

City: Naperville

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

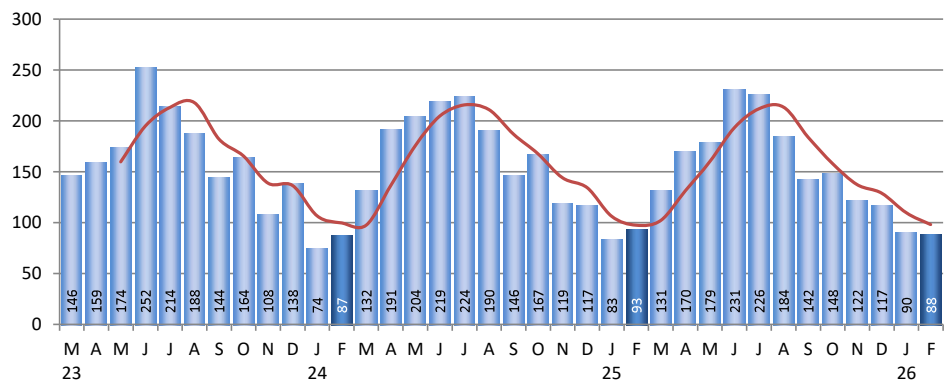
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$606,250	2%		-16%				
Average List Price of all Current Listings	\$828,871	8%		-15%				
February Median Sales Price	\$595,750	3%	7%	19%	3%	\$583,250	11%	1%
February Average Sales Price	\$650,451	-3%	6%	14%	1%	\$659,199	9%	2%
Total Properties Currently for Sale (Inventory)	166	5%		-14%				
February Number of Properties Sold	88	-2%		-5%		178	1%	
February Average Days on Market (Solds)	30	-9%	15%	3%	43%	31	3%	48%
Asking Price per Square Foot (based on New Listings)	\$286	5%	5%	1%	6%	\$279	0%	3%
February Sold Price per Square Foot	\$262	1%	2%	4%	0%	\$260	3%	-1%
February Month's Supply of Inventory	1.9	7%	15%	-9%	19%	1.8	-13%	14%
February Sale Price vs List Price Ratio	98.3%	.3%	.2%	.0%	-7%	98.2%	0%	-1%

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

Property Sales

February Property sales were 88, down 5.4% from 93 in February of 2025 and 2.2% lower than the 90 sales last month. February 2026 sales were at a mid level compared to February of 2025 and 2024. February YTD sales of 178 are running 1.1% ahead of last year's year-to-date sales of 176.

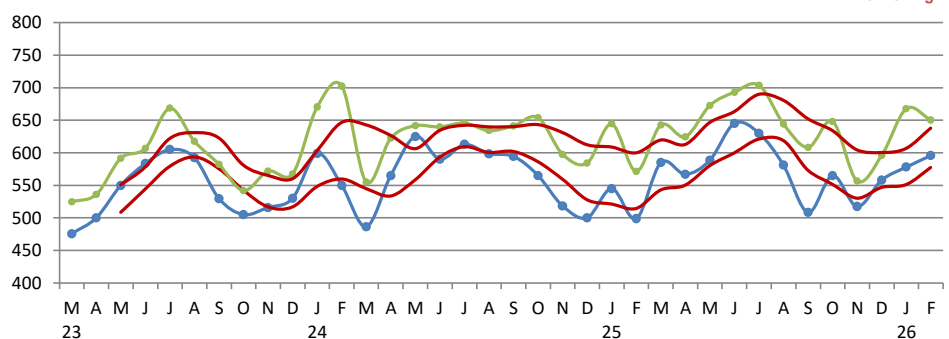
Number of Properties Sold



Prices

The Median Sales Price in February was \$595,750, up 19.4% from \$499,000 in February of 2025 and up 3.0% from \$578,118 last month. The Average Sales Price in February was \$650,451, up 13.8% from \$571,331 in February of 2025 and down 2.6% from \$667,752 last month. February 2026 ASP was at a mid range compared to February of 2025 and 2024.

Median Sales Price and Average Sales Price

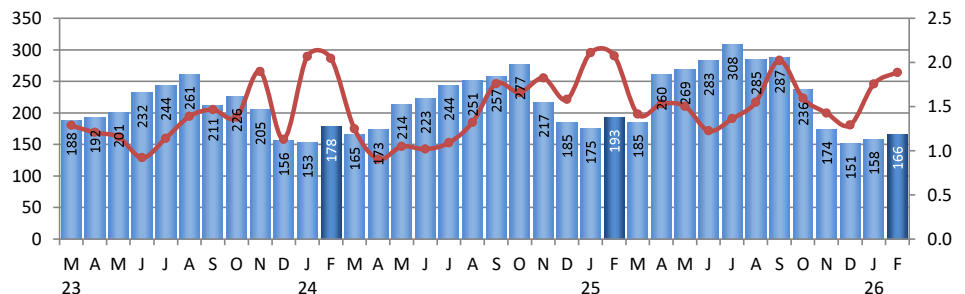


Inventory & MSI

The Total Inventory of Properties available for sale as of February was 166, up 5.1% from 158 last month and down 14.0% from 193 in February of last year. February 2026 Inventory was at its lowest level compared with February of 2025 and 2024.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2026 MSI of 1.9 months was at its lowest level compared with February of 2025 and 2024.

