

Market Action Report

City: Naperville

June 2025



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

Agent Name

Title
Phone
Website
Other



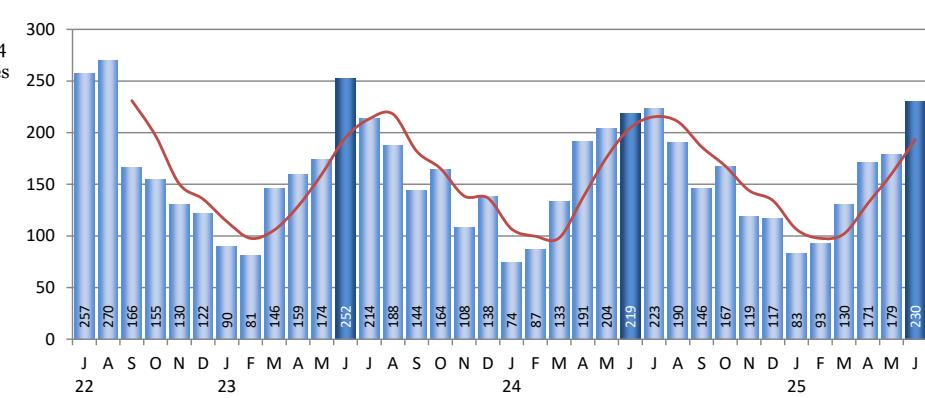
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$650,000	2%		-7%				
Average List Price of all Current Listings	\$888,788	1%		1%				
June Median Sales Price	\$647,500	10%	7%	10%	13%	\$596,500	3%	4%
June Average Sales Price	\$694,643	3%	5%	9%	10%	\$651,513	3%	3%
Total Properties Currently for Sale (Inventory)	261	-0%		17%				
June Number of Properties Sold	230	28%		5%		886	-2%	
June Average Days on Market (Solds)	19	27%	0%	27%	6%	21	17%	17%
Asking Price per Square Foot (based on New Listings)	\$275	-1%	1%	4%	4%	\$275	5%	4%
June Sold Price per Square Foot	\$275	4%	2%	8%	8%	\$265	5%	4%
June Month's Supply of Inventory	1.1	-22%	-17%	11%	-22%	1.6	16%	10%
June Sale Price vs List Price Ratio	100.6%	.9%	.4%	-.5%	.6%	99.7%	-1%	-0%

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

Property Sales

June Property sales were 230, up 5.0% from 219 in June of 2024 and 28.5% higher than the 179 sales last month. June 2025 sales were at a mid level compared to June of 2024 and 2023. June YTD sales of 886 are running 2.4% behind last year's year-to-date sales of 908.



Prices

The Median Sales Price in June was \$647,500, up 9.7% from \$590,000 in June of 2024 and up 10.0% from \$588,510 last month. The Average Sales Price in June was \$694,643, up 8.6% from \$639,667 in June of 2024 and up 3.3% from \$672,648 last month. June 2025 ASP was at the highest level compared to June of 2024 and 2023.



Inventory & MSI

The Total Inventory of Properties available for sale as of June was 261, down 0.4% from 262 last month and up 17.0% from 223 in June of last year. June 2025 Inventory was at its highest level compared with June of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2025 MSI of 1.1 months was at its highest level compared with June of 2024 and 2023.



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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 June was 19, up 26.7% from 15 days last month and up 26.7% from 15 days in June of last year. The June 2025 DOM was at a mid level compared with June 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 June 2025 Selling Price per Square Foot of \$275 was up 4.2% from \$264 last month and up 7.8% from 255 in June 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 June 2025 Selling Price vs Original List Price of 100.6% was up from 99.7% last month and down from 101.1% in June 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 June 2025 was 313, up 1.3% from 309 last month and up 7.6% from 291 in June of last year.



Inventory / Listings / Sales

June 2025

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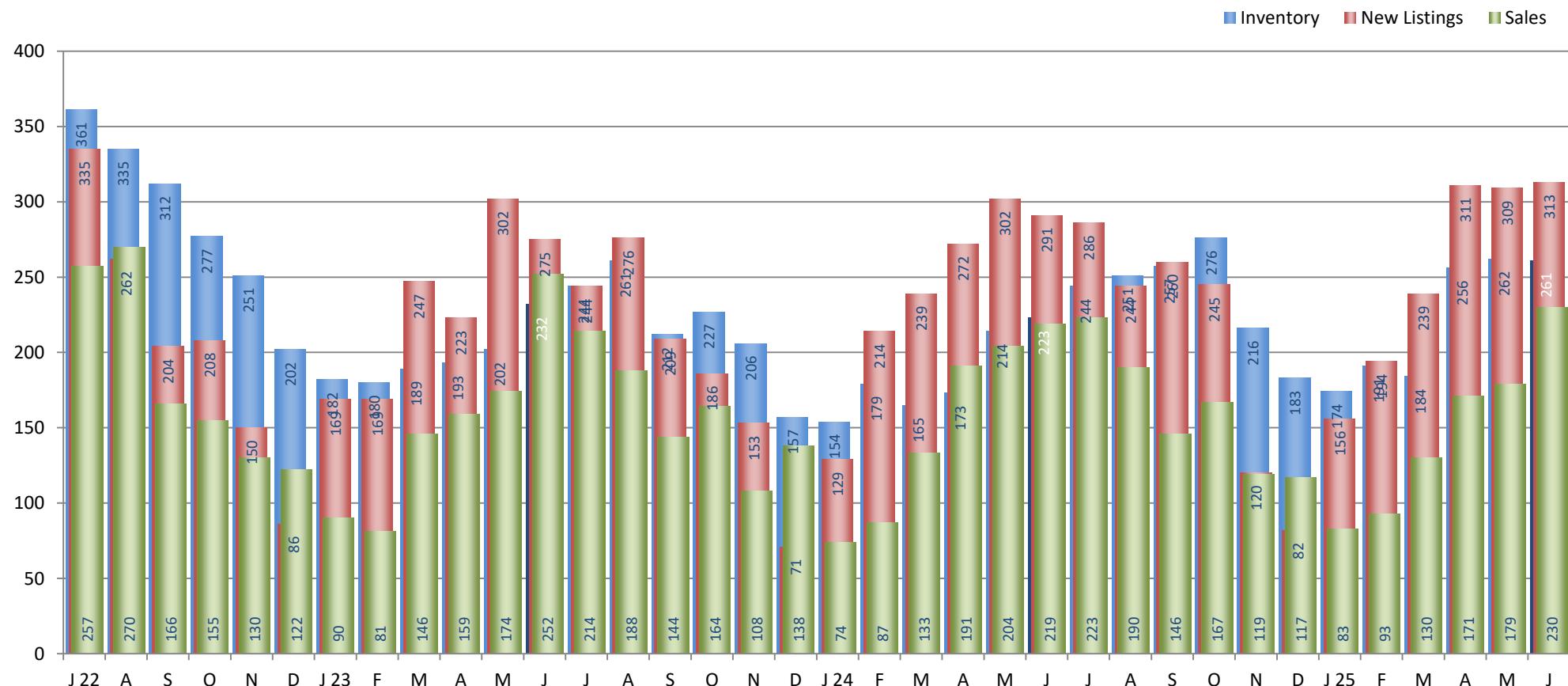


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