

# Market Action Report

City: Naperville

August 2022

## Agent Name

Title

Phone

Website

Other



COLDWELL BANKER  
REALTY

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

## Market Profile & Trends Overview

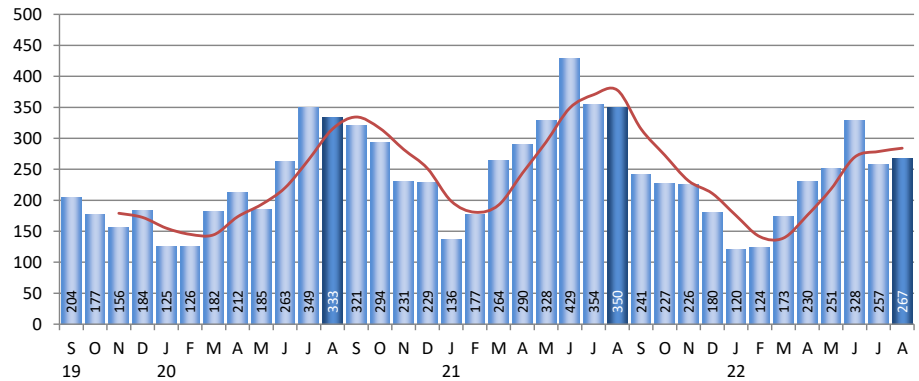
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$634,040	6%		17%				
Average List Price of all Current Listings	\$827,421	1%		15%				
August Median Sales Price	\$510,000	-4%	-4%	4%	15%	\$506,500	11%	14%
August Average Sales Price	\$550,738	-4%	-3%	4%	14%	\$549,772	11%	14%
Total Properties Currently for Sale (Inventory)	276	-15%		-22%				
August Number of Properties Sold	267	4%		-24%		1,750	-25%	
August Average Days on Market (Solds)	15	15%	25%	7%	-29%	15	-29%	-29%
Asking Price per Square Foot (based on New Listings)	\$234	1%	1%	19%	15%	\$228	14%	12%
August Sold Price per Square Foot	\$218	-5%	-3%	12%	13%	\$220	14%	13%
August Month's Supply of Inventory	1.0	-18%	-4%	2%	-16%	1.1	-14%	-11%
August Sale Price vs List Price Ratio	99.8%	-1.1%	-1.9%	.3%	.7%	101.5%	2%	2%

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

## Property Sales

August Property sales were 267, down 23.7% from 350 in August of 2021 and 3.9% higher than the 257 sales last month. August 2022 sales were at their lowest level compared to August of 2021 and 2020. August YTD sales of 1,750 are running 24.8% behind last year's year-to-date sales of 2,328.

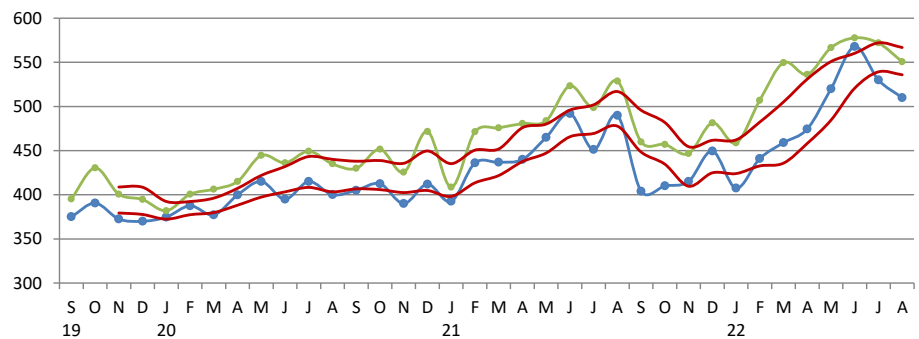
## Number of Properties Sold



## Prices

The Median Sales Price in August was \$510,000, up 4.1% from \$490,000 in August of 2021 and down 3.8% from \$530,000 last month. The Average Sales Price in August was \$550,738, up 4.1% from \$528,838 in August of 2021 and down 3.7% from \$571,885 last month. August 2022 ASP was at the highest level compared to August of 2021 and 2020.

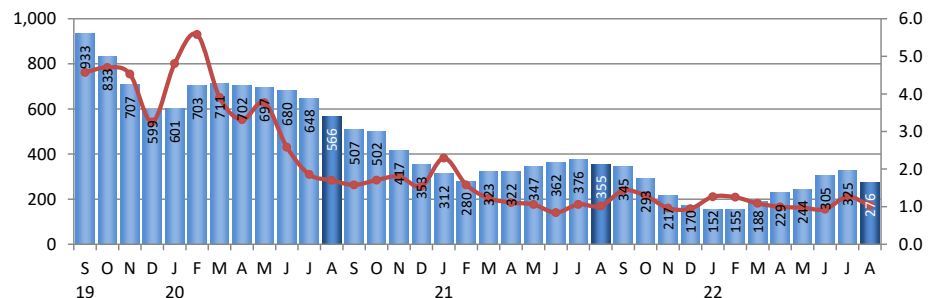
## Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of August was 276, down 15.1% from 325 last month and down 22.3% from 355 in August of last year. August 2022 Inventory was at its lowest level compared with August of 2021 and 2020.

## 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 August 2022 MSI of 1.0 months was at a mid level compared with August of 2021 and 2020.