



Agent Name

Title

Phone

Website

Other



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

Market Profile & Trends Overview

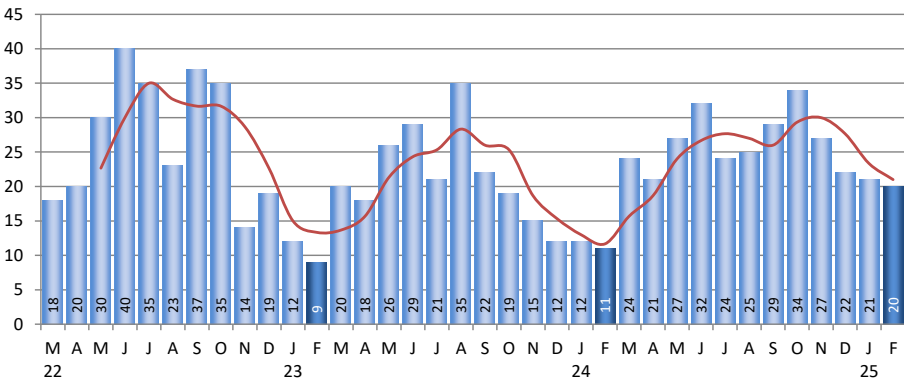
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$641,000	3%		7%				
Average List Price of all Current Listings	\$714,302	6%		10%				
February Median Sales Price	\$501,121	-15%	-19%	-8%	-13%	\$510,000	2%	-12%
February Average Sales Price	\$522,646	-3%	-10%	-3%	-12%	\$531,539	4%	-10%
Total Properties Currently for Sale (Inventory)	51	-11%		-27%				
February Number of Properties Sold	20	-5%		82%		41	78%	
February Average Days on Market (Solds)	34	0%	17%	-24%	36%	34	-11%	36%
Asking Price per Square Foot (based on New Listings)	\$257	-1%	3%	9%	3%	\$259	2%	4%
February Sold Price per Square Foot	\$234	5%	1%	-16%	-4%	\$229	-7%	-6%
February Month's Supply of Inventory	2.6	-6%	-6%	-60%	-19%	2.6	-54%	-16%
February Sale Price vs List Price Ratio	95.7%	-2.0%	-1.2%	-2.7%	-3.0%	96.7%	1%	-2%

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

Property Sales

February Property sales were 20, up 81.8% from 11 in February of 2024 and 4.8% lower than the 21 sales last month. February 2025 sales were at their highest level compared to February of 2024 and 2023. February YTD sales of 41 are running 78.3% ahead of last year's year-to-date sales of 23.

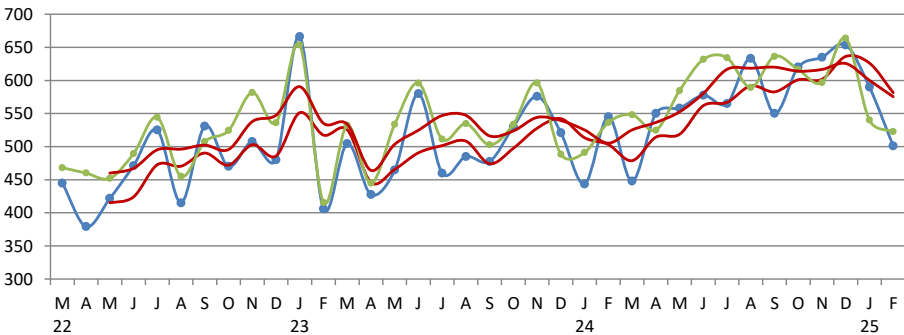
Number of Properties Sold



Prices

The Median Sales Price in February was \$501,121, down 8.1% from \$545,053 in February of 2024 and down 15.0% from \$589,900 last month. The Average Sales Price in February was \$522,646, down 2.6% from \$536,521 in February of 2024 and down 3.2% from \$540,009 last month. February 2025 ASP was at a mid range compared to February of 2024 and 2023.

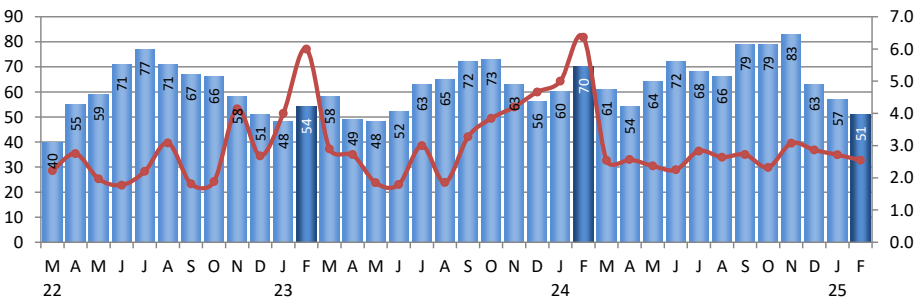
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 51, down 10.5% from 57 last month and down 27.1% from 70 in February of last year. February 2025 Inventory was at its lowest level compared with February of 2024 and 2023.

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 February 2025 MSI of 2.6 months was at its lowest level compared with February of 2024 and 2023.

