

Market Action Report

December 2022

City: Naperville

Agent Name

Title

Phone

Website

Other



COLDWELL BANKER
REALTY

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

Market Profile & Trends Overview

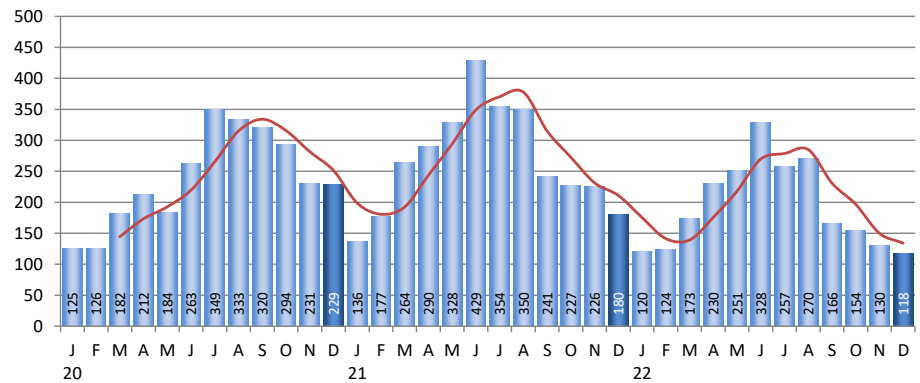
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$639,250	11%		-4%				
Average List Price of all Current Listings	\$931,829	12%		-8%				
December Median Sales Price	\$468,750	7%	2%	4%	5%	\$495,000	11%	11%
December Average Sales Price	\$494,738	-0%	-2%	3%	2%	\$538,138	11%	11%
Total Properties Currently for Sale (Inventory)	166	-26%		-11%				
December Number of Properties Sold	118	-9%		-34%		2,321	-28%	
December Average Days on Market (Solds)	27	-7%	8%	0%	29%	18	-14%	-14%
Asking Price per Square Foot (based on New Listings)	\$248	11%	6%	14%	22%	\$229	13%	12%
December Sold Price per Square Foot	\$217	-1%	0%	9%	12%	\$219	13%	13%
December Month's Supply of Inventory	1.4	-19%	-13%	35%	7%	1.4	4%	4%
December Sale Price vs List Price Ratio	98.4%	1.4%	.8%	.1%	-.7%	100.5%	1%	1%

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

Property Sales

December Property sales were 118, down 34.4% from 180 in December of 2021 and 9.2% lower than the 130 sales last month. December 2022 sales were at their lowest level compared to December of 2021 and 2020. December YTD sales of 2,321 are running 27.5% behind last year's year-to-date sales of 3,202.

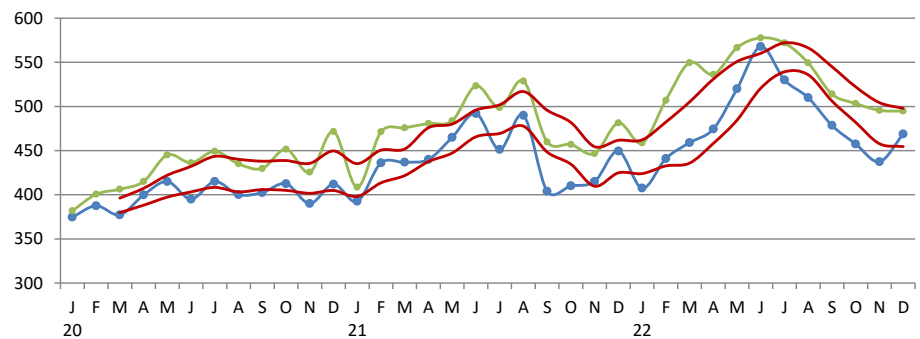
Number of Properties Sold



Prices

The Median Sales Price in December was \$468,750, up 4.3% from \$449,500 in December of 2021 and up 7.1% from \$437,500 last month. The Average Sales Price in December was \$494,738, up 2.8% from \$481,424 in December of 2021 and down 0.2% from \$495,611 last month. December 2022 ASP was at the highest level compared to December of 2021 and 2020.

Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 166, down 26.2% from 225 last month and down 11.2% from 187 in December of last year. December 2022 Inventory was at its lowest level compared with December of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2022 MSI of 1.4 months was at a mid level compared with December of 2021 and 2020.

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

