

# Market Action Report

City: Naperville

April 2022



## Agent Name

Title  
Phone  
Website  
Other



COLDWELL BANKER  
REALTY

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

## Market Profile & Trends Overview

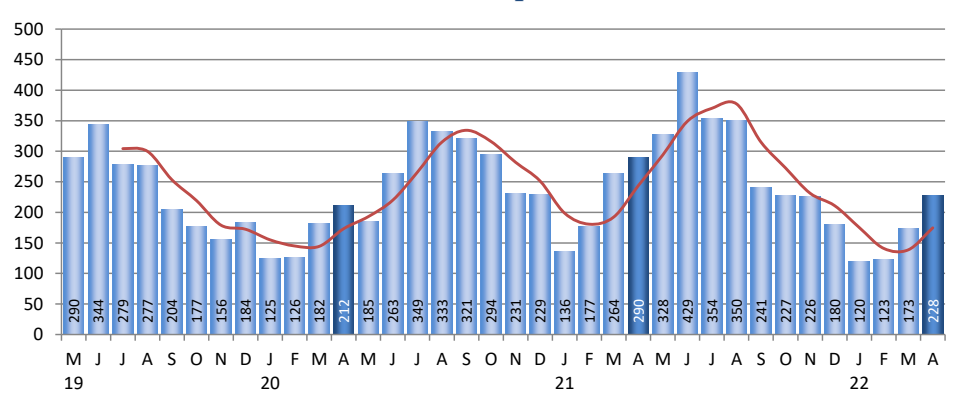
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$662,450	2%		11%				
Average List Price of all Current Listings	\$955,317	-5%		18%				
April Median Sales Price	\$474,500	3%	3%	8%	7%	\$460,000	6%	3%
April Average Sales Price	\$536,638	-2%	3%	12%	11%	\$520,119	12%	8%
Total Properties Currently for Sale (Inventory)	202	14%		-37%				
April Number of Properties Sold	228	32%		-21%		644	-26%	
April Average Days on Market (Solds)	13	-28%	-41%	-41%	-38%	22	-27%	5%
Asking Price per Square Foot (based on New Listings)	\$222	-1%	-1%	10%	9%	\$224	11%	10%
April Sold Price per Square Foot	\$223	3%	4%	16%	15%	\$214	15%	10%
April Month's Supply of Inventory	0.9	-13%	-15%	-20%	-28%	1.1	-30%	-12%
April Sale Price vs List Price Ratio	102.8%	1.1%	1.8%	3.6%	3.7%	101.0%	3%	2%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

## Property Sales

April Property sales were 228, down 21.4% from 290 in April of 2021 and 31.8% higher than the 173 sales last month. April 2022 sales were at a mid level compared to April of 2021 and 2020. April YTD sales of 644 are running 25.7% behind last year's year-to-date sales of 867.

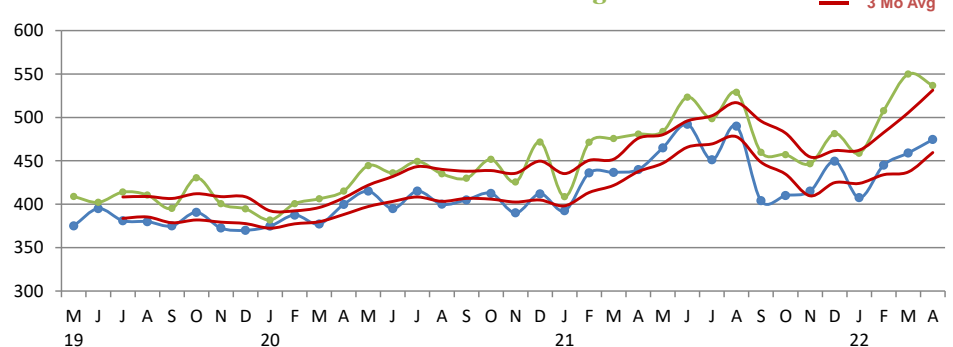
## Number of Properties Sold



## Prices

The Median Sales Price in April was \$474,500, up 7.8% from \$440,000 in April of 2021 and up 3.4% from \$459,000 last month. The Average Sales Price in April was \$536,638, up 11.6% from \$480,668 in April of 2021 and down 2.4% from \$549,837 last month. April 2022 ASP was at the highest level compared to April of 2021 and 2020.

## Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of April 2022, up 14.1% from 177 last month and down 36.9% from 320 in April of last year. April 2022 Inventory was at its lowest level compared with April of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2022 MSI of 0.9 months was at its lowest level compared with April of 2021 and 2020.

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

