

Market Action Report

November 2024

City: Naperville

Agent Name

Title  
Phone  
Website  
Other



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

Market Profile & Trends Overview

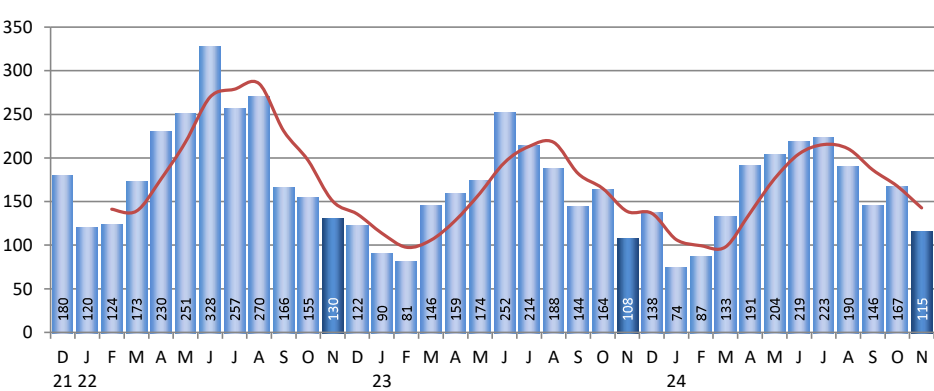
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$640,000	8%		-10%				
Average List Price of all Current Listings	\$903,994	6%		2%				
November Median Sales Price	\$516,500	-9%	-9%	0%	-4%	\$580,000	8%	7%
November Average Sales Price	\$590,995	-10%	-7%	3%	1%	\$634,586	9%	8%
Total Properties Currently for Sale (Inventory)	189	-26%		-7%				
November Number of Properties Sold	115	-31%		6%		1,749	2%	
November Average Days on Market (Solds)	20	25%	33%	18%	5%	16	-11%	-16%
Asking Price per Square Foot (based on New Listings)	\$265	-1%	0%	7%	8%	\$263	8%	7%
November Sold Price per Square Foot	\$254	-1%	-1%	9%	7%	\$254	8%	8%
November Month's Supply of Inventory	1.6	7%	2%	-13%	15%	1.4	-4%	-2%
November Sale Price vs List Price Ratio	98.4%	-3%	-8%	-1.1%	-1.6%	100.3%	0%	0%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2023) / YTD = Year-to-date

Property Sales

November Property sales were 115, up 6.5% from 108 in November of 2023 and 31.1% lower than the 167 sales last month. November 2024 sales were at a mid level compared to November of 2023 and 2022. November YTD sales of 1,749 are running 1.7% ahead of last year's year-to-date sales of 1,720.

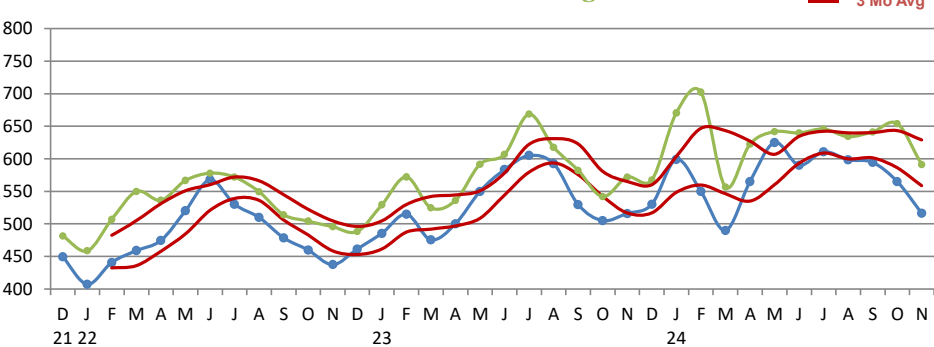
Number of Properties Sold



Prices

The Median Sales Price in November was \$516,500, up 0.1% from \$516,000 in November of 2023 and down 8.6% from \$565,000 last month. The Average Sales Price in November was \$590,995, up 3.4% from \$571,777 in November of 2023 and down 9.6% from \$654,017 last month. November 2024 ASP was at the highest level compared to November of 2023 and 2022.

