

# Market Action Report

City: Naperville

May 2025



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

## Agent Name

Title  
Phone  
Website  
Other



COLDWELL BANKER  
REALTY

### Market Profile & Trends Overview

	Month	LM	L3M	PYM	LY	YTD	Trending versus*: Prior YTD	Trending versus*: Prior Year
Median List Price of all Current Listings	\$649,000	-7%		-7%				
Average List Price of all Current Listings	\$899,500	-2%		3%				
May Median Sales Price	\$600,000	6%	4%	-4%	4%	\$571,500	-1%	-1%
May Average Sales Price	\$675,743	8%	6%	5%	7%	\$636,999	1%	1%
Total Properties Currently for Sale (Inventory)	241	4%		13%				
May Number of Properties Sold	175	2%		-14%		652	-5%	
May Average Days on Market (Solds)	16	-20%	-20%	7%	-11%	22	10%	22%
Asking Price per Square Foot (based on New Listings)	\$278	4%	1%	9%	6%	\$275	5%	5%
May Sold Price per Square Foot	\$264	-1%	0%	2%	4%	\$261	3%	3%
May Month's Supply of Inventory	1.4	2%	1%	31%	-6%	1.6	11%	12%
May Sale Price vs List Price Ratio	99.8%	-.7%	.1%	-1.5%	-.2%	99.4%	-1%	-1%

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

### Property Sales

May Property sales were 175, down 14.2% from 204 in May of 2024 and 2.3% higher than the 171 sales last month. May 2025 sales were at a mid level compared to May of 2024 and 2023. May YTD sales of 652 are running 5.4% behind last year's year-to-date sales of 689.



### Prices

The Median Sales Price in May was \$600,000, down 4.0% from \$625,000 in May of 2024 and up 6.4% from \$564,000 last month. The Average Sales Price in May was \$675,743, up 5.3% from \$641,574 in May of 2024 and up 8.4% from \$623,526 last month. May 2025 ASP was at the highest level compared to May of 2024 and 2023.

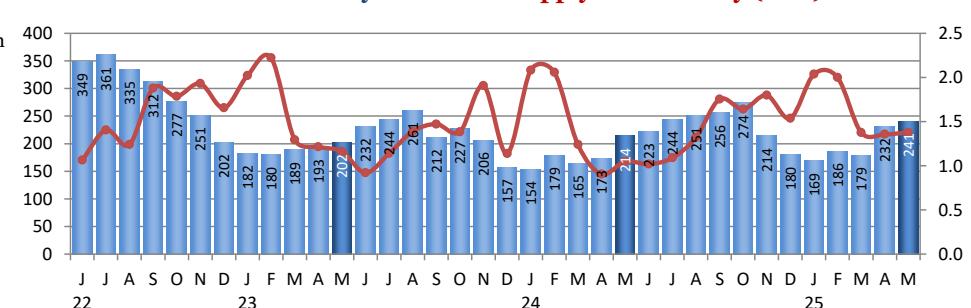


### Inventory & MSI

The Total Inventory of Properties available for sale as of May was 241, up 3.9% from 232 last month and up 12.6% from 214 in May of last year. May 2025 Inventory was at its highest level compared with May of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 1.4 months was at its highest level compared with May of 2024 and 2023.

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



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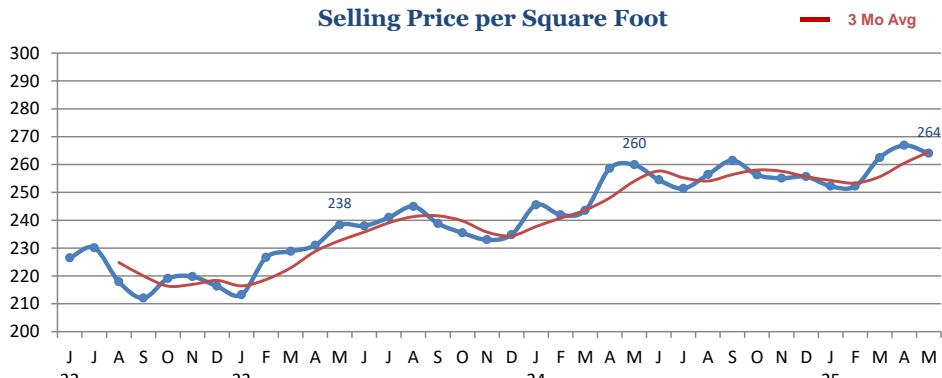
### Market Time

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 May was 16, down 20.0% from 20 days last month and up 6.7% from 15 days in May of last year. The May 2025 DOM was at a mid level compared with May 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 May 2025 Selling Price per Square Foot of \$264 was down 1.1% from \$267 last month and up 1.6% from 260 in May of last year.



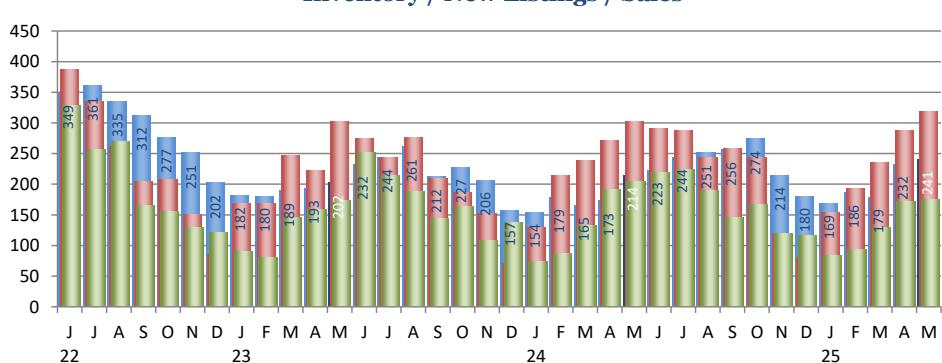
### Selling Price vs Original Listings Price

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 May 2025 Selling Price vs Original List Price of 99.8% was down from 100.5% last month and down from 101.3% in May 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 May 2025 was 319, up 11.1% from 287 last month and up 5.6% from 302 in May of last year.



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