

City: Naperville

Agent Name

Title
Phone
Website
Other



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

Market Profile & Trends Overview

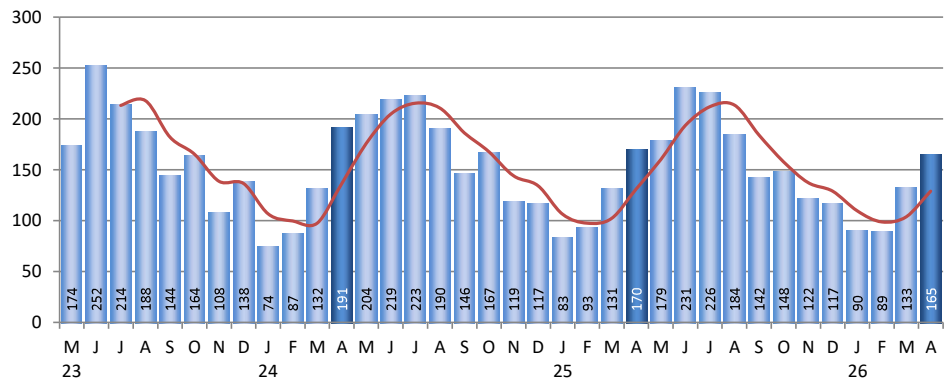
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$699,999	8%		2%				
Average List Price of all Current Listings	\$905,278	5%		1%				
April Median Sales Price	\$599,000	11%	2%	6%	4%	\$585,000	4%	1%
April Average Sales Price	\$645,911	-2%	-1%	3%	0%	\$654,840	5%	2%
Total Properties Currently for Sale (Inventory)	229	35%		-12%				
April Number of Properties Sold	165	24%		-3%		477	0%	
April Average Days on Market (Solds)	16	-33%	-33%	-20%	-24%	24	0%	14%
Asking Price per Square Foot (based on New Listings)	\$289	1%	1%	8%	7%	\$285	4%	5%
April Sold Price per Square Foot	\$278	3%	3%	4%	6%	\$269	3%	2%
April Month's Supply of Inventory	1.4	9%	-12%	-9%	-13%	1.6	-8%	3%
April Sale Price vs List Price Ratio	99.7%	.3%	.7%	-.7%	.7%	99.1%	-0%	0%

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

Property Sales

April Property sales were 165, down 2.9% from 170 in April of 2025 and 24.1% higher than the 133 sales last month. April 2026 sales were at their lowest level compared to April of 2025 and 2024. April YTD sales of 477 are running equal to last year's year-to-date sales of 477.

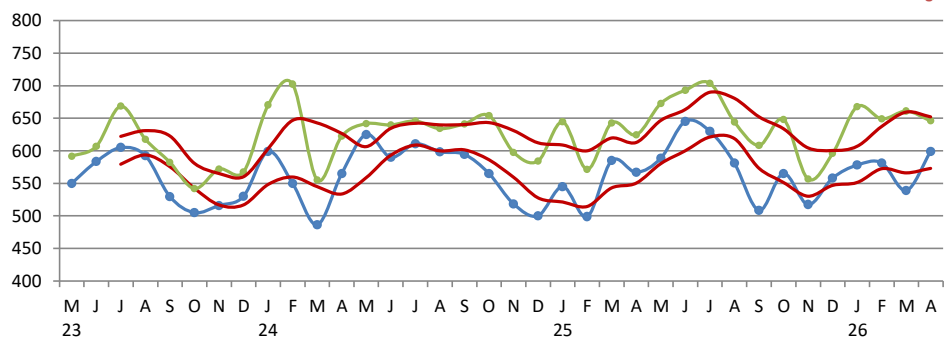
Number of Properties Sold



Prices

The Median Sales Price in April was \$599,000, up 5.6% from \$567,000 in April of 2025 and up 11.1% from \$539,000 last month. The Average Sales Price in April was \$645,911, up 3.4% from \$624,612 in April of 2025 and down 2.3% from \$661,134 last month. April 2026 ASP was at the highest level compared to April of 2025 and 2024.

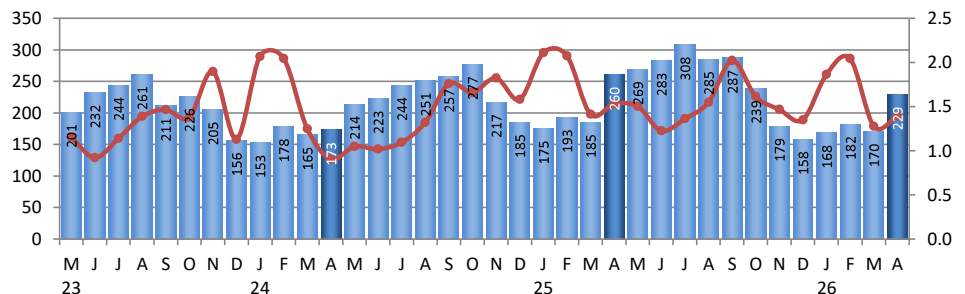
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 229, up 34.7% from 170 last month and down 11.9% from 260 in April of last year. April 2026 Inventory was at a mid level compared with April of 2025 and 2024.

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



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2026 MSI of 1.4 months was at a mid level compared with April of 2025 and 2024.

