

Market Action Report

City: Naperville

September 2025



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

Agent Name

Title
Phone
Website
Other



Market Profile & Trends Overview

Median List Price of all Current Listings	\$637,309	Month	LM	L3M	PYM	LY	YTD	Trending versus*:
Average List Price of all Current Listings	\$795,683		7%		9%			
September Median Sales Price	\$506,000		-13%	-15%	-15%	-12%	\$585,000	-1%
September Average Sales Price	\$608,179		-6%	-9%	-5%	-4%	\$654,402	3%
Total Properties Currently for Sale (Inventory)	258		-6%		0%			
September Number of Properties Sold	138		-25%		-5%		1,436	-2%
September Average Days on Market (Solds)	20		5%	5%	33%	11%	20	25%
Asking Price per Square Foot (based on New Listings)	\$272		4%	1%	4%	3%	\$271	3%
September Sold Price per Square Foot	\$262		-1%	-2%	0%	3%	\$265	4%
September Month's Supply of Inventory	1.9		25%	19%	6%	28%	1.6	16%
September Sale Price vs List Price Ratio	98.1%		-1%	-1.3%	-1.6%	-1.9%	99.4%	-1%

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

Property Sales

September Property sales were 138, down 5.5% from 146 in September of 2024 and 25.0% lower than the 184 sales last month. September 2025 sales were at their lowest level compared to September of 2024 and 2023. September YTD sales of 1,436 are running 2.1% behind last year's year-to-date sales of 1,467.



Prices

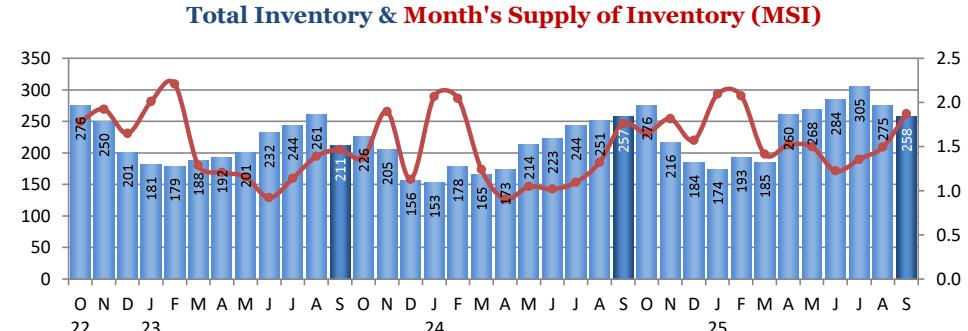
The Median Sales Price in September was \$506,000, down 14.9% from \$594,500 in September of 2024 and down 12.9% from \$581,000 last month. The Average Sales Price in September was \$608,179, down 5.2% from \$641,443 in September of 2024 and down 5.6% from \$644,381 last month. September 2025 ASP was at a mid range compared to September of 2024 and 2023.



Inventory & MSI

The Total Inventory of Properties available for sale as of September was 258, down 6.2% from 275 last month and up 0.4% from 257 in September of last year. September 2025 Inventory was at its highest level compared with September of 2024 and 2023.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2025 MSI of 1.9 months was at its highest level compared with September of 2024 and 2023.