City: *Lemont*

Agent Name

Title  
Phone  
Website  
Other

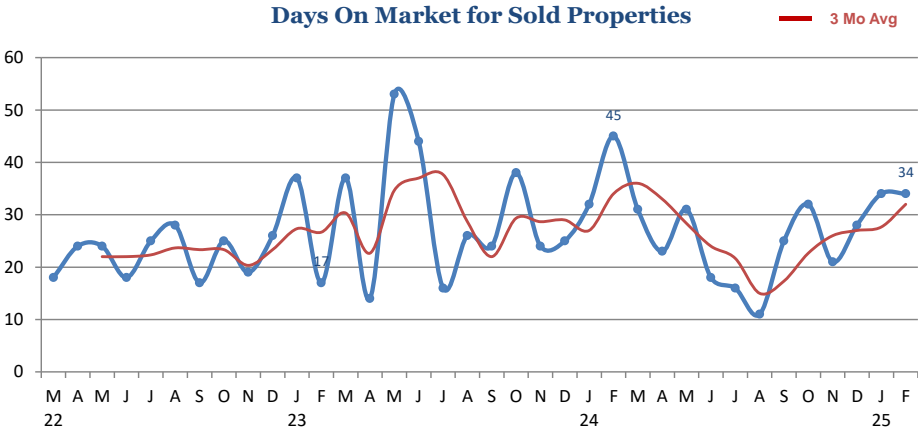


Price Range: All | Properties: SFH - Condo - Twn

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 February was 34, equal to 34 days last month and down 24.4% from 45 days in February of last year. The February 2025 DOM was at a mid level compared with February of 2024 and 2023.

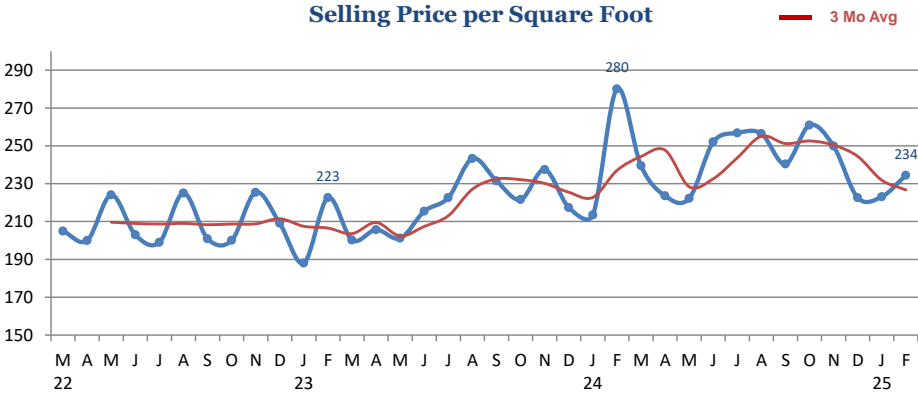
Days On Market for Sold Properties



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 February 2025 Selling Price per Square Foot of \$234 was up 5.1% from \$223 last month and down 16.3% from 280 in February of last year.

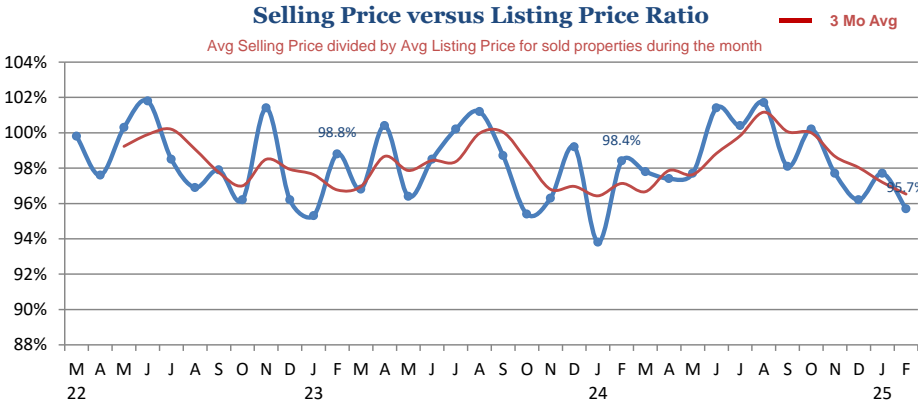
Selling Price per Square Foot



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 February 2025 Selling Price vs Original List Price of 95.7% was down from 97.7% last month and down from 98.4% in February of last year.

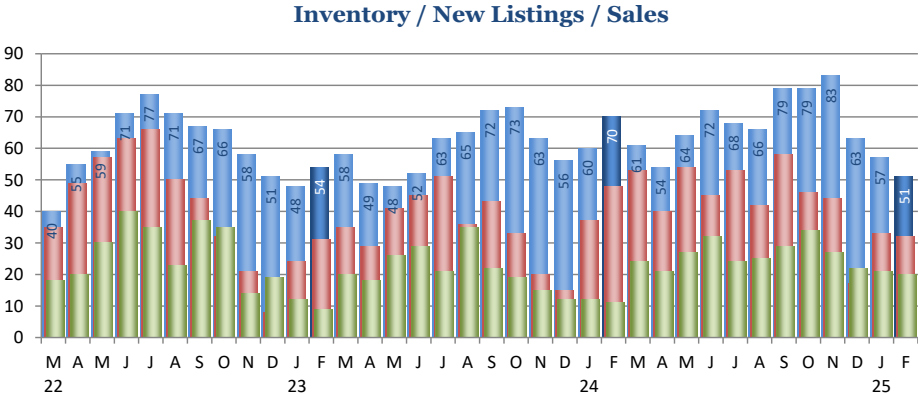
Selling Price versus Listing Price Ratio



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 February 2025 was 32, down 3.0% from 33 last month and down 33.3% from 48 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2025

City: *Lemont*

Agent Name

Title  
Phone  
Website  
Other



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

## 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 February 2025 was 32, down 3.0% from 33 last month and down 33.3% from 48 in February of last year.

