

Monthly Indicators



A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
FOR MEMBERS OF THE NORTH SHORE BARRINGTON ASSOCIATION OF REALTORS®
RESIDENTIAL REAL ESTATE ACTIVITY ONLY

May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings in the North Shore-Barrington region decreased 3.9 percent to 964. Listings Under Contract were down 1.4 percent to 649. Inventory levels fell 3.5 percent to 817 units.

Prices continued to gain traction. The Median Sales Price increased 8.5 percent to \$675,000. Market Times were up 13.0 percent to 37 days. Sellers were encouraged as Months Supply of Inventory was down 2.8 percent to 1.7 months.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Quick Facts

- 9.6%	+ 8.5%	- 3.5%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

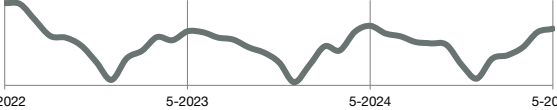
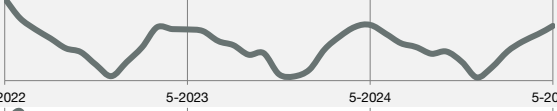
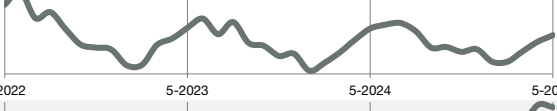







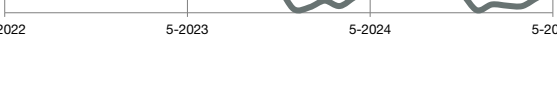
Market Overview	2
New Listings	3
Closed Sales	4
Under Contract	5
Median Sales Price	6
Average Sales Price	7
Average List Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Market Time	11
Months Supply of Inventory	12
Inventory of Homes for Sale	13

Market Overview

Key market metrics for the current month and year-to-date figures.

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Key Metrics	Historical Sparklines	5-2024	5-2025	+ / -	YTD 2024	YTD 2025	+ / -
New Listings		1,003	964	- 3.9%	3,809	3,771	- 1.0%
Closed Sales		624	564	- 9.6%	2,125	2,144	+ 0.9%
Under Contract (Contingent and Pending)		658	649	- 1.4%	2,687	2,588	- 3.7%
Median Sales Price		\$622,000	\$675,000	+ 8.5%	\$569,000	\$627,000	+ 10.2%
Average Sales Price		\$830,848	\$879,467	+ 5.9%	\$770,895	\$856,592	+ 11.1%
Average List Price		\$946,636	\$965,849	+ 2.0%	\$943,589	\$1,008,689	+ 6.9%
Percent of Original List Price Received		100.8%	100.7%	- 0.1%	99.6%	99.7%	+ 0.1%
Housing Affordability Index		51	48	- 5.9%	56	51	- 8.9%
Market Time		32	37	+ 13.0%	44	47	+ 6.9%
Months Supply of Homes for Sale		1.7	1.7	- 2.8%	--	--	--
Inventory of Homes for Sale		847	817	- 3.5%	--	--	--

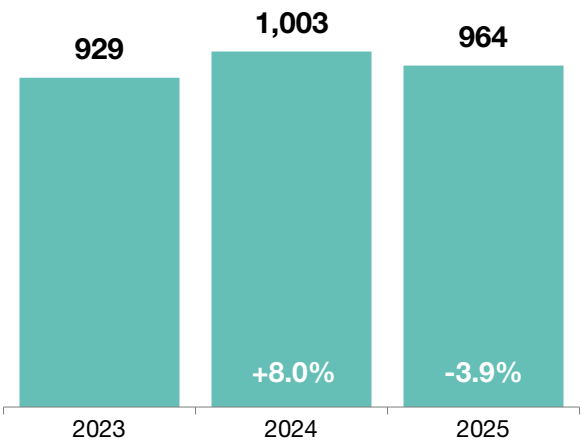
New Listings

A count of the properties that have been newly listed on the market in a given month.