Median Sales Price and Average Sales Price

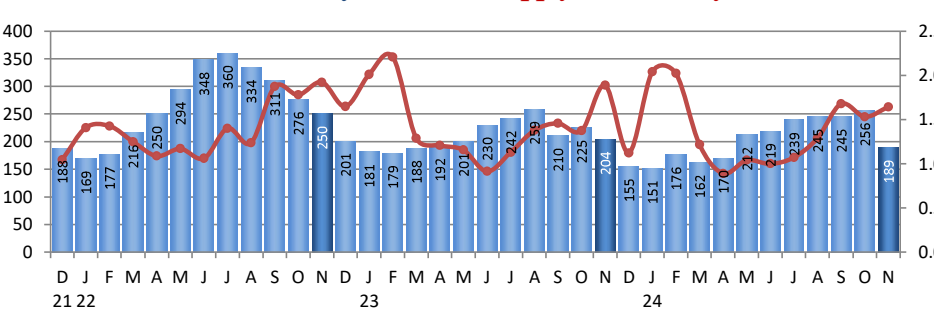


Inventory & MSI

The Total Inventory of Properties available for sale as of November was 189, down 26.2% from 256 last month and down 7.4% from 204 in November of last year. November 2024 Inventory was at its lowest level compared with November of 2023 and 2022.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2024 MSI of 1.6 months was at its lowest level compared with November of 2023 and 2022.

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





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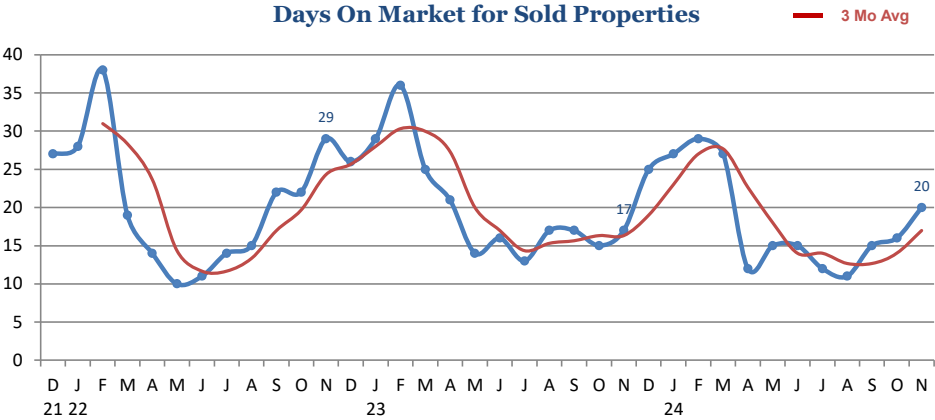


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for November was 20, up 25.0% from 16 days last month and up 17.6% from 17 days in November of last year. The November 2024 DOM was at a mid level compared with November of 2023 and 2022.

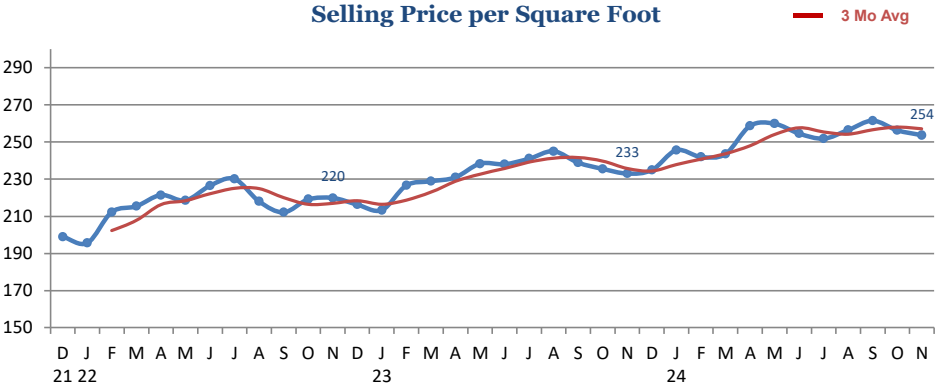
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The November 2024 Selling Price per Square Foot of \$254 was down 1.1% from \$256 last month and up 8.8% from 233 in November of last year.

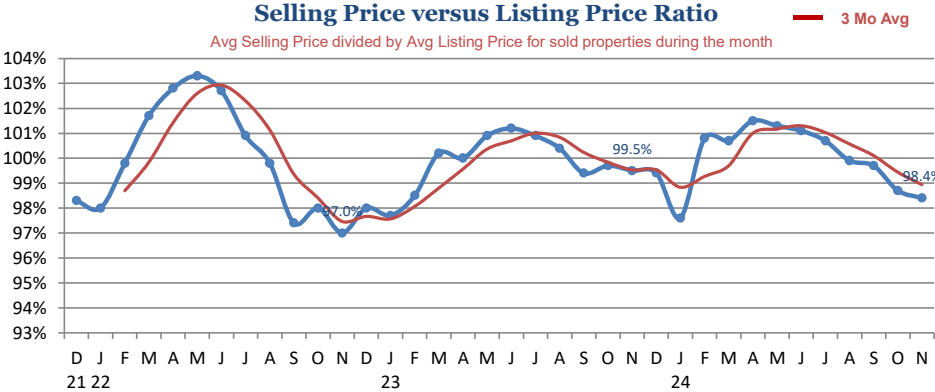
Selling Price per Square Foot



Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The November 2024 Selling Price vs Original List Price of 98.4% was down from 98.7% last month and down from 99.5% in November of last year.

