

Market Action Report

City: Naperville

September 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	\$631,540	4%		20%				
Average List Price of all Current Listings	\$835,197	4%		5%				
September Median Sales Price	\$478,500	-6%	-9%	18%	8%	\$505,000	12%	13%
September Average Sales Price	\$513,936	-7%	-8%	12%	6%	\$546,651	11%	13%
Total Properties Currently for Sale (Inventory)	258	-10%		-25%				
September Number of Properties Sold	164	-39%		-32%		1,918	-25%	
September Average Days on Market (Solds)	21	40%	50%	40%	0%	16	-20%	-24%
Asking Price per Square Foot (based on New Listings)	\$231	-1%	0%	7%	13%	\$228	13%	12%
September Sold Price per Square Foot	\$212	-3%	-5%	8%	9%	\$219	13%	13%
September Month's Supply of Inventory	1.6	49%	21%	10%	27%	1.2	-10%	-6%
September Sale Price vs List Price Ratio	97.3%	-2.4%	-3.3%	-2.0%	-1.8%	101.1%	2%	2%

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

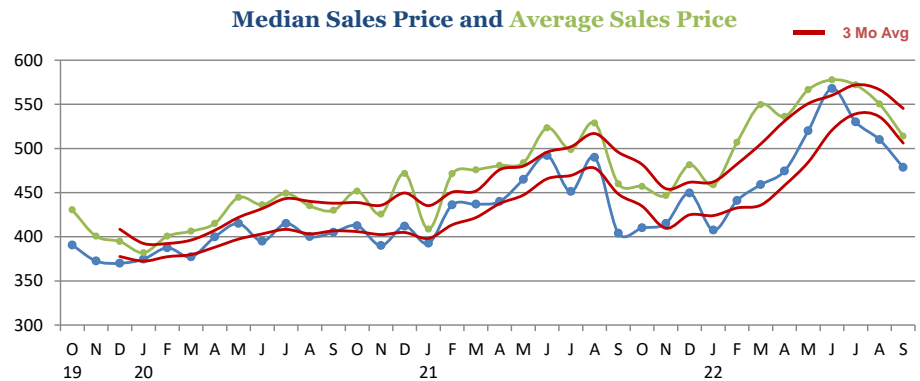
Property Sales

September Property sales were 164, down 32.0% from 241 in September of 2021 and 39.5% lower than the 271 sales last month. September 2022 sales were at their lowest level compared to September of 2021 and 2020. September YTD sales of 1,918 are running 25.3% behind last year's year-to-date sales of 2,569.



Prices

The Median Sales Price in September was \$478,500, up 18.4% from \$404,000 in September of 2021 and down 6.2% from \$510,000 last month. The Average Sales Price in September was \$513,936, up 11.8% from \$459,835 in September of 2021 and down 6.6% from \$550,321 last month. September 2022 ASP was at the highest level compared to September of 2021 and 2020.



Inventory & MSI

The Total Inventory of Properties available for sale as of September was 258, down 9.8% from 286 last month and down 25.2% from 345 in September of last year. September 2022 Inventory was at its lowest level compared with September of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2022 MSI of 1.6 months was at a mid level compared with September of 2021 and 2020.

