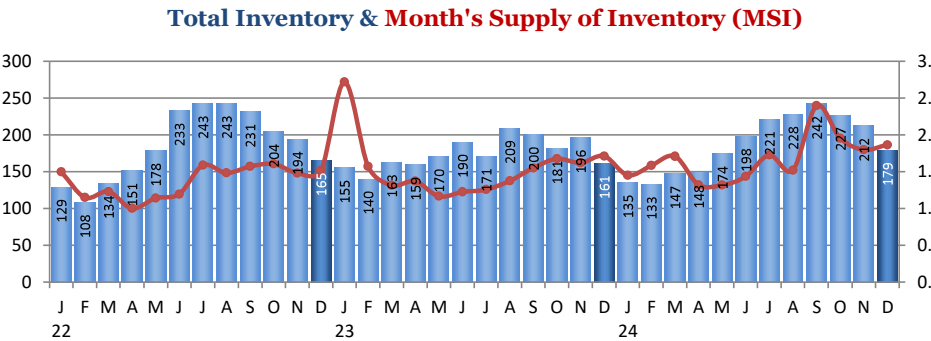
The Median Sales Price in December was \$413,850, up 17.1% from \$353,500 in December of 2023 and down 2.3% from \$423,673 last month. The Average Sales Price in December was \$430,888, up 12.7% from \$382,414 in December of 2023 and down 5.5% from \$455,757 last month. December 2024 ASP was at the highest level compared to December of 2023 and 2022.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 179, down 15.6% from 212 last month and up 11.2% from 161 in December of last year. December 2024 Inventory was at its highest level compared with December of 2023 and 2022.

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



Market Action Report

City: Plainfield

December 2024



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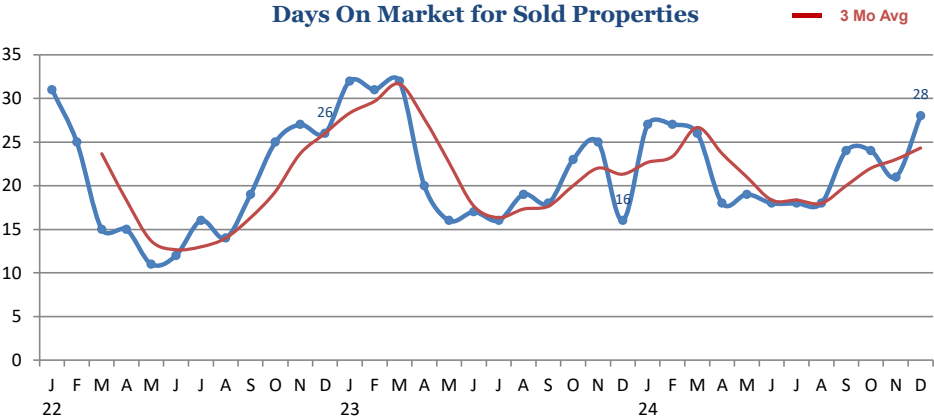


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Market Time

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 December was 28, up 33.3% from 21 days last month and up 75.0% from 16 days in December of last year. The December 2024 DOM was at a mid level compared with December of 2023 and 2022.

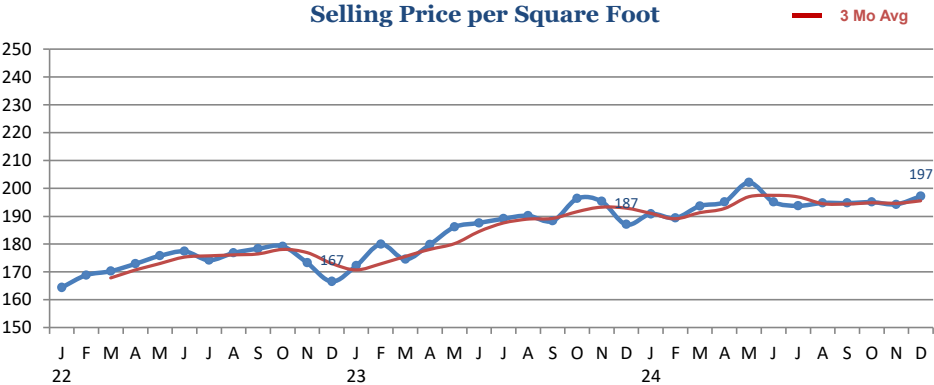
Days On Market for Sold Properties



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 \$197 was up 1.5% from \$194 last month and up 5.4% from 187 in December of last year.