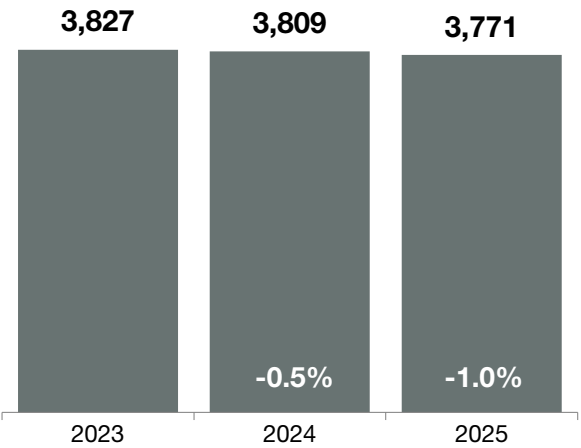
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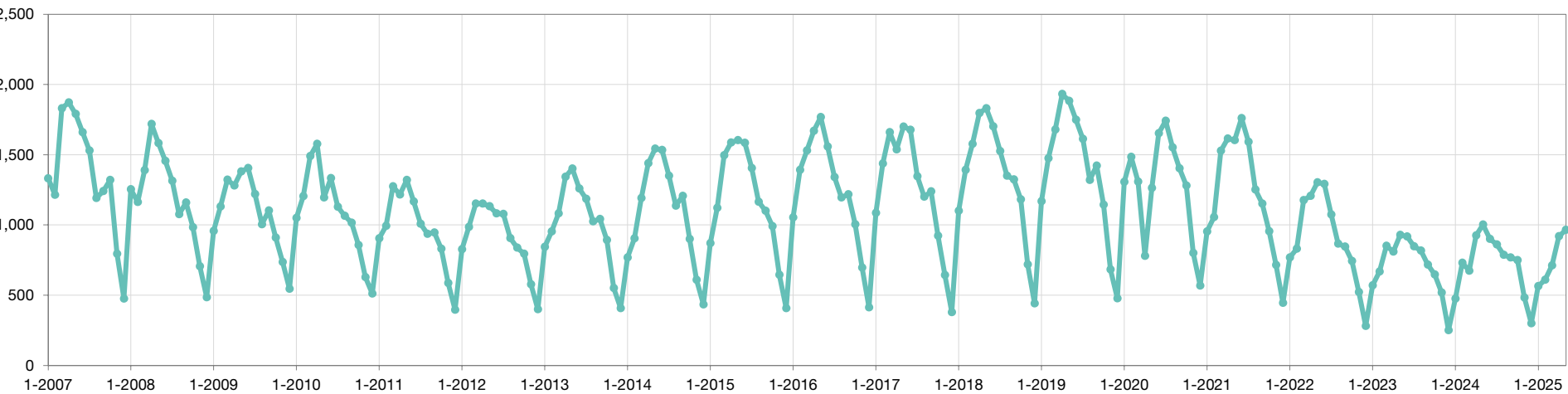


Year To Date



Month	Prior Year	Current Year	+ / -
June 2024	917	901	-1.7%
July 2024	847	861	+1.7%
August 2024	818	787	-3.8%
September 2024	717	769	+7.3%
October 2024	647	750	+15.9%
November 2024	518	483	-6.8%
December 2024	251	300	+19.5%
January 2025	476	565	+18.7%
February 2025	731	610	-16.6%
March 2025	674	712	+5.6%
April 2025	925	920	-0.5%
May 2025	1,003	964	-3.9%
12-Month Avg	710	719	+1.1%

Historical New Listing Activity



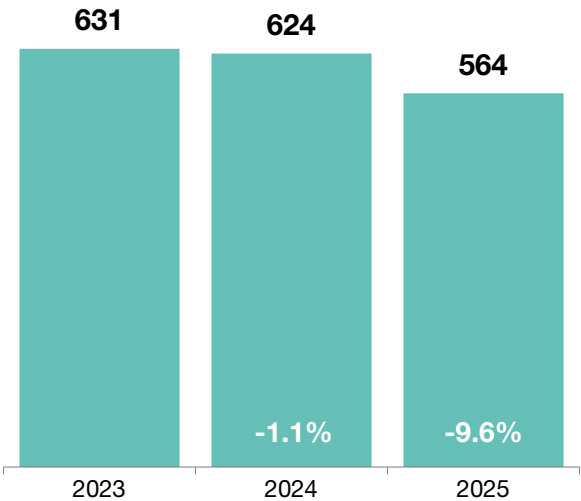
Closed Sales

A count of the actual sales that have closed in a given month.

