

City: Naperville

## Agent Name

Title  
Phone  
Website  
Other



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

### Market Profile & Trends Overview

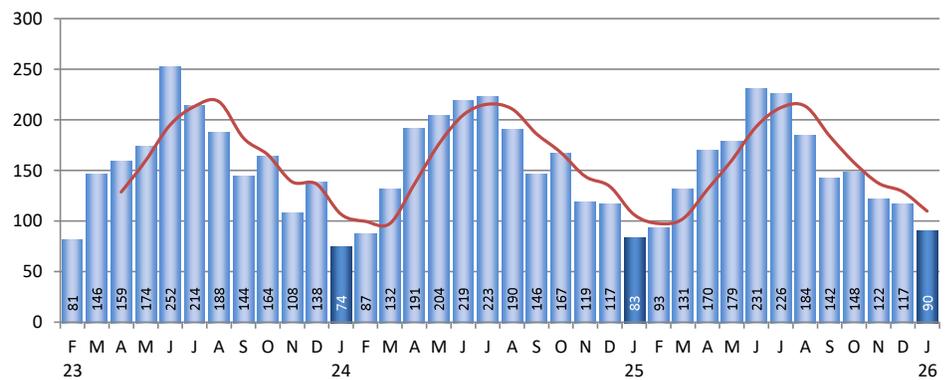
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$603,000	-3%		-14%				
Average List Price of all Current Listings	\$799,007	-1%		-10%				
January Median Sales Price	\$578,118	4%	5%	6%	0%	\$578,118	6%	0%
January Average Sales Price	\$667,752	12%	8%	4%	4%	\$667,752	4%	4%
Total Properties Currently for Sale (Inventory)	145	-1%		-17%				
January Number of Properties Sold	90	-23%		8%		90	8%	
January Average Days on Market (Solds)	33	38%	38%	6%	57%	33	6%	57%
Asking Price per Square Foot (based on New Listings)	\$270	4%	0%	-2%	0%	\$270	-2%	0%
January Sold Price per Square Foot	\$259	-0%	1%	2%	-2%	\$259	2%	-2%
January Month's Supply of Inventory	1.6	28%	14%	-24%	2%	1.6	-24%	2%
January Sale Price vs List Price Ratio	98.0%	-5%	.1%	.3%	-1.1%	98.0%	0%	-1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2025) / YTD = Year-to-date

### Property Sales

January Property sales were 90, up 8.4% from 83 in January of 2025 and 23.1% lower than the 117 sales last month. January 2026 sales were at their highest level compared to January of 2025 and 2024. January YTD sales of 90 are running 8.4% ahead of last year's year-to-date sales of 83.

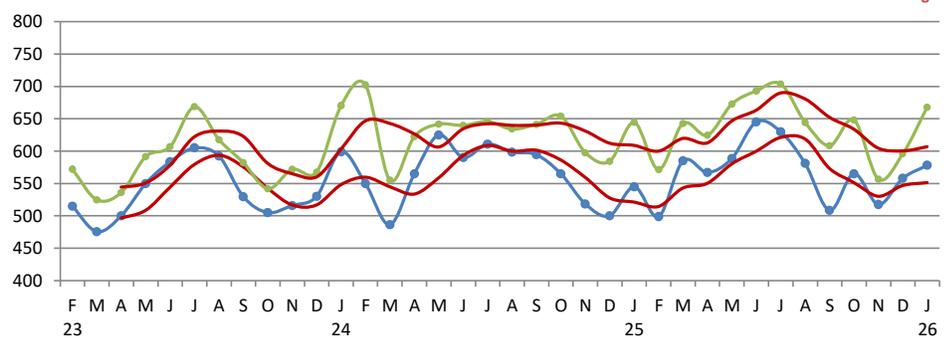
### Number of Properties Sold



### Prices

The Median Sales Price in January was \$578,118, up 6.1% from \$545,000 in January of 2025 and up 3.6% from \$558,000 last month. The Average Sales Price in January was \$667,752, up 3.6% from \$644,436 in January of 2025 and up 12.1% from \$595,913 last month. January 2026 ASP was at a mid range compared to January of 2025 and 2024.

### Median Sales Price and Average Sales Price

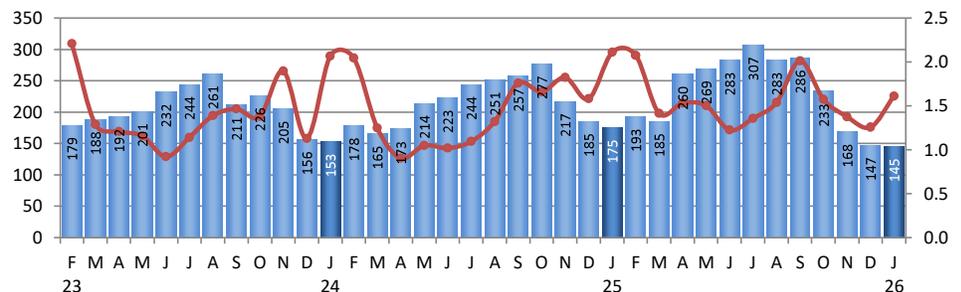


### Inventory & MSI

The Total Inventory of Properties available for sale as of January was 145, down 1.4% from 147 last month and down 17.1% from 175 in January of last year. January 2026 Inventory was at its lowest level compared with January of 2025 and 2024.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2026 MSI of 1.6 months was at its lowest level compared with January of 2025 and 2024.

