

Market Action Report

January 2025

City: Plainfield

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

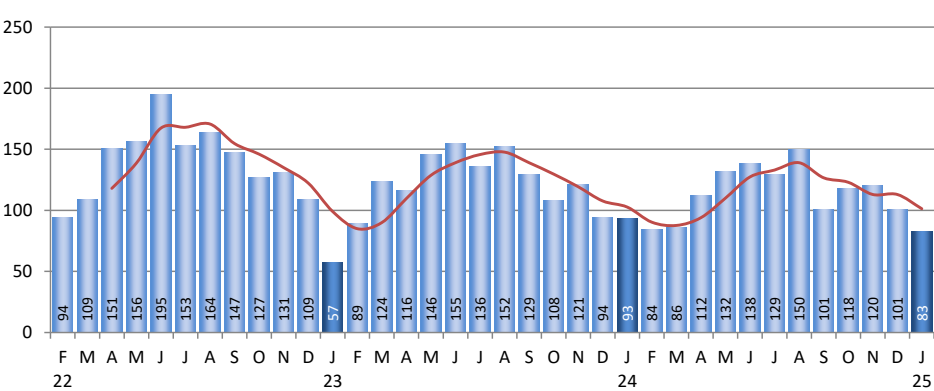
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$450,096	-3%		-7%				
Average List Price of all Current Listings	\$493,814	1%		-5%				
January Median Sales Price	\$395,000	-5%	-4%	3%	-2%	\$395,000	3%	-2%
January Average Sales Price	\$434,526	1%	-1%	1%	0%	\$434,526	1%	0%
Total Properties Currently for Sale (Inventory)	178	-7%		31%				
January Number of Properties Sold	83	-18%		-11%		83	-11%	
January Average Days on Market (Solds)	29	4%	16%	7%	32%	29	7%	32%
Asking Price per Square Foot (based on New Listings)	\$211	4%	3%	6%	6%	\$211	6%	6%
January Sold Price per Square Foot	\$191	-3%	-2%	0%	-2%	\$191	0%	-2%
January Month's Supply of Inventory	2.1	13%	10%	47%	27%	2.1	47%	27%
January Sale Price vs List Price Ratio	99.1%	2.0%	1.0%	.6%	.1%	99.1%	1%	0%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2024) / YTD = Year-to-date

Property Sales

January Property sales were 83, down 10.8% from 93 in January of 2024 and 17.8% lower than the 101 sales last month. January 2025 sales were at a mid level compared to January of 2024 and 2023. January YTD sales of 83 are running 10.8% behind last year's year-to-date sales of 93.

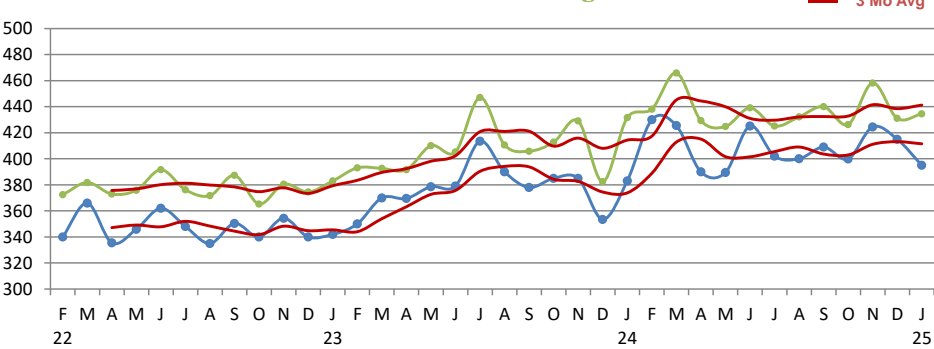
Number of Properties Sold



Prices

The Median Sales Price in January was \$395,000, up 3.1% from \$383,000 in January of 2024 and down 4.8% from \$415,000 last month. The Average Sales Price in January was \$434,526, up 0.7% from \$431,605 in January of 2024 and up 0.8% from \$431,012 last month. January 2025 ASP was at the highest level compared to January of 2024 and 2023.