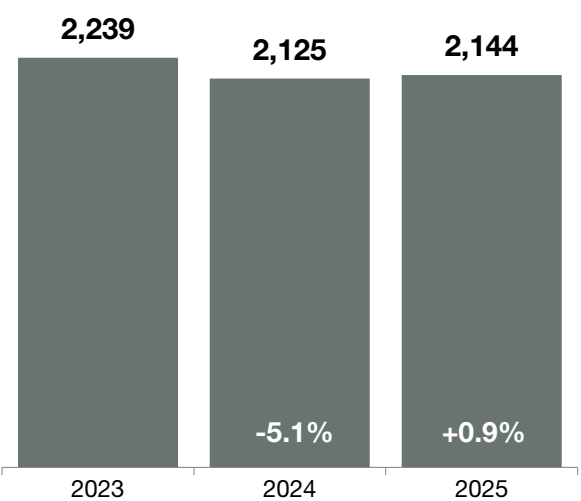
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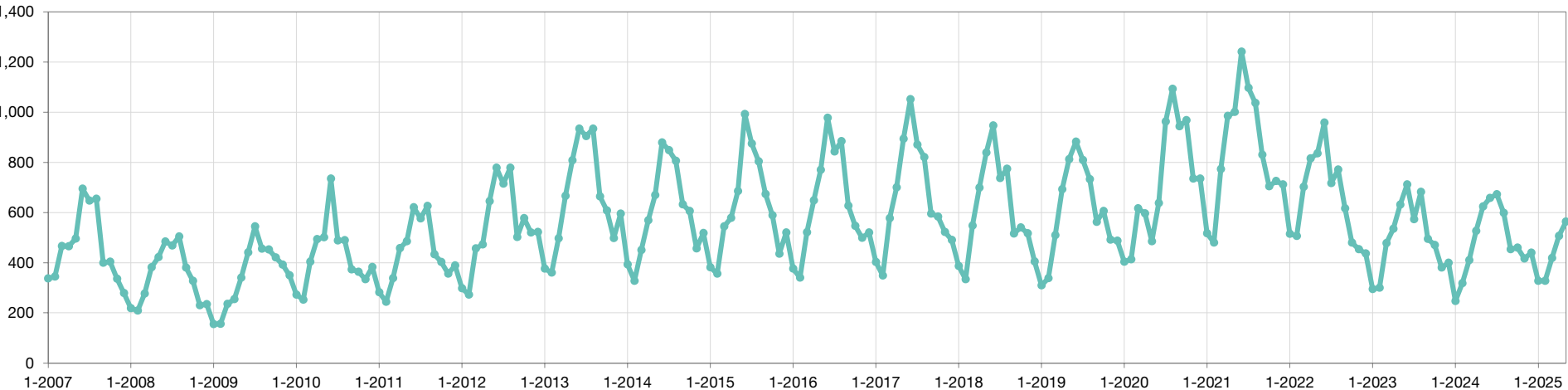


Year To Date



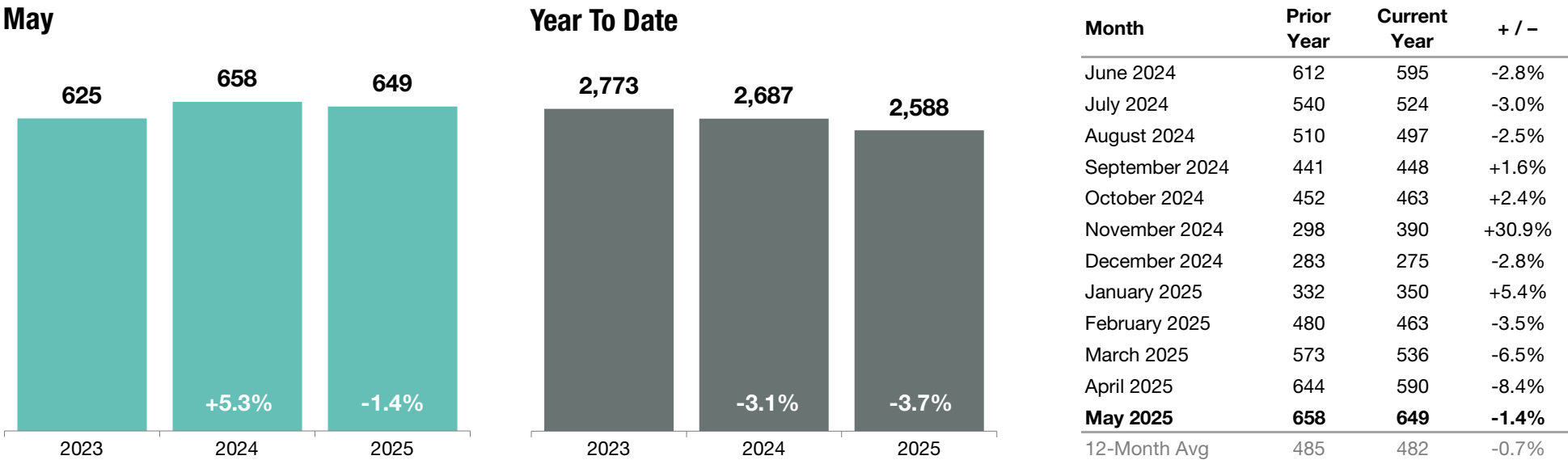
Month	Prior Year	Current Year	+ / -
June 2024	712	658	-7.6%
July 2024	573	673	+17.5%
August 2024	682	599	-12.2%
September 2024	495	453	-8.5%
October 2024	470	460	-2.1%
November 2024	380	416	+9.5%
December 2024	399	440	+10.3%
January 2025	247	328	+32.8%
February 2025	318	327	+2.8%
March 2025	410	419	+2.2%
April 2025	526	506	-3.8%
May 2025	624	564	-9.6%
12-Month Avg	486	487	+2.6%

