

Market Action Report

City: Naperville

December 2025



Agent Name

Title  
Phone  
Website  
Other



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

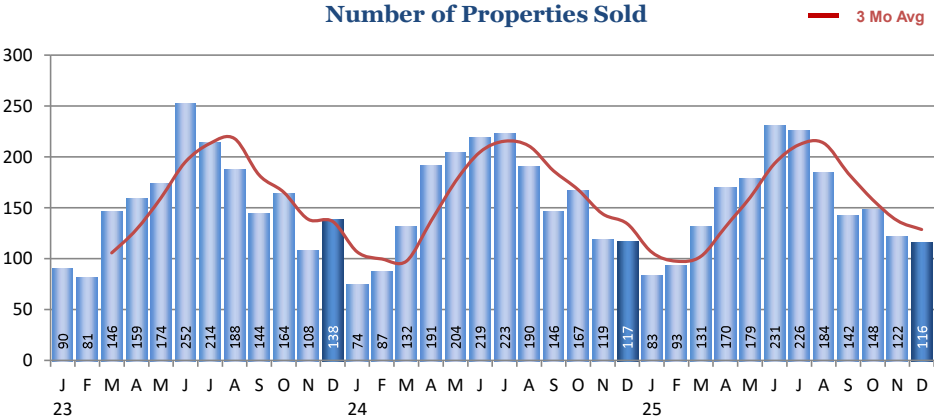
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$625,000	-2%		-11%				
Average List Price of all Current Listings	\$836,575	2%		-8%				
December Median Sales Price	\$560,496	8%	4%	12%	-3%	\$580,000	1%	1%
December Average Sales Price	\$597,688	7%	-1%	2%	-5%	\$643,671	2%	2%
Total Properties Currently for Sale (Inventory)	133	-17%		-28%				
December Number of Properties Sold	116	-5%		-1%		1,825	-2%	
December Average Days on Market (Solds)	24	14%	14%	-14%	33%	20	18%	11%
Asking Price per Square Foot (based on New Listings)	\$262	-2%	-3%	0%	-1%	\$271	3%	3%
December Sold Price per Square Foot	\$260	5%	1%	2%	2%	\$263	4%	4%
December Month's Supply of Inventory	1.1	-13%	-14%	-27%	-22%	1.6	7%	7%
December Sale Price vs List Price Ratio	98.5%	.8%	.5%	1.1%	-1.5%	99.1%	-1%	-1%

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

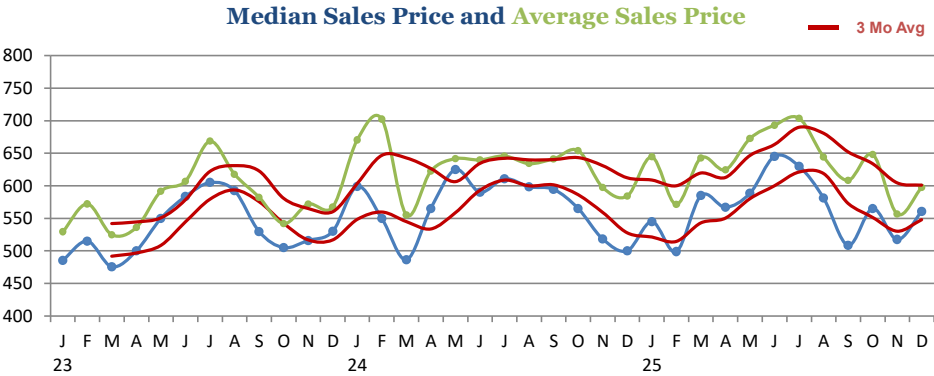
Property Sales

December Property sales were 116, down 0.9% from 117 in December of 2024 and 4.9% lower than the 122 sales last month. December 2025 sales were at their lowest level compared to December of 2024 and 2023. December YTD sales of 1,825 are running 2.4% behind last year's year-to-date sales of 1,869.



Prices

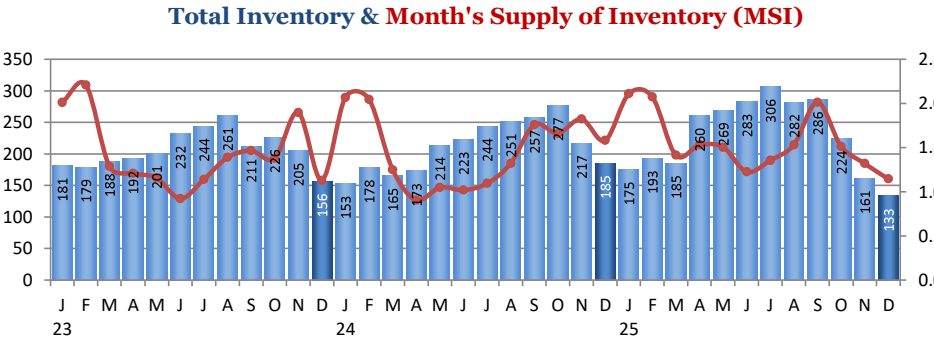
The Median Sales Price in December was \$560,496, up 12.1% from \$500,000 in December of 2024 and up 8.3% from \$517,500 last month. The Average Sales Price in December was \$597,688, up 2.3% from \$584,362 in December of 2024 and up 7.4% from \$556,573 last month. December 2025 ASP was at the highest level compared to December of 2024 and 2023.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 133, down 17.4% from 161 last month and down 28.1% from 185 in December of last year. December 2025 Inventory was at its lowest level compared with December of 2024 and 2023.

