

Market Action Report

January 2025

City: Naperville

Agent Name

Title  
Phone  
Website  
Other



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

Market Profile & Trends Overview

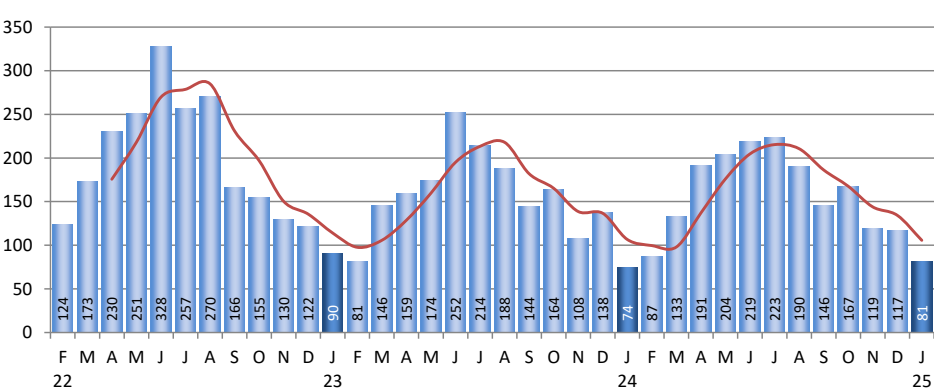
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$650,000	-7%		-6%				
Average List Price of all Current Listings	\$935,212	2%		12%				
January Median Sales Price	\$545,000	9%	2%	-9%	-5%	\$545,000	-9%	-5%
January Average Sales Price	\$646,249	11%	4%	-4%	2%	\$646,249	-4%	2%
Total Properties Currently for Sale (Inventory)	135	-17%		-11%				
January Number of Properties Sold	81	-31%		9%		81	9%	
January Average Days on Market (Solds)	31	11%	35%	15%	72%	31	15%	72%
Asking Price per Square Foot (based on New Listings)	\$276	6%	3%	10%	5%	\$276	10%	5%
January Sold Price per Square Foot	\$253	-1%	-1%	3%	0%	\$253	3%	0%
January Month's Supply of Inventory	1.7	20%	6%	-18%	18%	1.7	-18%	18%
January Sale Price vs List Price Ratio	97.6%	-.2%	-.7%	.0%	-2.4%	97.6%	-0%	-2%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2024) / YTD = Year-to-date

Property Sales

January Property sales were 81, up 9.5% from 74 in January of 2024 and 30.8% lower than the 117 sales last month. January 2025 sales were at a mid level compared to January of 2024 and 2023. January YTD sales of 81 are running 9.5% ahead of last year's year-to-date sales of 74.

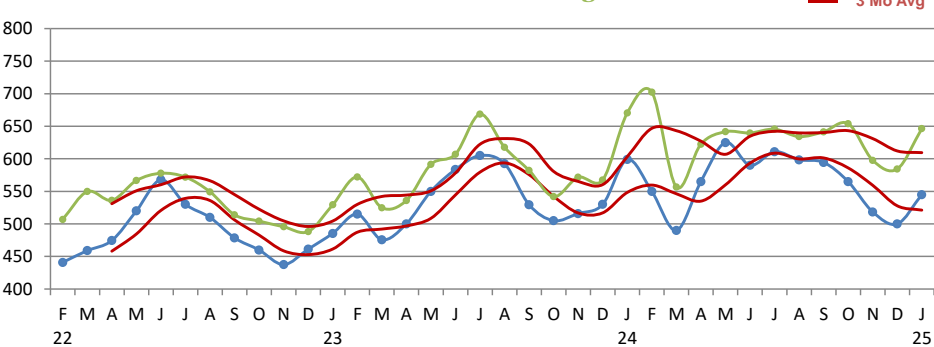
Number of Properties Sold



Prices

The Median Sales Price in January was \$545,000, down 9.0% from \$598,950 in January of 2024 and up 9.0% from \$500,000 last month. The Average Sales Price in January was \$646,249, down 3.6% from \$670,413 in January of 2024 and up 10.6% from \$584,362 last month. January 2025 ASP was at a mid range compared to January of 2024 and 2023.

