

Market Action Report

November 2022

City: Naperville

Agent Name

Title

Phone

Website

Other



COLDWELL BANKER
REALTY

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

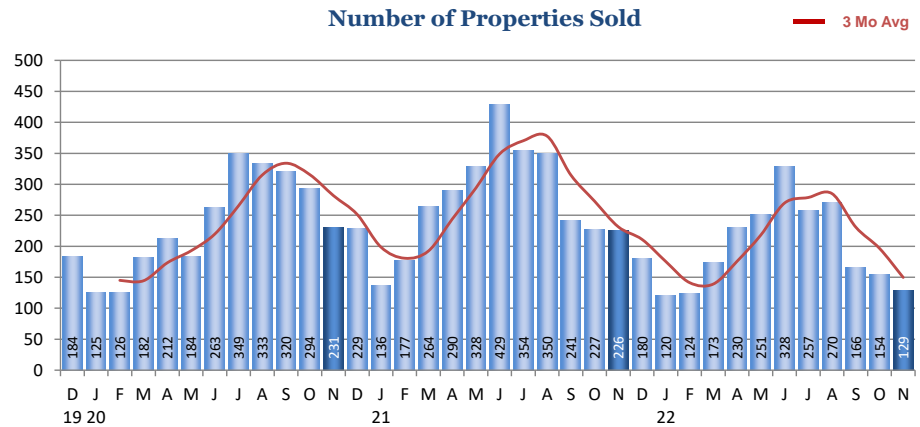
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$599,900	-2%		0%				
Average List Price of all Current Listings	\$856,054	2%		-6%				
November Median Sales Price	\$435,000	-5%	-9%	5%	-2%	\$497,500	12%	12%
November Average Sales Price	\$495,099	-2%	-5%	11%	2%	\$540,453	12%	12%
Total Properties Currently for Sale (Inventory)	211	-16%		-11%				
November Number of Properties Sold	129	-16%		-43%		2,202	-27%	
November Average Days on Market (Solds)	30	36%	43%	36%	43%	18	-14%	-14%
Asking Price per Square Foot (based on New Listings)	\$224	-7%	-3%	5%	10%	\$228	12%	12%
November Sold Price per Square Foot	\$219	-0%	1%	12%	13%	\$219	13%	13%
November Month's Supply of Inventory	1.6	0%	-3%	56%	24%	1.3	0%	2%
November Sale Price vs List Price Ratio	96.9%	-1.1%	-1.4%	-1.2%	-2.2%	100.6%	1%	2%

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

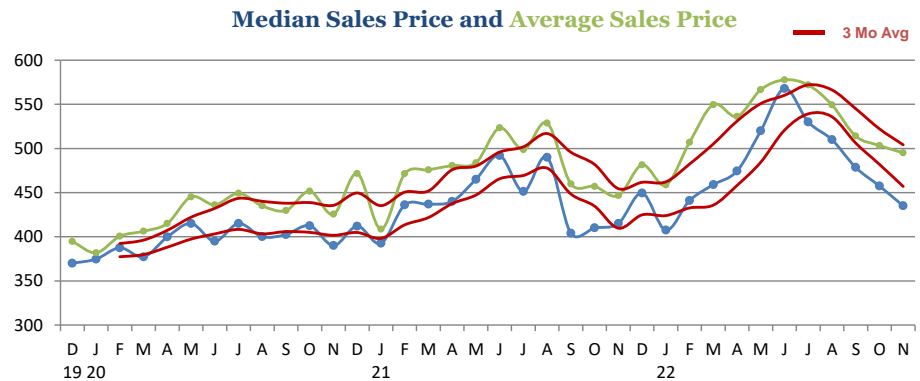
Property Sales

November Property sales were 129, down 42.9% from 226 in November of 2021 and 16.2% lower than the 154 sales last month. November 2022 sales were at their lowest level compared to November of 2021 and 2020. November YTD sales of 2,202 are running 27.1% behind last year's year-to-date sales of 3,022.



Prices

The Median Sales Price in November was \$435,000, up 4.8% from \$415,000 in November of 2021 and down 4.9% from \$457,500 last month. The Average Sales Price in November was \$495,099, up 10.9% from \$446,571 in November of 2021 and down 1.6% from \$503,385 last month. November 2022 ASP was at the highest level compared to November of 2021 and 2020.



Inventory & MSI

The Total Inventory of Properties available for sale as of November was 211, down 15.9% from 251 last month and down 11.0% from 237 in November of last year. November 2022 Inventory was at its lowest level compared with November of 2021 and 2020.

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