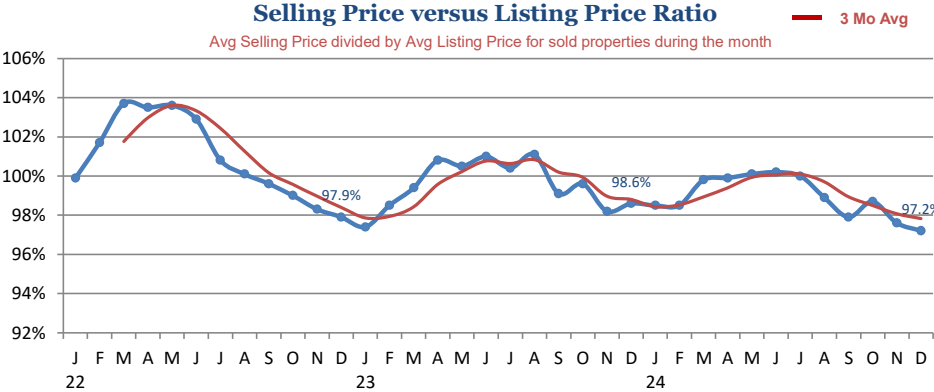
Selling Price per Square Foot



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 97.2% was down from 97.6% last month and down from 98.6% 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 122, down 18.7% from 150 last month and up 52.5% from 80 in December of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

December 2024

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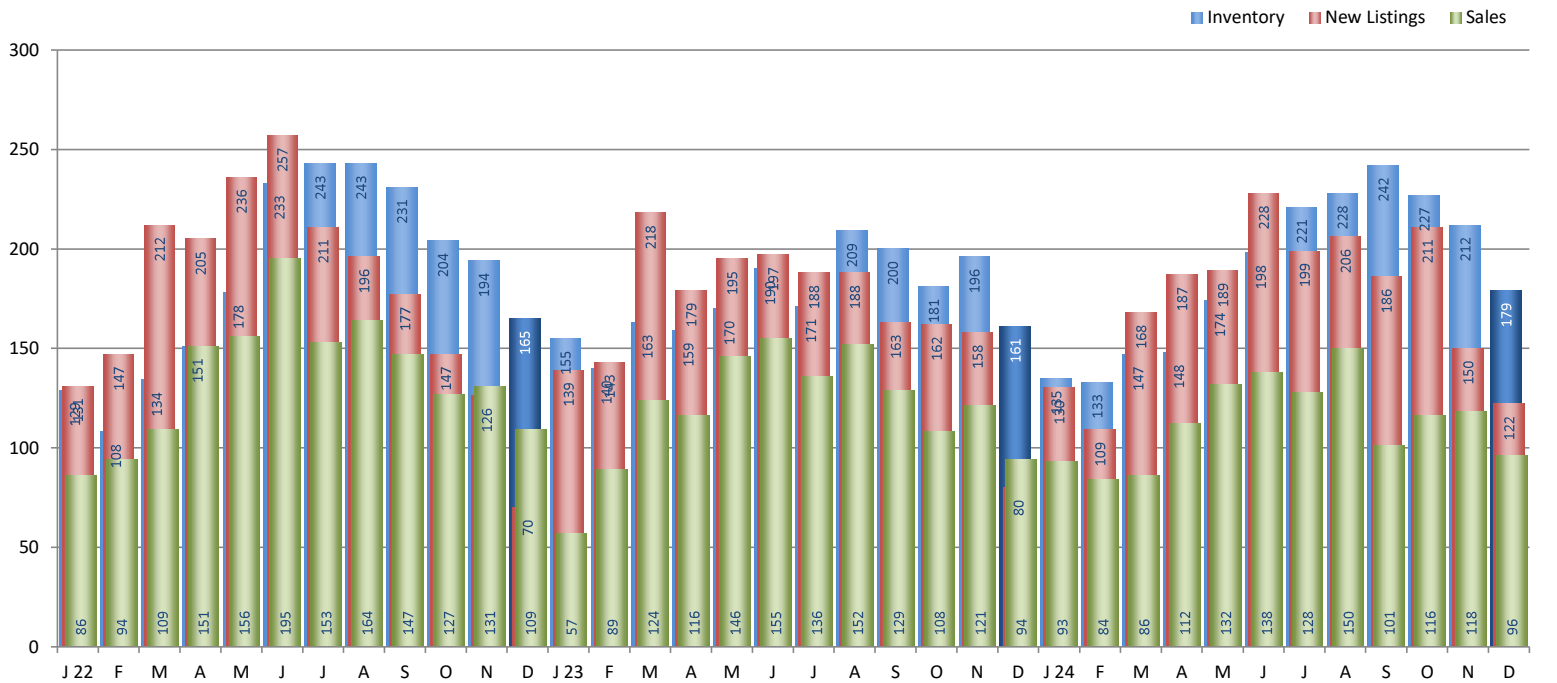
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