

# Market Action Report

City: Naperville

January 2023

## Agent Name

Title

Phone

Website

Other



COLDWELL BANKER  
REALTY

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

## Market Profile & Trends Overview

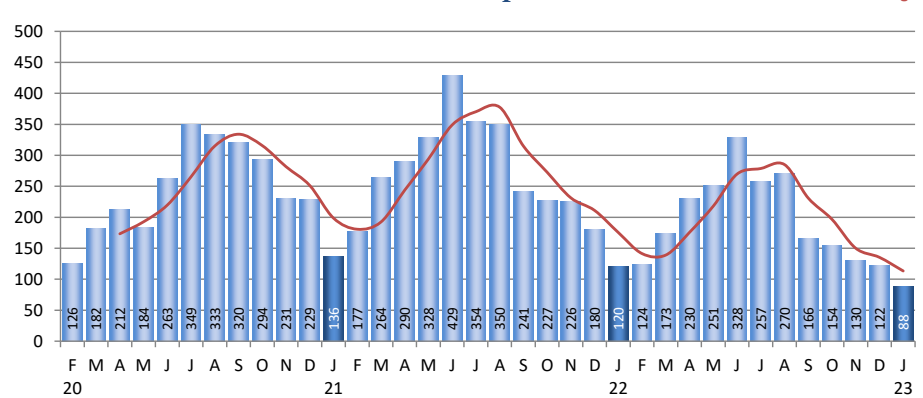
	Month	Trending versus*:					Trending versus*:	
		LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$659,000	5%		3%				
Average List Price of all Current Listings	\$962,758	7%		-3%				
January Median Sales Price	\$485,500	5%	6%	19%	-2%	\$485,500	19%	-2%
January Average Sales Price	\$531,437	9%	6%	16%	-1%	\$531,437	16%	-1%
Total Properties Currently for Sale (Inventory)	143	-21%		-14%				
January Number of Properties Sold	88	-28%		-27%		88	-27%	
January Average Days on Market (Solds)	28	8%	8%	0%	47%	28	0%	47%
Asking Price per Square Foot (based on New Listings)	\$237	-4%	0%	7%	3%	\$237	7%	3%
January Sold Price per Square Foot	\$213	-2%	-2%	9%	-3%	\$213	9%	-3%
January Month's Supply of Inventory	1.6	9%	-1%	17%	17%	1.6	17%	17%
January Sale Price vs List Price Ratio	97.7%	-3%	0%	-3%	-2.7%	97.7%	-0%	-3%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2022) / YTD = Year-to-date

## Property Sales

January Property sales were 88, down 26.7% from 120 in January of 2022 and 27.9% lower than the 122 sales last month. January 2023 sales were at their lowest level compared to January of 2022 and 2021. January YTD sales of 88 are running 26.7% behind last year's year-to-date sales of 120.

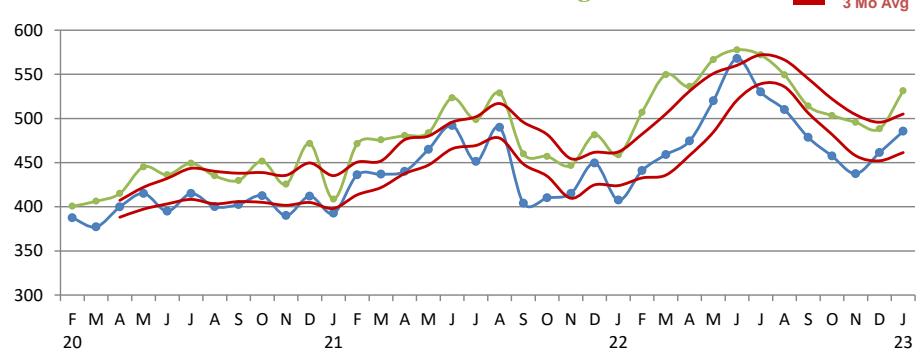
## Number of Properties Sold



## Prices

The Median Sales Price in January was \$485,500, up 19.2% from \$407,450 in January of 2022 and up 5.3% from \$461,251 last month. The Average Sales Price in January was \$531,437, up 15.9% from \$458,633 in January of 2022 and up 8.8% from \$488,271 last month. January 2023 ASP was at the highest level compared to January of 2022 and 2021.

## Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of January was 143, down 21.4% from 182 last month and down 14.4% from 167 in January of last year. January 2023 Inventory was at its lowest level compared with January of 2022 and 2021.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2023 MSI of 1.6 months was at a mid level compared with January of 2022 and 2021.

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