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



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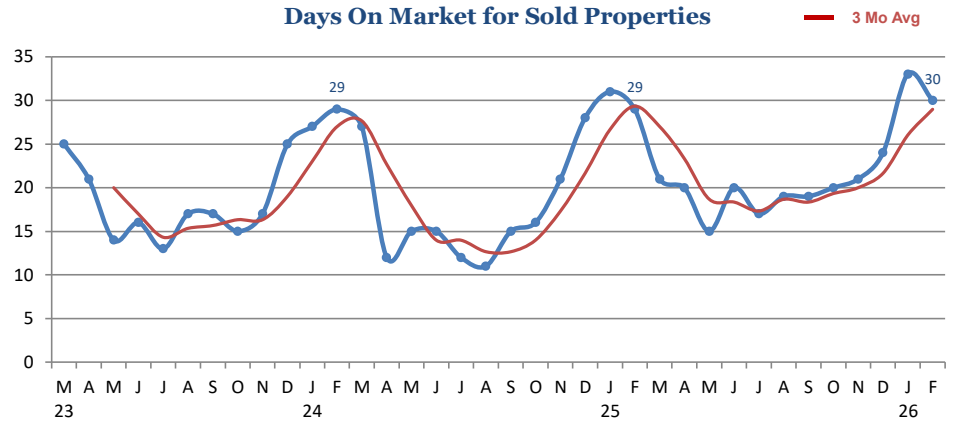


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Market Time

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 February was 30, down 9.1% from 33 days last month and up 3.4% from 29 days in February of last year. The February 2026 DOM was at a mid level compared with February of 2025 and 2024.

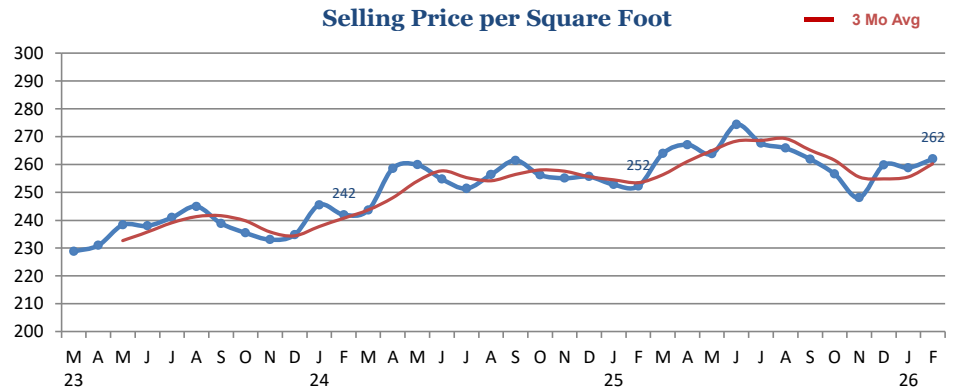
Days On Market for Sold Properties



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 February 2026 Selling Price per Square Foot of \$262 was up 1.2% from \$259 last month and up 3.9% from 252 in February of last year.

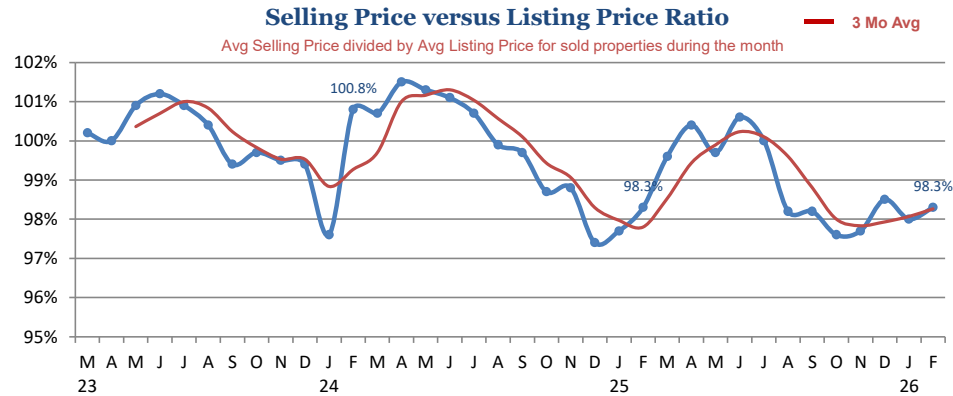
Selling Price per Square Foot



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 February 2026 Selling Price vs Original List Price of 98.3% was up from 98.0% last month and equal to 98.3% in February 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 February 2026 was 182, up 13.0% from 161 last month and down 6.2% from 194 in February of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

February 2026



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