Historical Closed Sales Activity

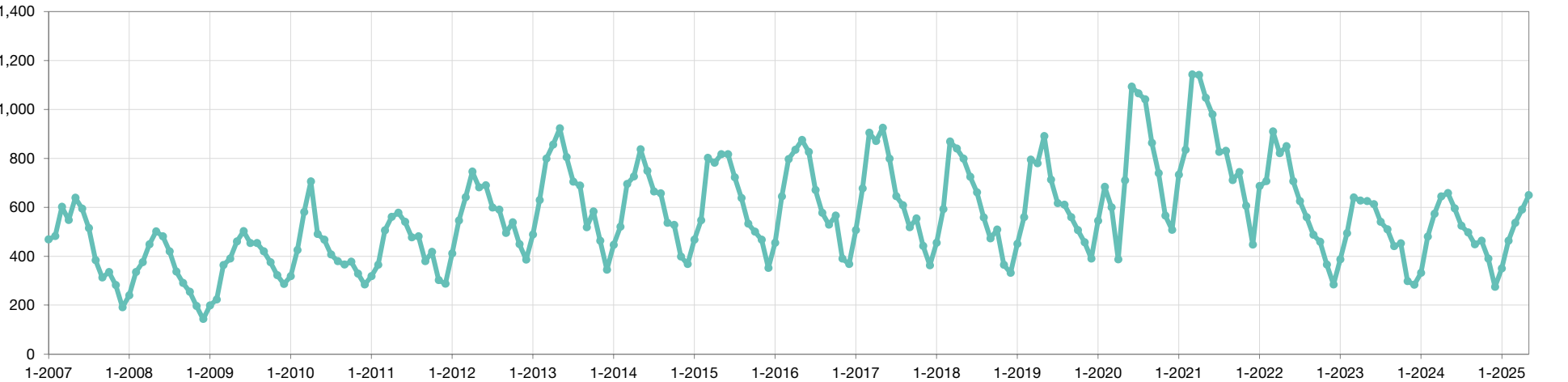


Under Contract

A count of the properties in either a contingent or pending status in a given month.



Historical Under Contract Activity



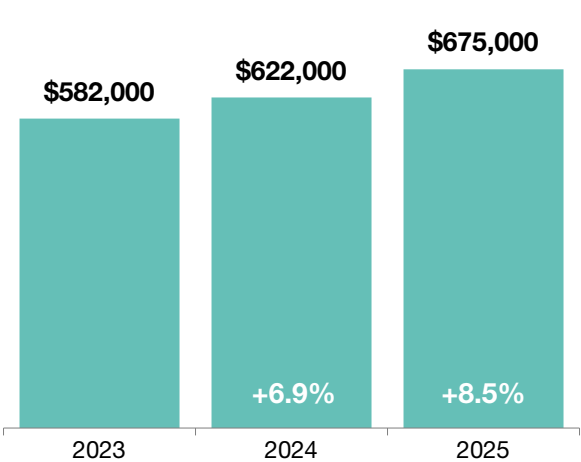
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

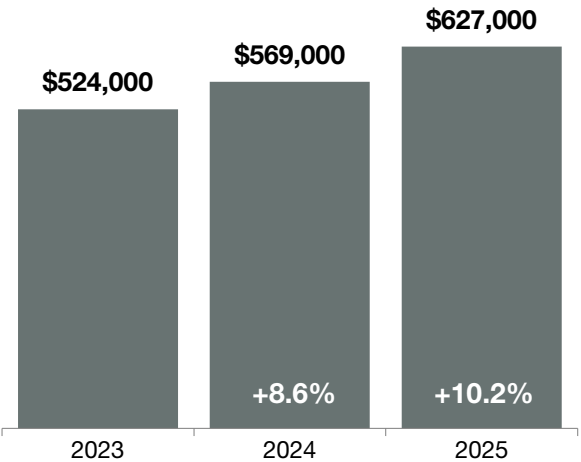
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May