Median Sales Price and Average Sales Price

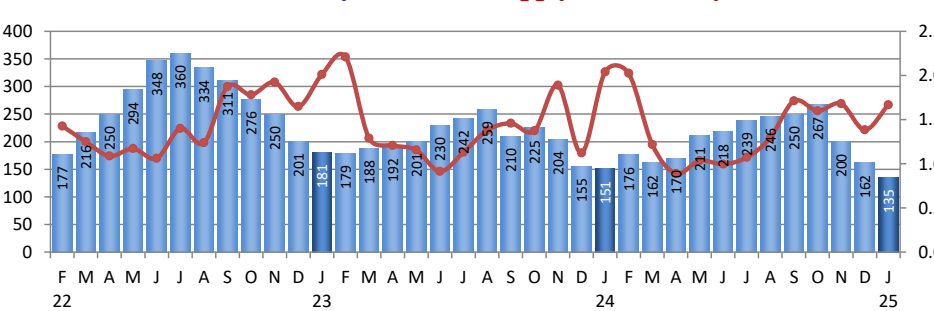


Inventory & MSI

The Total Inventory of Properties available for sale as of January was 135, down 16.7% from 162 last month and down 10.6% from 151 in January of last year. January 2025 Inventory was at its lowest level compared with January of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2025 MSI of 1.7 months was at its lowest level compared with January of 2024 and 2023.

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



# Market Action Report

City: Naperville

January 2025



## Agent Name

Title  
Phone  
Website  
Other



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

### 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 January was 31, up 10.7% from 28 days last month and up 14.8% from 27 days in January of last year. The January 2025 DOM was at a mid level compared with January of 2024 and 2023.

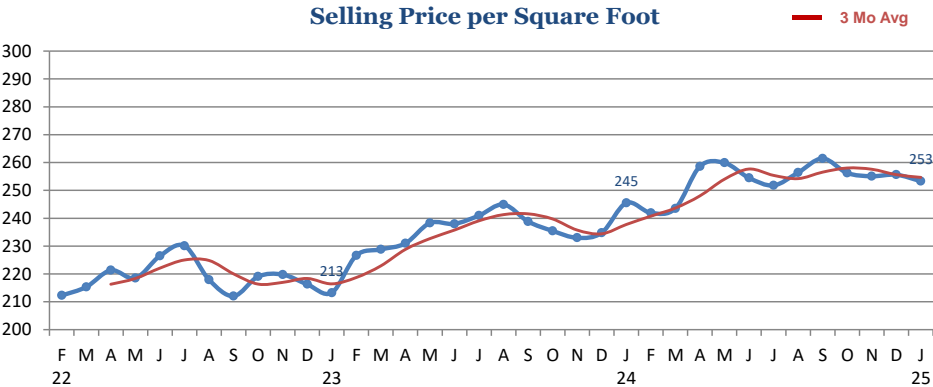
### Days On Market for Sold Properties



### 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 January 2025 Selling Price per Square Foot of \$253 was down 0.9% from \$256 last month and up 3.2% from 245 in January of last year.

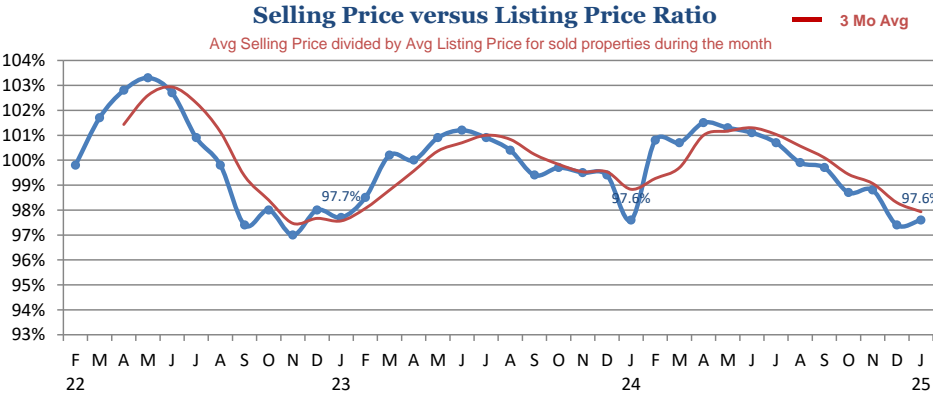
### Selling Price per Square Foot



### 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 January 2025 Selling Price vs Original List Price of 97.6% was up from 97.4% last month and equal to 97.6% in January 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 January 2025 was 143, up 95.9% from 73 last month and up 11.7% from 128 in January of last year.