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



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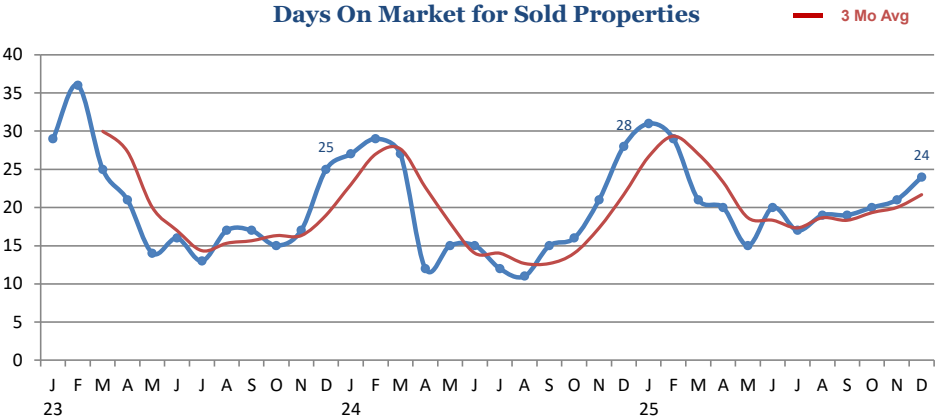


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Market Time

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 December was 24, up 14.3% from 21 days last month and down 14.3% from 28 days in December of last year. The December 2025 DOM was at its lowest level compared with December of 2024 and 2023.

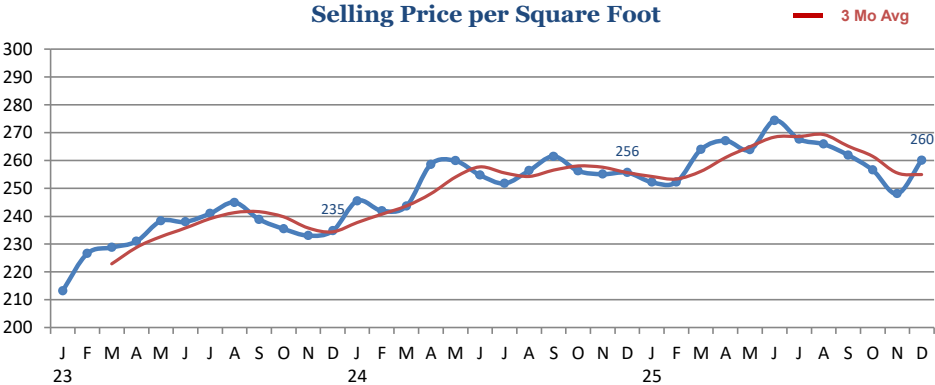
Days On Market for Sold Properties



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 December 2025 Selling Price per Square Foot of \$260 was up 4.9% from \$248 last month and up 1.8% from 256 in December of last year.

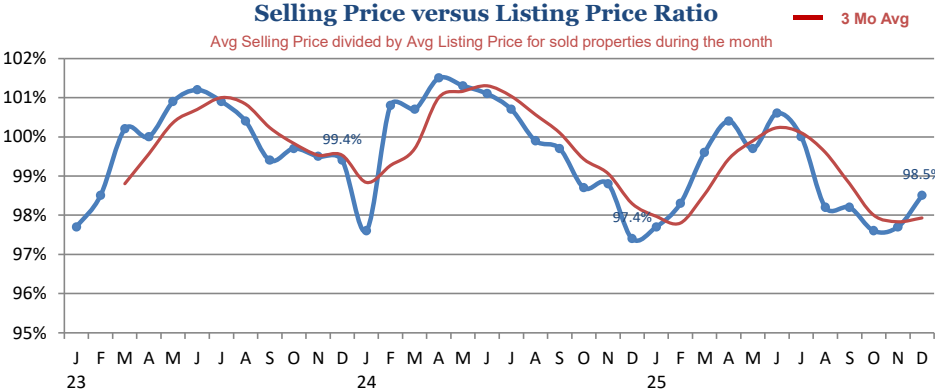
Selling Price per Square Foot



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 December 2025 Selling Price vs Original List Price of 98.5% was up from 97.7% last month and up from 97.4% in December of last year.