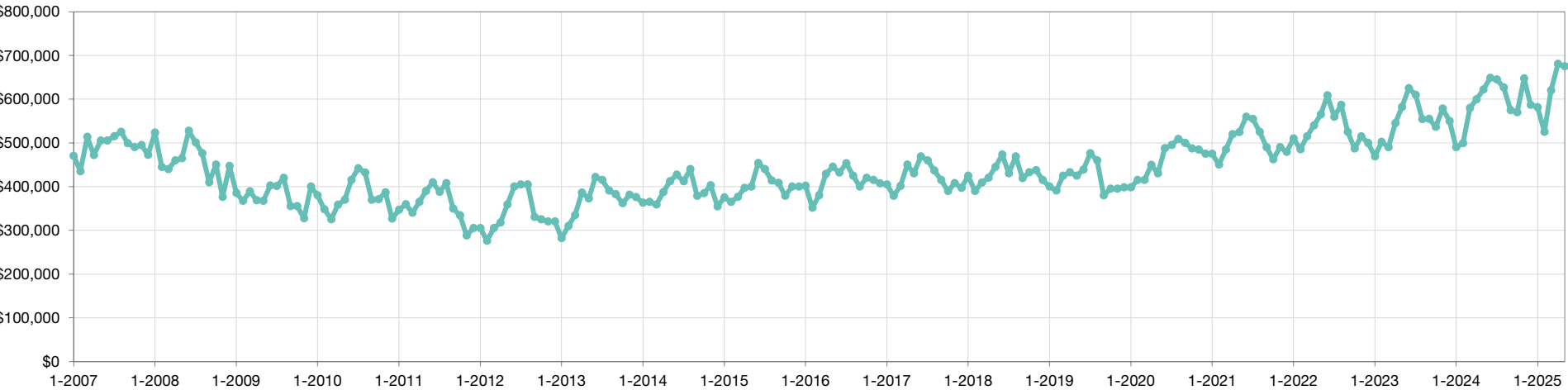


Year To Date



Month	Prior Year	Current Year	+ / -
June 2024	\$625,000	\$648,500	+3.8%
July 2024	\$610,000	\$645,000	+5.7%
August 2024	\$554,000	\$627,000	+13.2%
September 2024	\$555,000	\$575,000	+3.6%
October 2024	\$537,000	\$569,950	+6.1%
November 2024	\$578,500	\$647,500	+11.9%
December 2024	\$550,000	\$587,000	+6.7%
January 2025	\$490,000	\$581,500	+18.7%
February 2025	\$499,500	\$525,000	+5.1%
March 2025	\$579,500	\$620,000	+7.0%
April 2025	\$599,500	\$680,500	+13.5%
May 2025	\$622,000	\$675,000	+8.5%
12-Month Med	\$572,550	\$625,000	+9.2%

Historical Median Sales Price



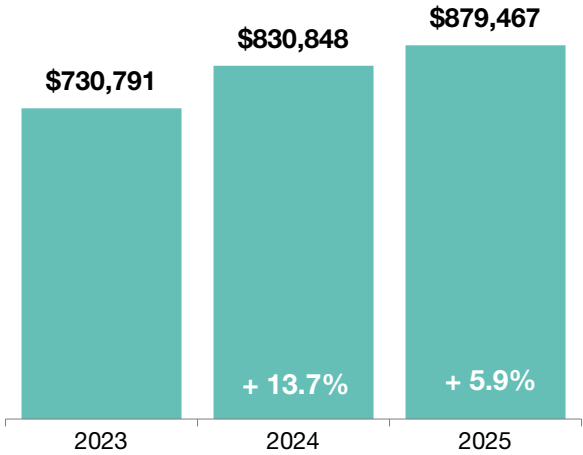
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

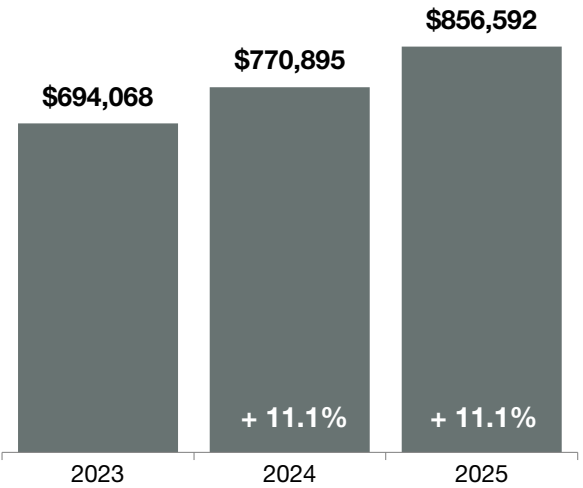
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May

