

Market Action Report

July 2022

City: Naperville

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	\$602,445	1%		15%				
Average List Price of all Current Listings	\$838,177	1%		17%				
July Median Sales Price	\$530,000	-7%	0%	17%	19%	\$505,000	12%	13%
July Average Sales Price	\$569,492	-1%	1%	14%	18%	\$549,156	13%	14%
Total Properties Currently for Sale (Inventory)	314	5%		-16%				
July Number of Properties Sold	255	-22%		-28%		1,481	-25%	
July Average Days on Market (Solds)	13	30%	18%	-24%	-38%	15	-32%	-29%
Asking Price per Square Foot (based on New Listings)	\$232	2%	1%	17%	14%	\$227	13%	11%
July Sold Price per Square Foot	\$230	1%	3%	17%	18%	\$220	14%	13%
July Month's Supply of Inventory	1.2	35%	19%	16%	-0%	1.1	-16%	-11%
July Sale Price vs List Price Ratio	100.9%	-1.8%	-1.5%	1.4%	1.8%	101.8%	2%	3%

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

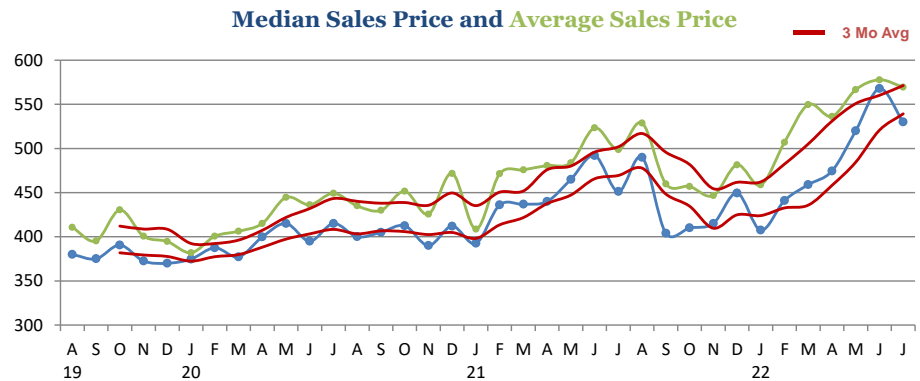
Property Sales

July Property sales were 255, down 28.0% from 354 in July of 2021 and 22.3% lower than the 328 sales last month. July 2022 sales were at their lowest level compared to July of 2021 and 2020. July YTD sales of 1,481 are running 25.1% behind last year's year-to-date sales of 1,978.



Prices

The Median Sales Price in July was \$530,000, up 17.5% from \$451,250 in July of 2021 and down 6.6% from \$567,750 last month. The Average Sales Price in July was \$569,492, up 14.2% from \$498,653 in July of 2021 and down 1.4% from \$577,765 last month. July 2022 ASP was at the highest level compared to July of 2021 and 2020.



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 314, up 5.0% from 299 last month and down 16.3% from 375 in July of last year. July 2022 Inventory was at its lowest level compared with July of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2022 MSI of 1.2 months was at a mid level compared with July of 2021 and 2020.