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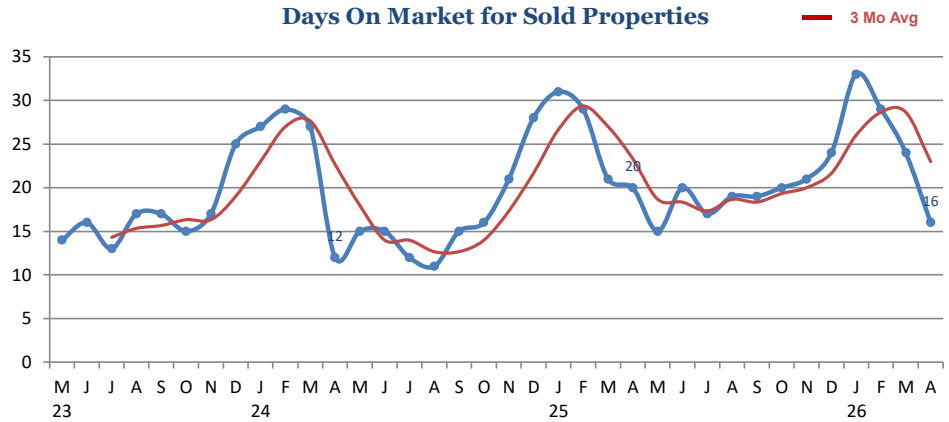


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Market Time

The average Property 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 April was 16, down 33.3% from 24 days last month and down 20.0% from 20 days in April of last year. The April 2026 DOM was at a mid level compared with April of 2025 and 2024.

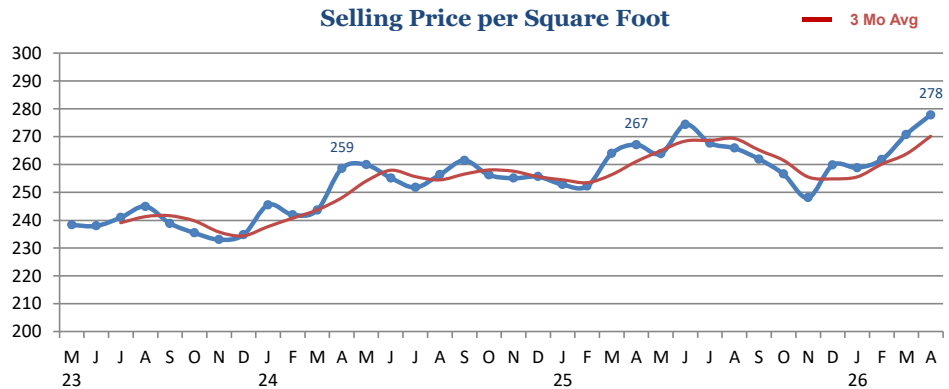
Days On Market for Sold Properties



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 April 2026 Selling Price per Square Foot of \$278 was up 2.6% from \$271 last month and up 4.0% from 267 in April of last year.

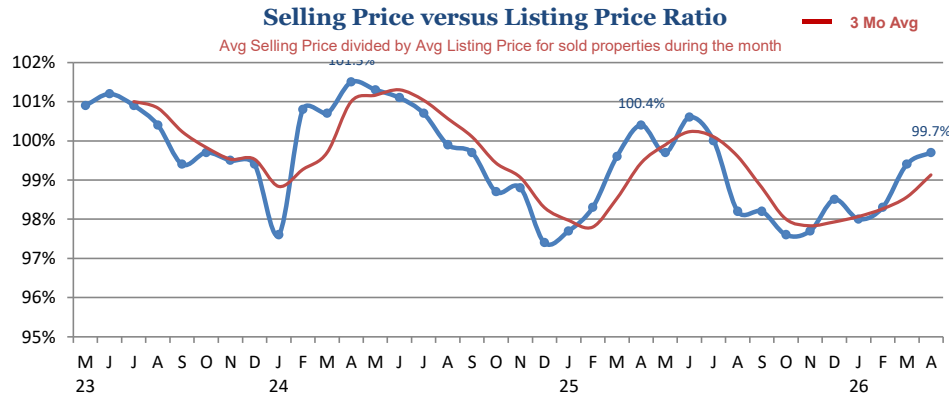
Selling Price per Square Foot



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 April 2026 Selling Price vs Original List Price of 99.7% was up from 99.4% last month and down from 100.4% in April of last year.

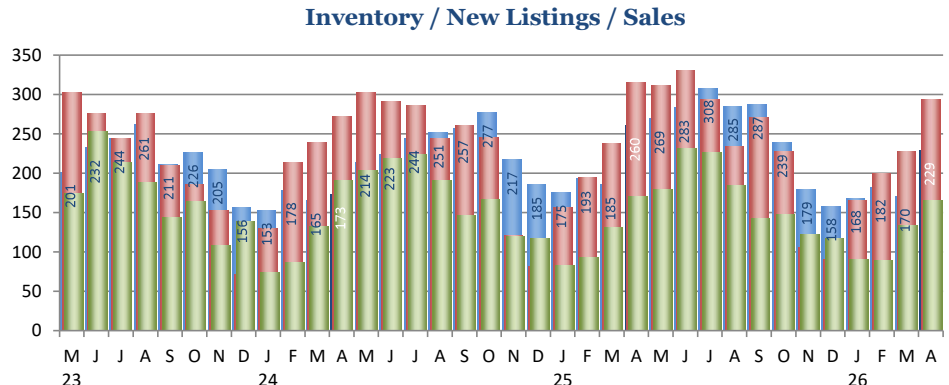
Selling Price versus Listing Price Ratio



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 April 2026 was 293, up 28.5% from 228 last month and down 7.0% from 315 in April of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

April 2026



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