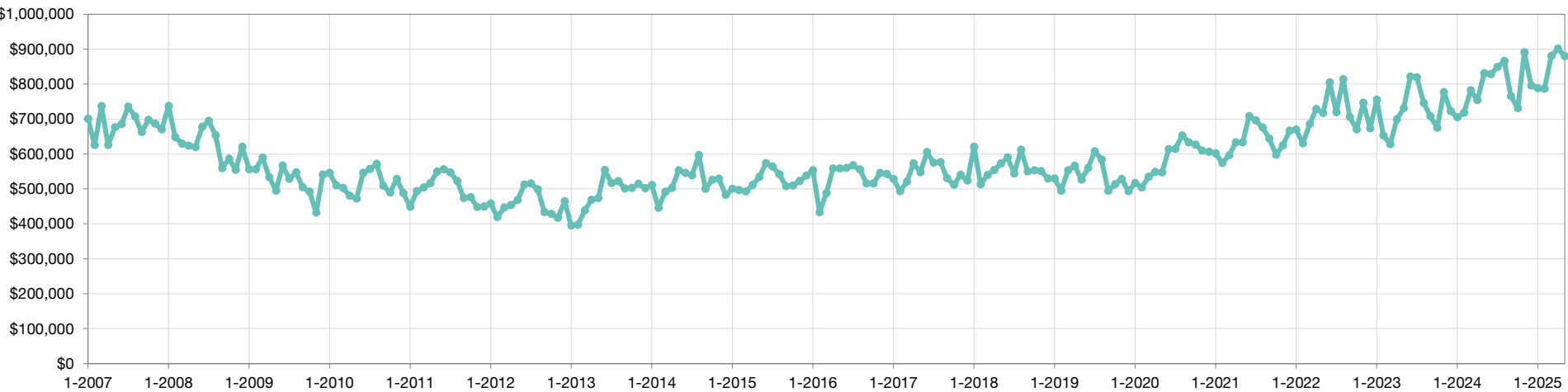


Year To Date



Month	Prior Year	Current Year	+ / -
June 2024	\$821,620	\$828,466	+0.8%
July 2024	\$818,871	\$848,299	+3.6%
August 2024	\$746,072	\$865,616	+16.0%
September 2024	\$708,096	\$765,617	+8.1%
October 2024	\$674,997	\$730,341	+8.2%
November 2024	\$776,825	\$890,665	+14.7%
December 2024	\$722,231	\$795,495	+10.1%
January 2025	\$705,050	\$788,043	+11.8%
February 2025	\$717,897	\$786,431	+9.5%
March 2025	\$781,736	\$880,098	+12.6%
April 2025	\$754,284	\$901,408	+19.5%
May 2025	\$830,848	\$879,467	+5.9%
12-Month Avg	\$762,903	\$834,227	+9.3%

Historical Average Sales Price

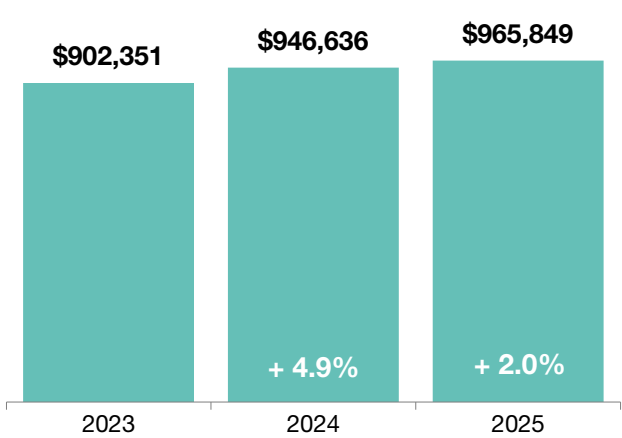


Average List Price

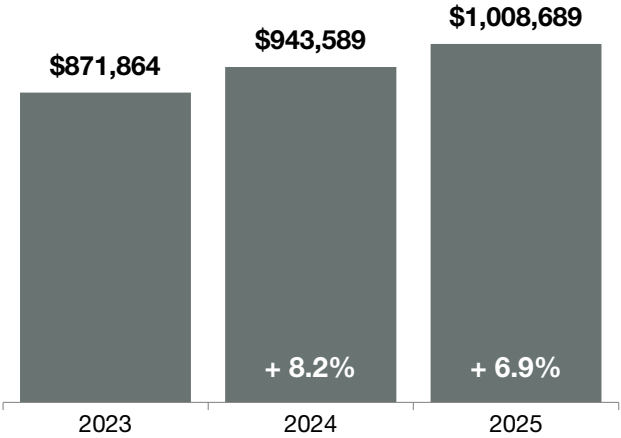
Average list price for all new listings in a given month.