Market Action Report

City: Naperville

September 2025



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

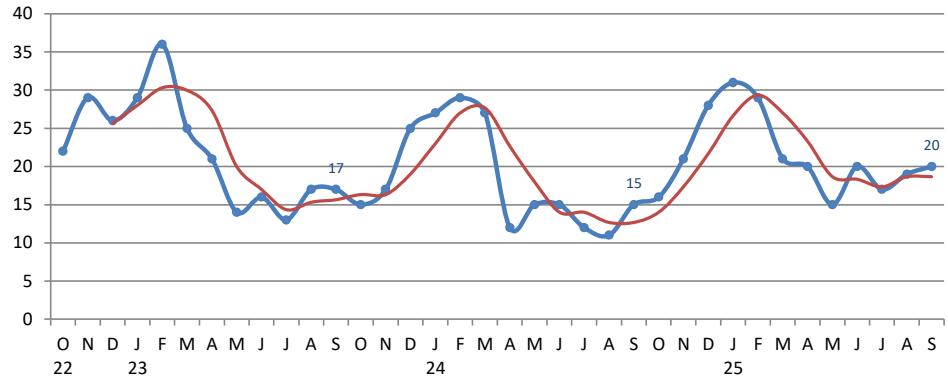
Agent Name

Title
Phone
Website
Other



Days On Market for Sold Properties

— 3 Mo Avg



Market Time

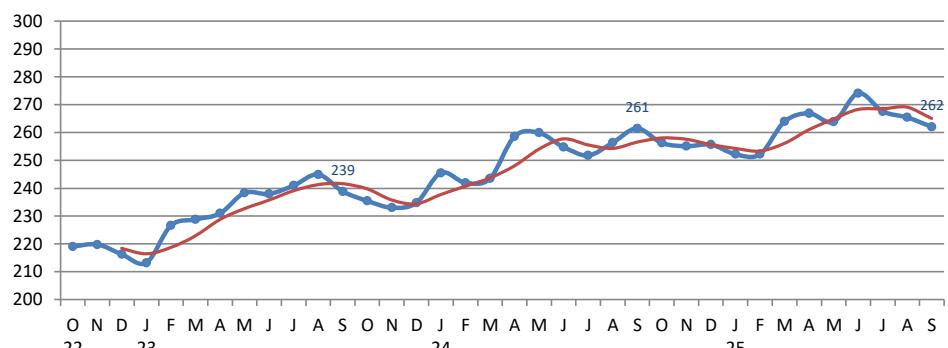
The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for September 2025 was 20, up 5.3% from 19 days last month and up 33.3% from 15 days in September of last year. The September 2025 DOM was at a mid level compared with September 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 September 2025 Selling Price per Square Foot of \$262 was down 1.3% from \$265 last month and up 0.2% from 261 in September of last year.

Selling Price per Square Foot

— 3 Mo Avg



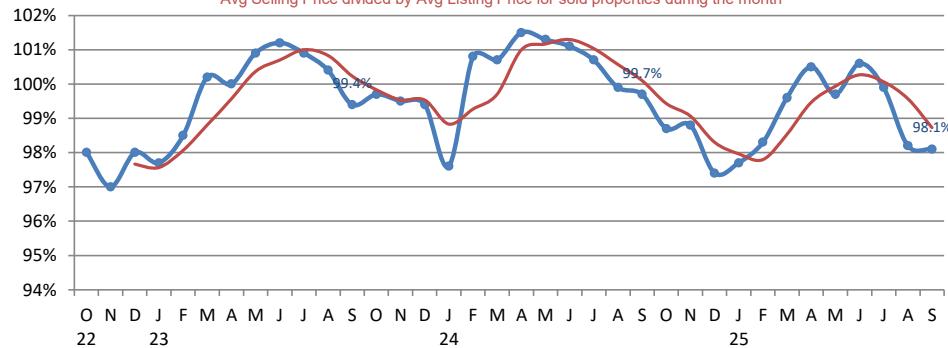
Selling Price vs Original Listings Price

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 September 2025 Selling Price vs Original List Price of 98.1% was down from 98.2% last month and down from 99.7% in September of last year.

Selling Price versus Listing Price Ratio

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

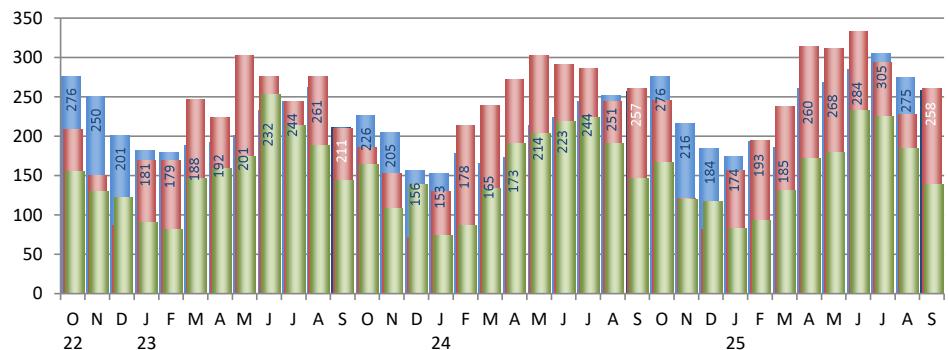
— 3 Mo Avg



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 September 2025 was 260, up 14.5% from 227 last month and equal to 260 in September of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

