



Agent Name

Title

Phone

Website

Other



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

Market Profile & Trends Overview

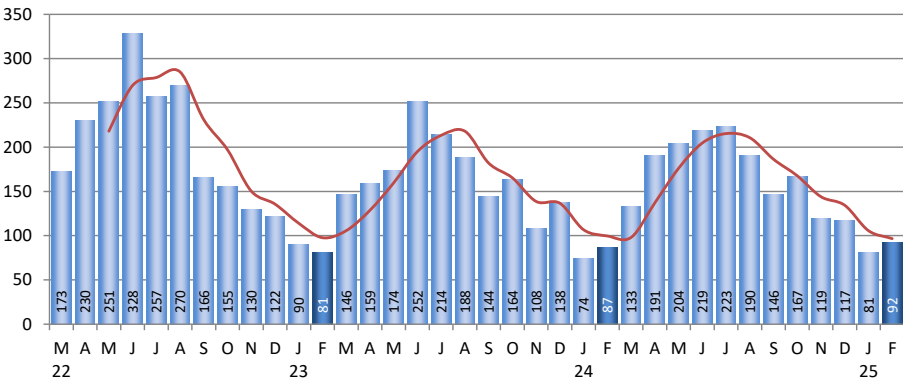
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$749,000	15%		1%				
Average List Price of all Current Listings	\$1,071,636	17%		21%				
February Median Sales Price	\$509,000	-7%	-2%	-7%	-11%	\$525,000	-9%	-9%
February Average Sales Price	\$572,161	-11%	-4%	-19%	-10%	\$606,850	-12%	-4%
Total Properties Currently for Sale (Inventory)	147	3%		-16%				
February Number of Properties Sold	92	14%		6%		173	7%	
February Average Days on Market (Solds)	28	-10%	4%	-3%	56%	30	7%	67%
Asking Price per Square Foot (based on New Listings)	\$281	1%	3%	3%	7%	\$279	5%	6%
February Sold Price per Square Foot	\$251	-1%	-1%	4%	-1%	\$252	3%	-1%
February Month's Supply of Inventory	1.6	-9%	0%	-21%	13%	1.7	-17%	18%
February Sale Price vs List Price Ratio	98.3%	.7%	.3%	-2.5%	-1.7%	98.0%	-1%	-2%

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

Property Sales

February Property sales were 92, up 5.7% from 87 in February of 2024 and 13.6% higher than the 81 sales last month. February 2025 sales were at their highest level compared to February of 2024 and 2023. February YTD sales of 173 are running 7.5% ahead of last year's year-to-date sales of 161.

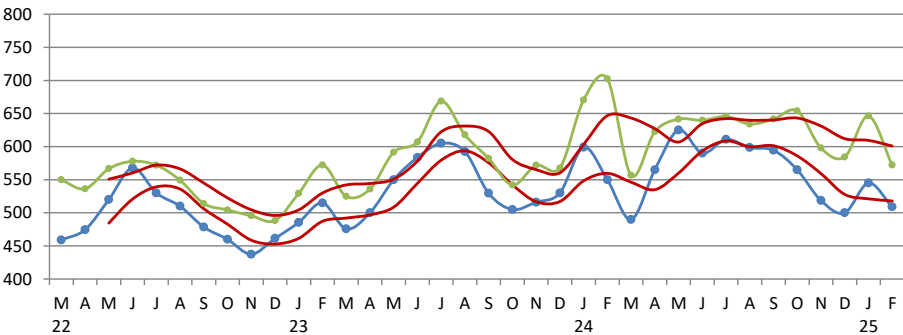
Number of Properties Sold



Prices

The Median Sales Price in February was \$509,000, down 7.5% from \$550,000 in February of 2024 and down 6.6% from \$545,000 last month. The Average Sales Price in February was \$572,161, down 18.5% from \$702,322 in February of 2024 and down 11.5% from \$646,249 last month. February 2025 ASP was at a mid range compared to February of 2024 and 2023.

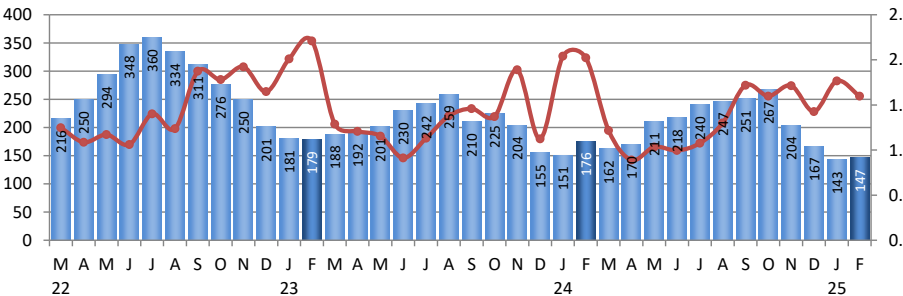
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 147, up 2.8% from 143 last month and down 16.5% from 176 in February of last year. February 2025 Inventory was at its lowest level compared with February of 2024 and 2023.

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



Market Action Report

City: Naperville

February 2025



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COLDWELL BANKER
REALTY

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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 February was 28, down 9.7% from 31 days last month and down 3.4% from 29 days in February of last year. The February 2025 DOM was at its lowest level compared with February of 2024 and 2023.