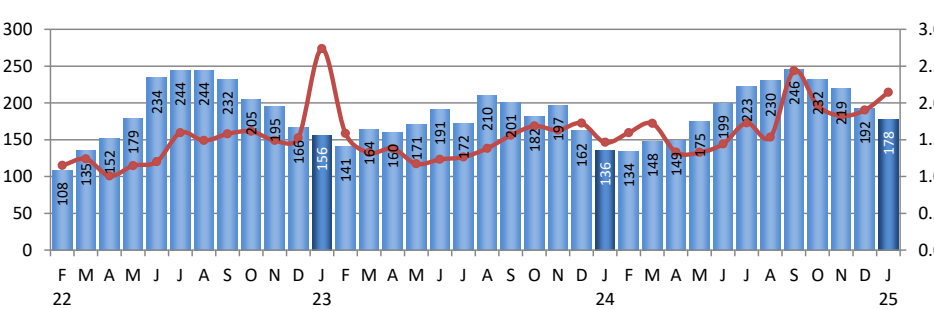
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 178, down 7.3% from 192 last month and up 30.9% from 136 in January of last year. January 2025 Inventory was at its highest level compared with January of 2024 and 2023.

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



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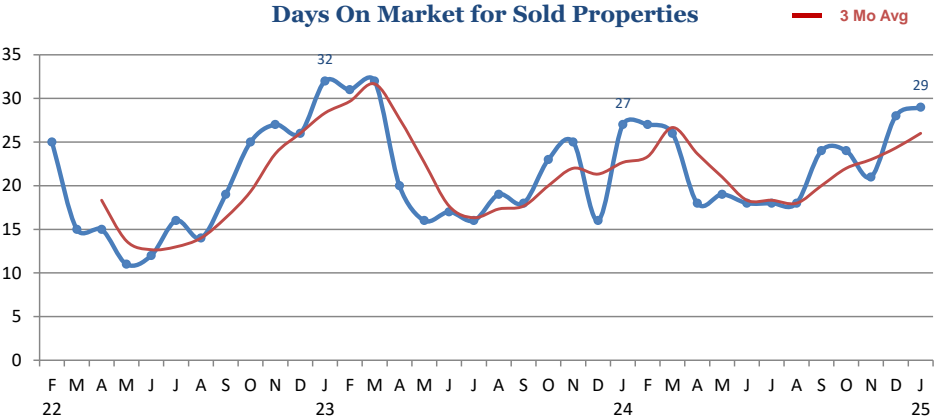


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Market Time

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 January was 29, up 3.6% from 28 days last month and up 7.4% from 27 days in January of last year. The January 2025 DOM was at a mid level compared with January of 2024 and 2023.

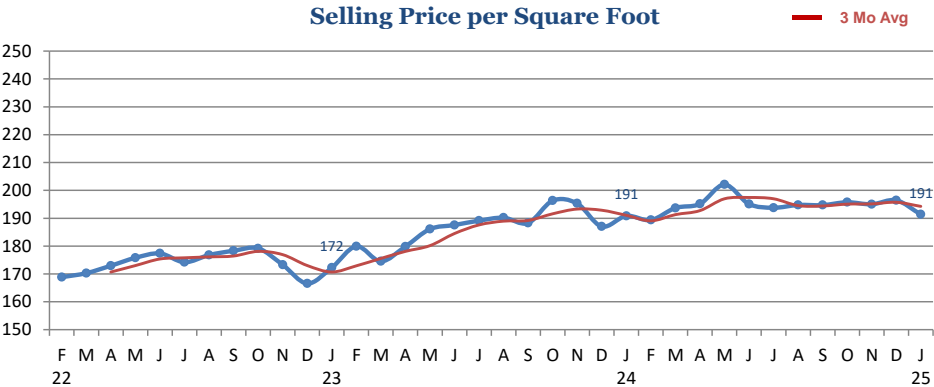
Days On Market for Sold Properties



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 January 2025 Selling Price per Square Foot of \$191 was down 2.6% from \$196 last month and up 0.3% from 191 in January of last year.