May

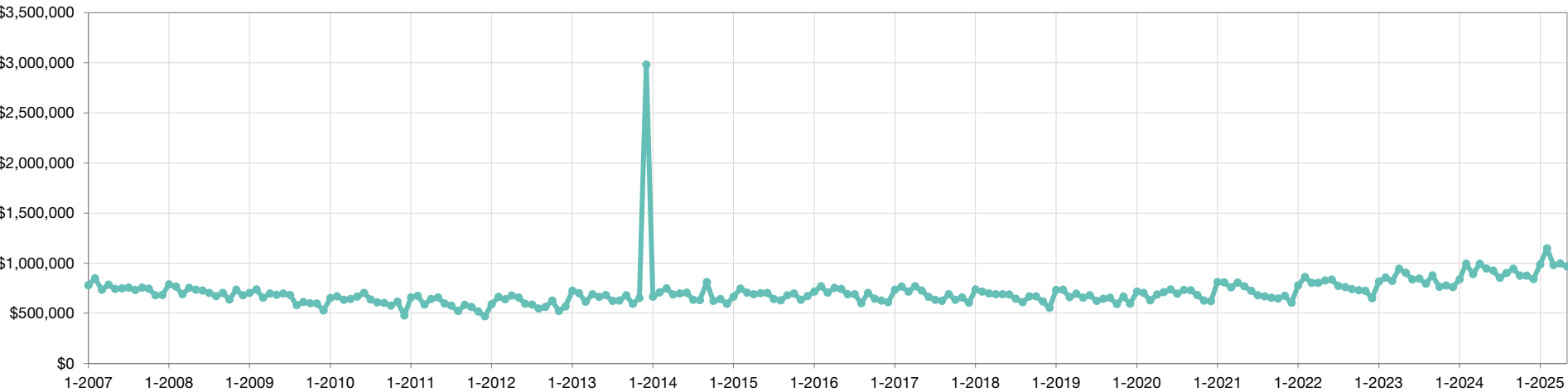


Year To Date



Month	Prior Year	Current Year	+ / -
June 2024	\$838,185	\$924,638	+10.3%
July 2024	\$844,870	\$853,889	+1.1%
August 2024	\$794,222	\$900,320	+13.4%
September 2024	\$875,883	\$943,347	+7.7%
October 2024	\$762,125	\$875,313	+14.9%
November 2024	\$775,463	\$873,993	+12.7%
December 2024	\$761,878	\$838,798	+10.1%
January 2025	\$838,266	\$986,474	+17.7%
February 2025	\$993,635	\$1,146,362	+15.4%
March 2025	\$889,073	\$981,088	+10.3%
April 2025	\$994,647	\$997,268	+0.3%
May 2025	\$946,636	\$965,849	+2.0%
12-Month Avg	\$873,050	\$943,674	+8.1%

Historical Average List Price



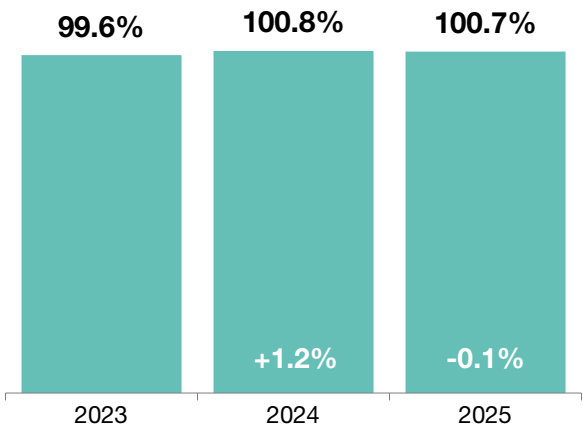
Percent of Original List Price Received

Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

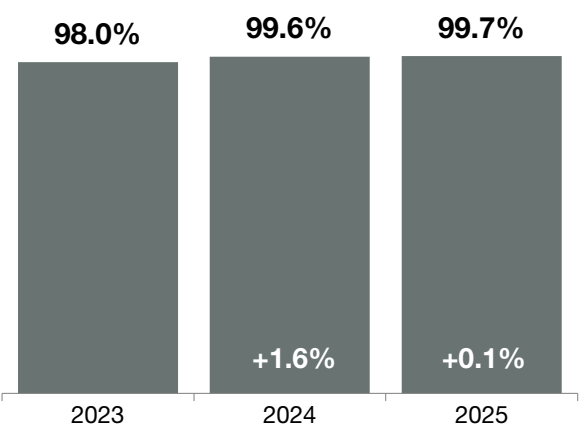
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May

