

Market Action Report

City: Naperville

October 2022

Agent Name

Title

Phone

Website

Other



COLDWELL BANKER
REALTY

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

Market Profile & Trends Overview

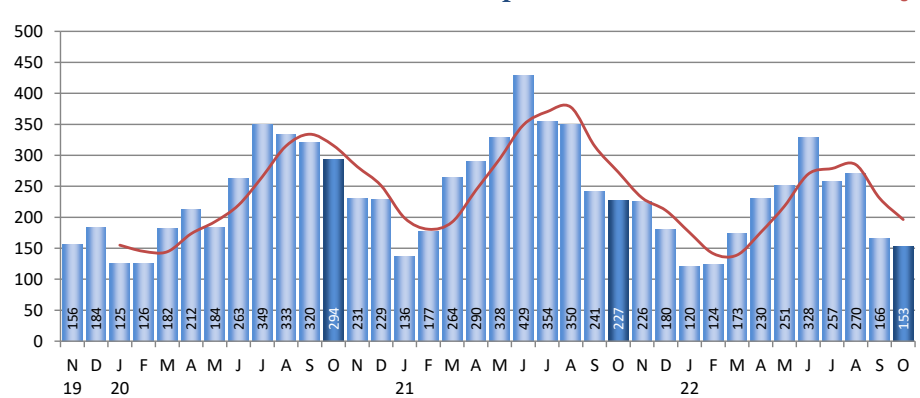
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$624,900	-4%		-4%				
Average List Price of all Current Listings	\$862,518	-3%		-15%				
October Median Sales Price	\$460,000	-4%	-8%	12%	3%	\$500,000	11%	12%
October Average Sales Price	\$504,159	-2%	-7%	10%	4%	\$543,352	11%	12%
Total Properties Currently for Sale (Inventory)	237	9%		42%				
October Number of Properties Sold	153	-8%		-33%		2,072	-26%	
October Average Days on Market (Solds)	1	0%	0%	0%	0%	1	0%	0%
Asking Price per Square Foot (based on New Listings)	\$242	5%	4%	16%	19%	\$229	13%	12%
October Sold Price per Square Foot	\$219	3%	-1%	12%	13%	\$219	13%	13%
October Month's Supply of Inventory	1.5	18%	27%	111%	116%	0.9	19%	24%
October Sale Price vs List Price Ratio	98.0%	.6%	-1.3%	.1%	-1.1%	100.9%	2%	2%

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

Property Sales

October Property sales were 153, down 32.6% from 227 in October of 2021 and 7.8% lower than the 166 sales last month. October 2022 sales were at their lowest level compared to October of 2021 and 2020. October YTD sales of 2,072 are running 25.9% behind last year's year-to-date sales of 2,796.

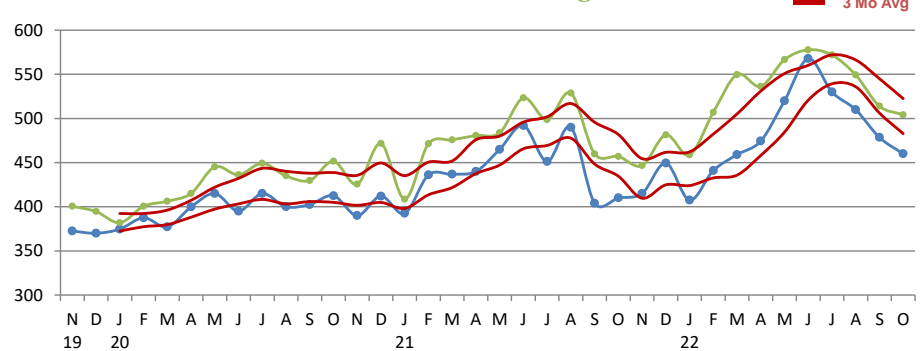
Number of Properties Sold



Prices

The Median Sales Price in October was \$460,000, up 12.2% from \$410,000 in October of 2021 and down 3.9% from \$478,500 last month. The Average Sales Price in October was \$504,159, up 10.3% from \$457,065 in October of 2021 and down 1.9% from \$513,997 last month. October 2022 ASP was at the highest level compared to October of 2021 and 2020.

Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 237, up 8.7% from 218 last month and up 41.9% from 167 in October of last year. October 2022 Inventory was at a mid level compared with October of 2021 and 2020.

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

