

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025



Naperville

- 12.6%

- 3.7%

- 2.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	162	140	- 13.6%	1,767	1,822	+ 3.1%
Under Contract (includes Contingent and Pending)	143	119	- 16.8%	1,259	1,240	- 1.5%
Closed Sales	71	80	+ 12.7%	1,239	1,291	+ 4.2%
Median Sales Price*	\$680,000	\$737,792	+ 8.5%	\$645,000	\$700,000	+ 8.5%
Average Sales Price*	\$726,618	\$799,034	+ 10.0%	\$714,058	\$753,664	+ 5.5%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	100.0%	100.0%	0.0%
Average Market Time	42	31	- 26.2%	38	30	- 21.1%
Inventory of Homes for Sale at Month End	100	94	- 6.0%	--	--	--

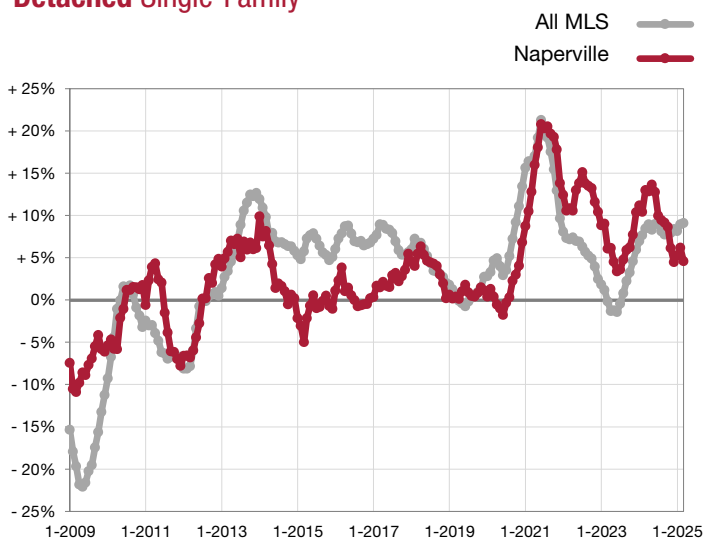
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	85	76	- 10.6%	723	837	+ 15.8%
Under Contract (includes Contingent and Pending)	66	65	- 1.5%	574	598	+ 4.2%
Closed Sales	63	49	- 22.2%	573	591	+ 3.1%
Median Sales Price*	\$325,000	\$315,000	- 3.1%	\$310,000	\$325,000	+ 4.8%
Average Sales Price*	\$361,234	\$391,651	+ 8.4%	\$349,599	\$362,162	+ 3.6%
Percent of Original List Price Received*	101.1%	98.6%	- 2.5%	100.7%	99.7%	- 1.0%
Average Market Time	40	35	- 12.5%	26	27	+ 3.8%
Inventory of Homes for Sale at Month End	38	41	+ 7.9%	--	--	--

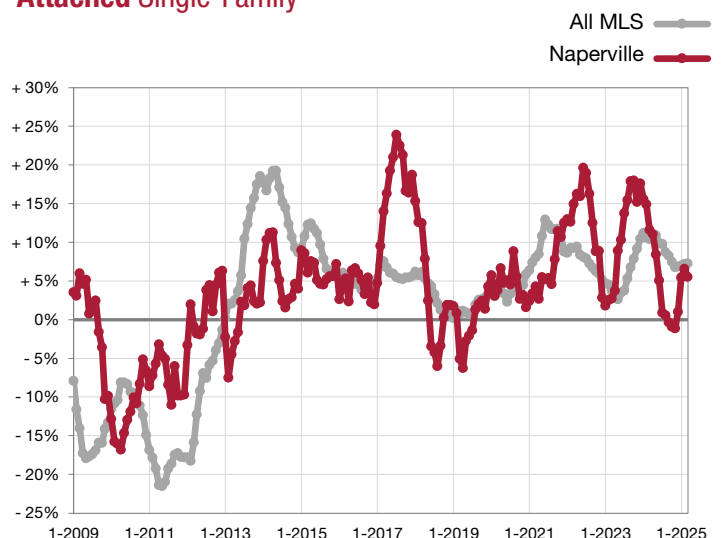
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.