City: Naperville

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

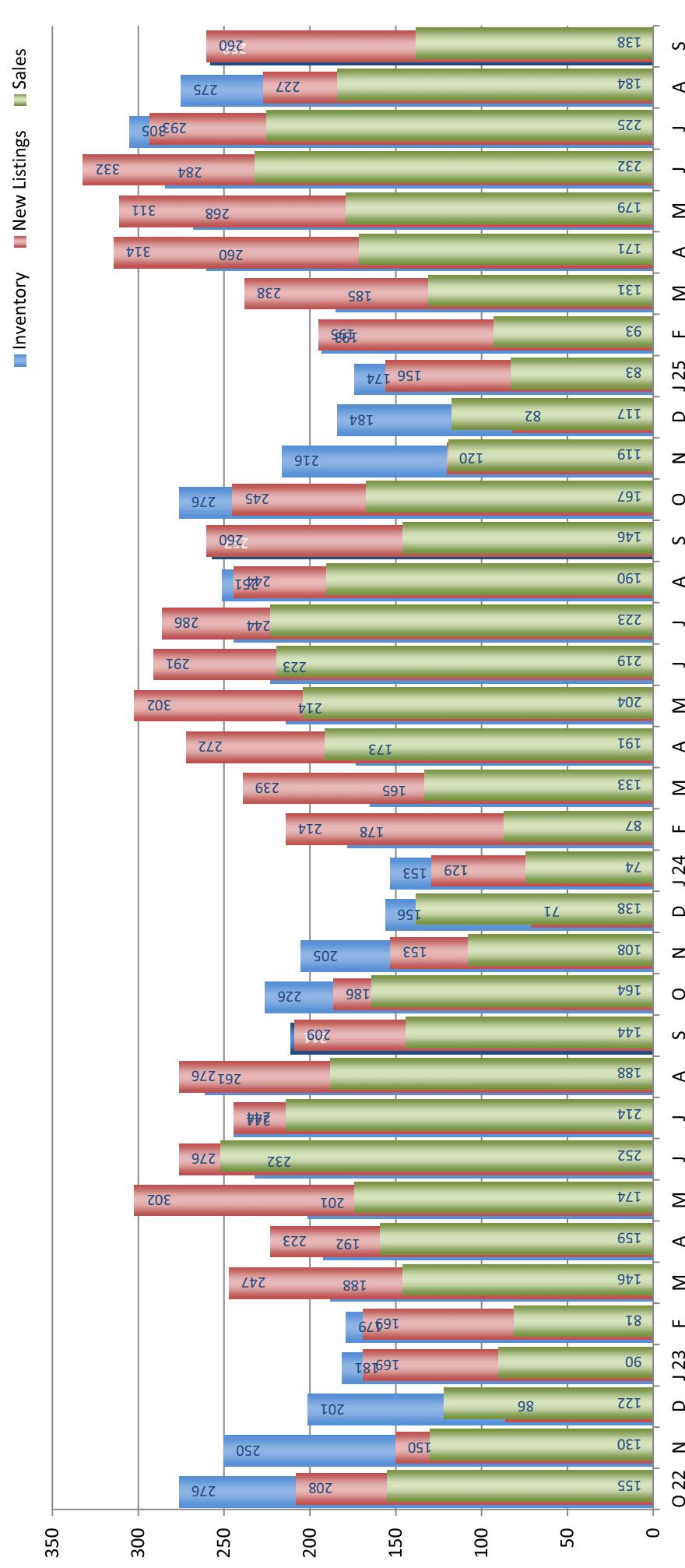
Agent Name

Title
Phone
Website
Other

September 2025



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 September 2025 was 260, up 14.5% from 227 last month and equal to 260 in September of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: SFH - Condo - Twin

Data is provided courtesy of Midwest Real Estate Data LLC and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.