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



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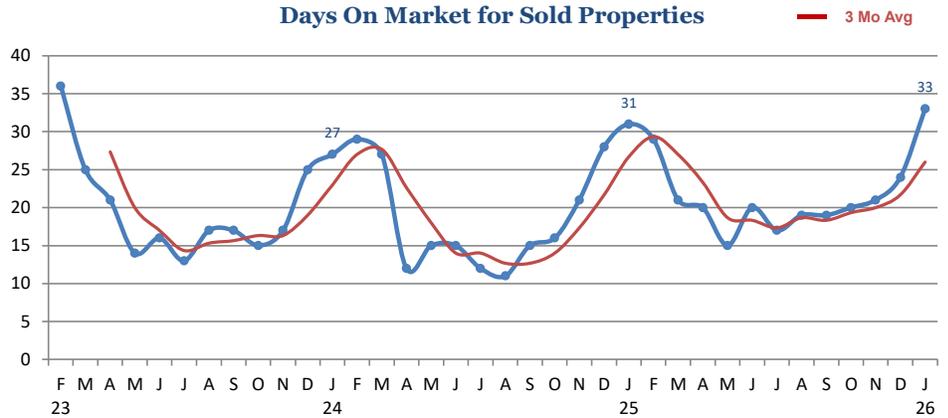


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### Market Time

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 January was 33, up 37.5% from 24 days last month and up 6.5% from 31 days in January of last year. The January 2026 DOM was at a mid level compared with January of 2025 and 2024.

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 January 2026 Selling Price per Square Foot of \$259 was down 0.4% from \$260 last month and up 2.4% from 253 in January 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 January 2026 Selling Price vs Original List Price of 98.0% was down from 98.5% last month and up from 97.7% in January 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 January 2026 was 148, up 72.1% from 86 last month and down 5.1% from 156 in January of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

January 2026



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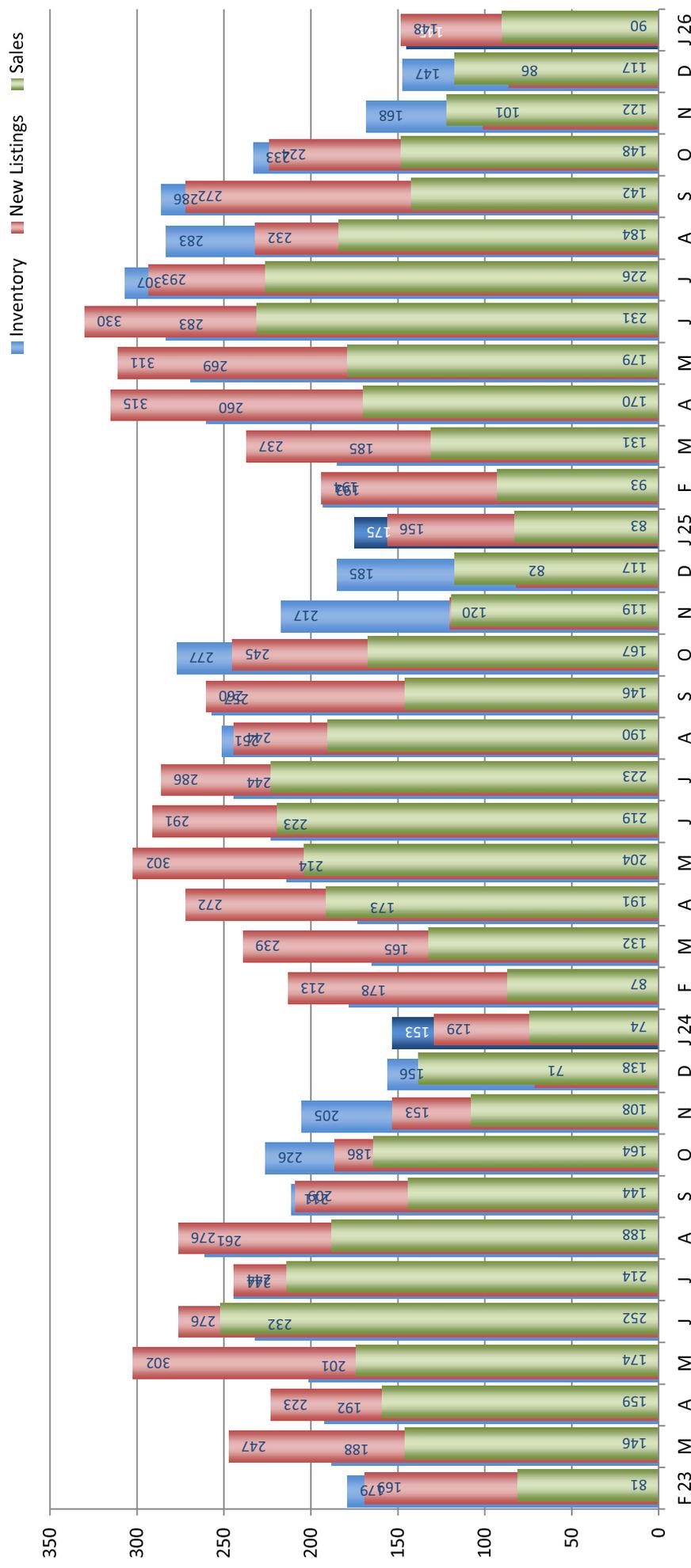


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