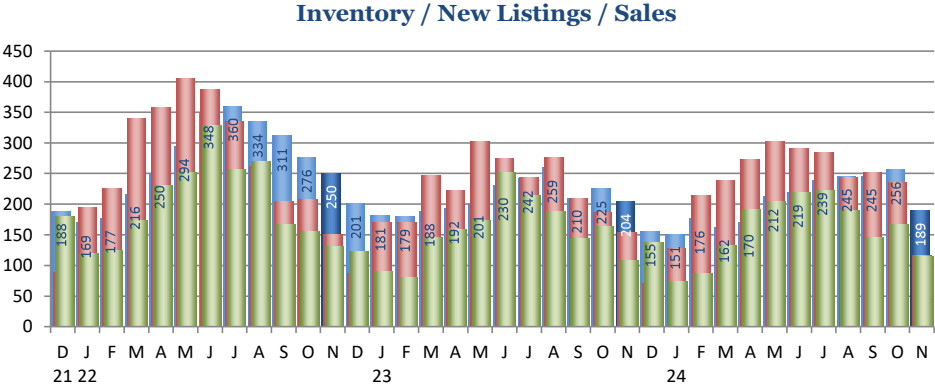
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in November 2024 was 116, down 50.8% from 236 last month and down 24.2% from 153 in November of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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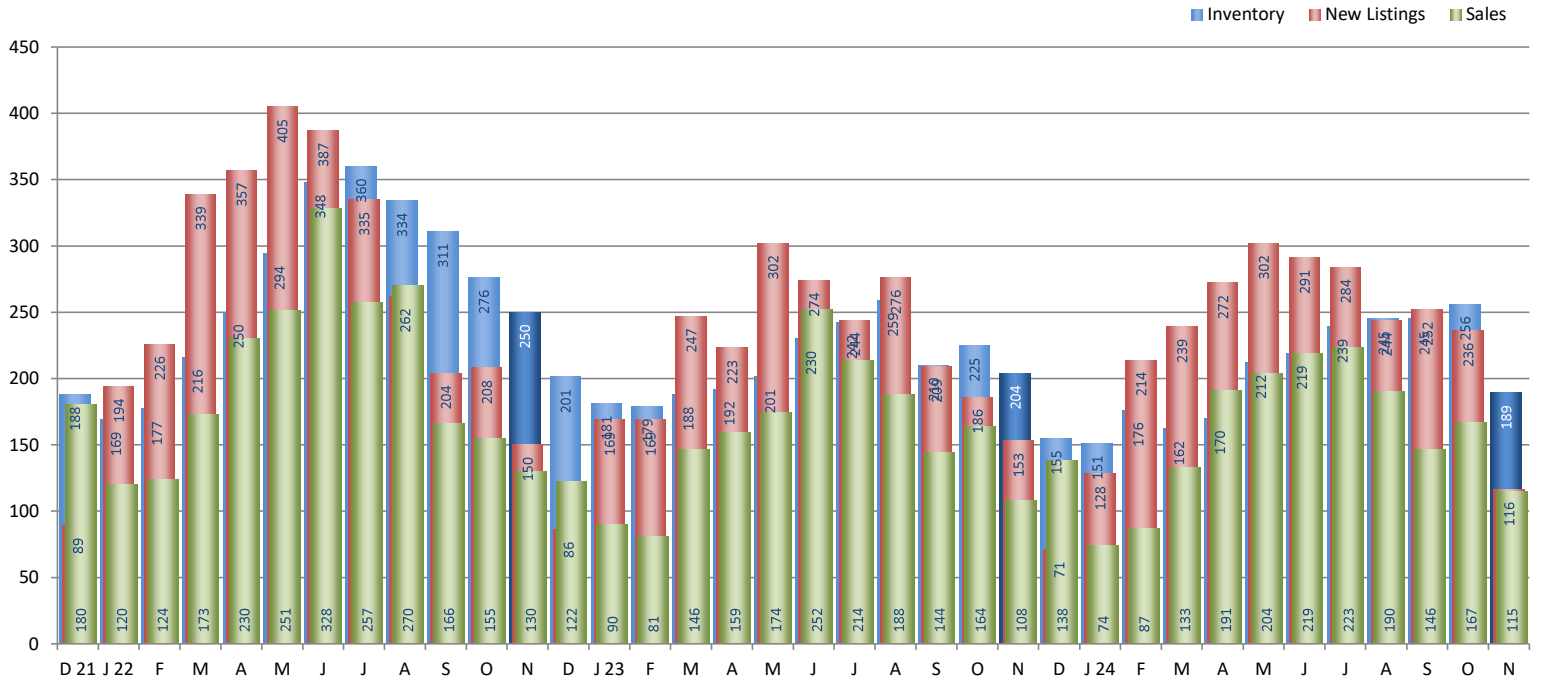
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