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 February 2025 Selling Price per Square Foot of \$251 was down 0.9% from \$253 last month and up 3.7% from 242 in February of last year.

Selling Price vs Original Listings Price

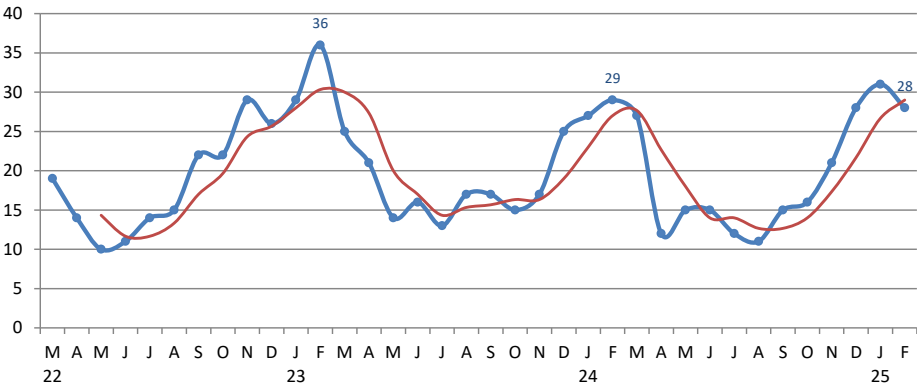
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2025 Selling Price vs Original List Price of 98.3% was up from 97.6% last month and down from 100.8% in February of last year.

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 February 2025 was 174, up 18.4% from 147 last month and down 18.7% from 214 in February of last year.

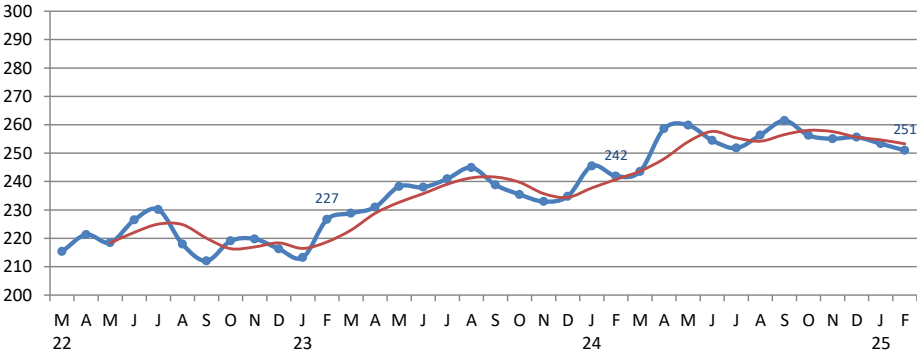
Days On Market for Sold Properties

3 Mo Avg



Selling Price per Square Foot

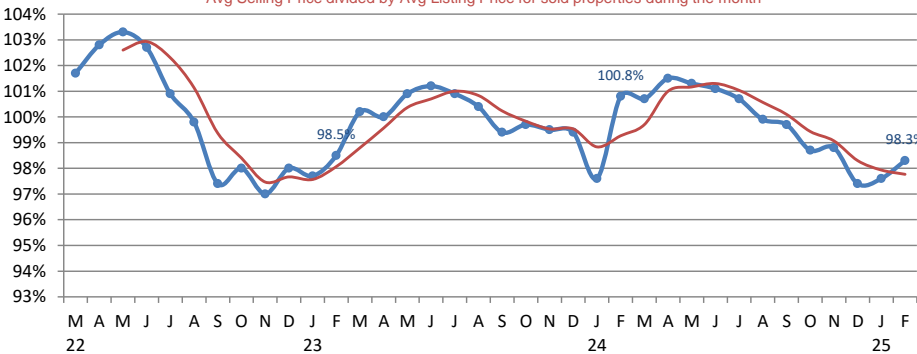
3 Mo Avg



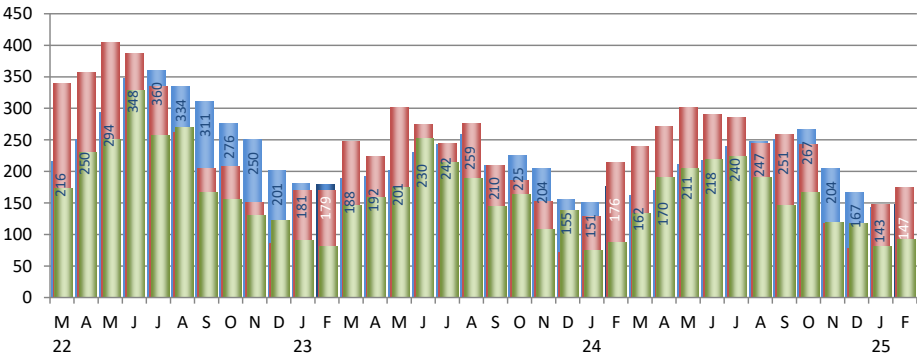
Selling Price versus Listing Price Ratio

3 Mo Avg

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales



Inventory / Listings / Sales

February 2025

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