### Inventory / New Listings / Sales



# Inventory / Listings / Sales

January 2025

City: *Naperville*

Agent Name

Title

Phone

Website

Other

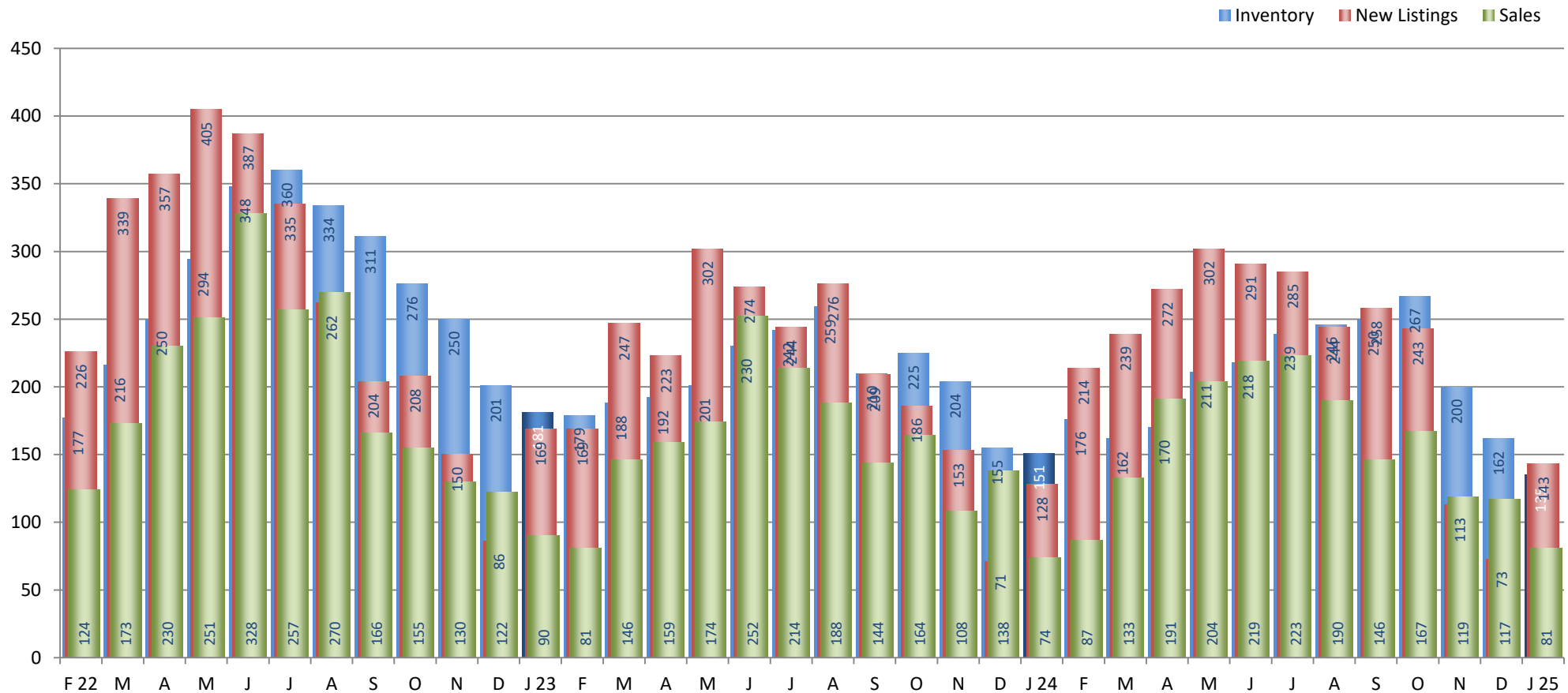


COLDWELL BANKER  
REALTY

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

## 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 January 2025 was 143, up 95.9% from 73 last month and up 11.7% from 128 in January of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: SFH - Condo - Twn

Data is provided courtesy of Midwest Real Estate Data LLC and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage

does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.