

Market Action Report

City: Naperville

August 2025



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

Agent Name

Title
Phone
Website
Other



COLDWELL BANKER
REALTY

Market Profile & Trends Overview

Median List Price of all Current Listings	\$599,900	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Average List Price of all Current Listings	\$774,840		-2%		-5%				
August Median Sales Price	\$582,000		-8%	-5%	-3%	1%	\$595,000	1%	3%
August Average Sales Price	\$646,728		-8%	-5%	2%	2%	\$659,659	4%	4%
Total Properties Currently for Sale (Inventory)	259		-15%		4%				
August Number of Properties Sold	183		-19%		-4%		1,297	-2%	
August Average Days on Market (Solds)	19		12%	6%	73%	6%	20	25%	11%
Asking Price per Square Foot (based on New Listings)	\$263		0%	-2%	0%	0%	\$271	3%	3%
August Sold Price per Square Foot	\$266		-1%	-1%	4%	5%	\$265	5%	4%
August Month's Supply of Inventory	1.4		5%	7%	8%	-3%	1.6	17%	8%
August Sale Price vs List Price Ratio	98.2%		-1.7%	-1.5%	-1.7%	-1.8%	99.5%	-1%	-0%

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

Property Sales

August Property sales were 183, down 3.7% from 190 in August of 2024 and 18.7% lower than the 225 sales last month. August 2025 sales were at their lowest level compared to August of 2024 and 2023. August YTD sales of 1,297 are running 1.8% behind last year's year-to-date sales of 1,321.



Prices

The Median Sales Price in August was \$582,000, down 2.8% from \$598,500 in August of 2024 and down 7.6% from \$630,000 last month. The Average Sales Price in August was \$646,728, up 2.0% from \$634,123 in August of 2024 and down 8.1% from \$703,869 last month. August 2025 ASP was at the highest level compared to August of 2024 and 2023.



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 259, down 14.8% from 304 last month and up 3.6% from 250 in August of last year. August 2025 Inventory was at a mid level compared with August of 2024 and 2023.

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