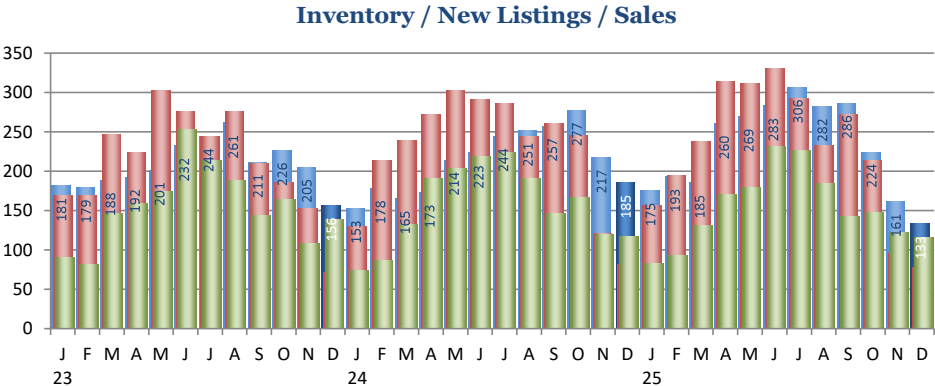
Selling Price versus Listing Price Ratio



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 December 2025 was 77, down 18.9% from 95 last month and down 6.1% from 82 in December of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

December 2025



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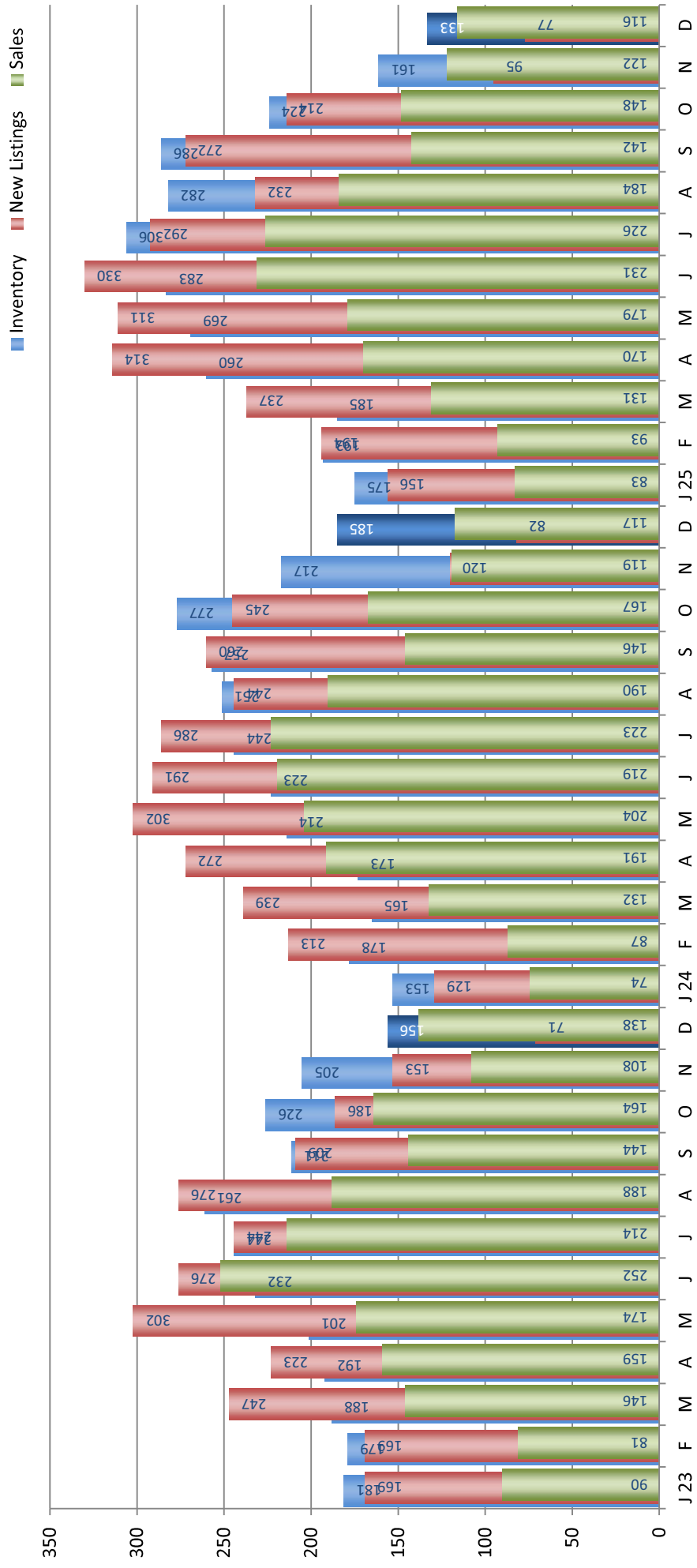
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