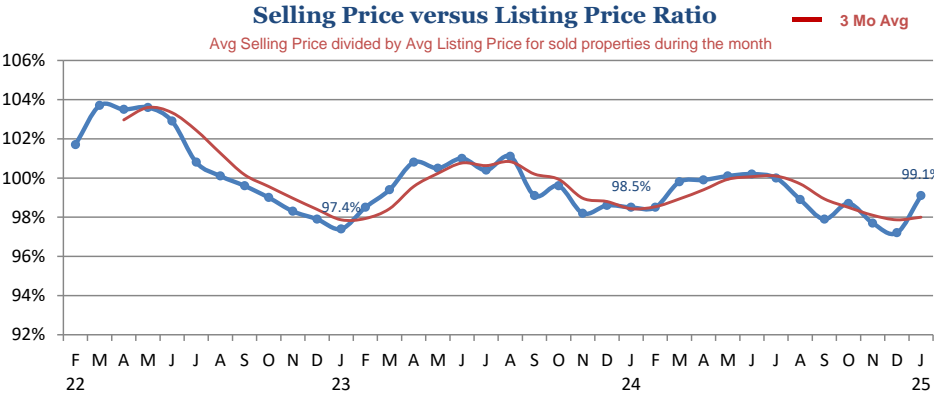
Selling Price per Square Foot



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 January 2025 Selling Price vs Original List Price of 99.1% was up from 97.2% last month and up from 98.5% in January 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 January 2025 was 159, up 28.2% from 124 last month and up 22.3% from 130 in January of last year.

Inventory / New Listings / Sales



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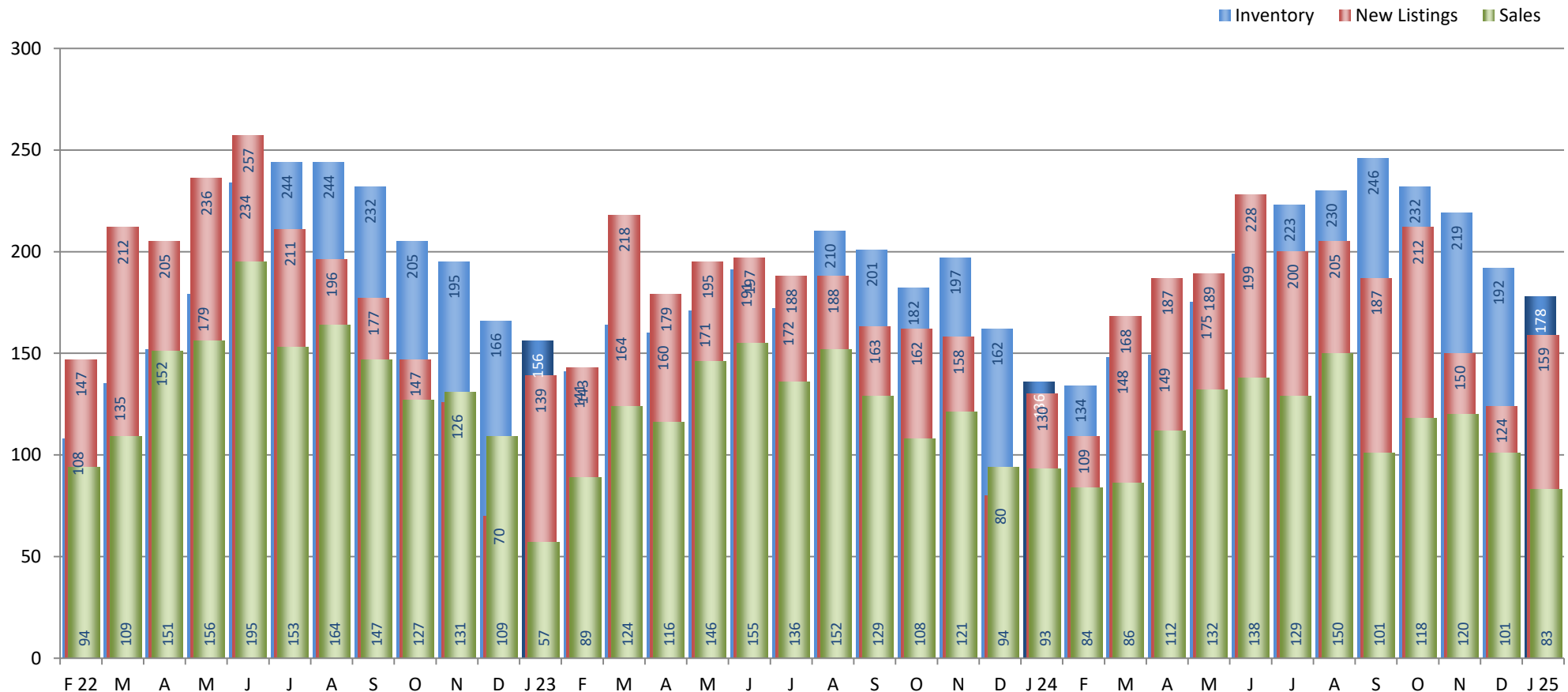


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