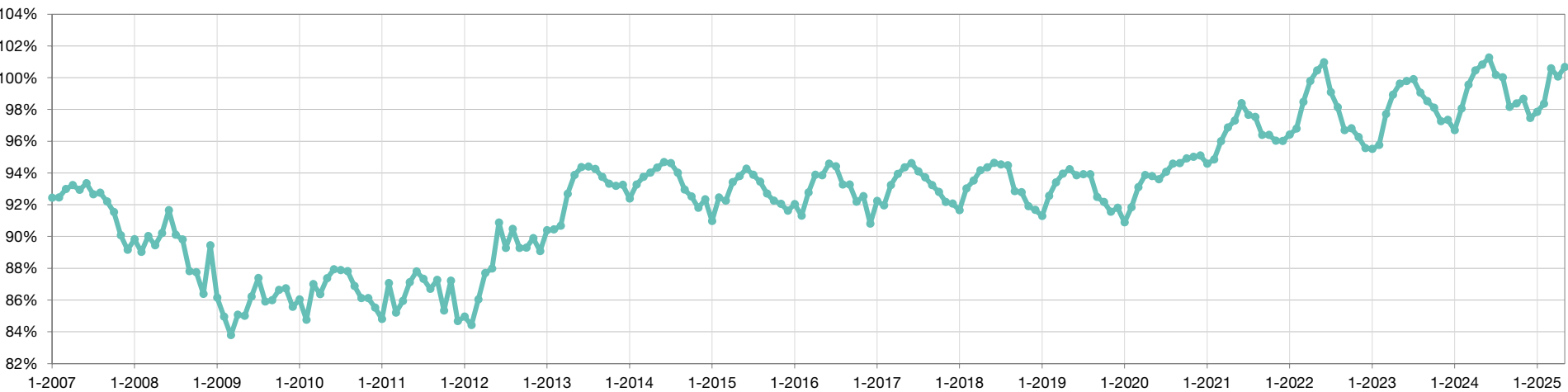


Year To Date



Month	Prior Year	Current Year	+ / -
June 2024	99.8%	101.3%	+1.5%
July 2024	99.9%	100.2%	+0.3%
August 2024	99.0%	100.0%	+1.0%
September 2024	98.5%	98.2%	-0.4%
October 2024	98.1%	98.4%	+0.3%
November 2024	97.3%	98.7%	+1.4%
December 2024	97.3%	97.5%	+0.1%
January 2025	96.7%	97.8%	+1.2%
February 2025	98.1%	98.4%	+0.3%
March 2025	99.6%	100.6%	+1.0%
April 2025	100.5%	100.1%	-0.4%
May 2025	100.8%	100.7%	-0.1%
12-Month Avg	99.1%	99.5%	+0.4%

Historical Percent of Original List Price Received



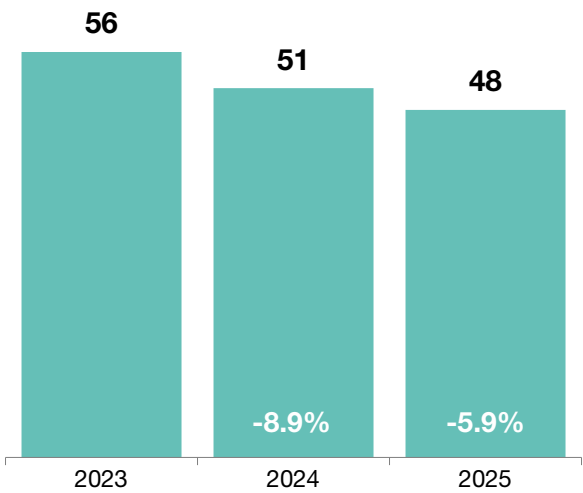
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

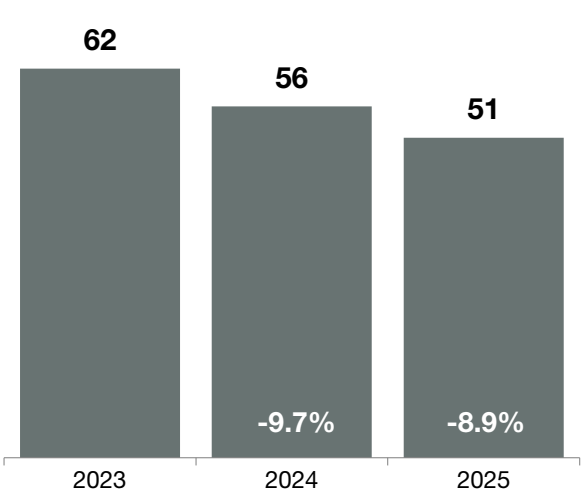
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May

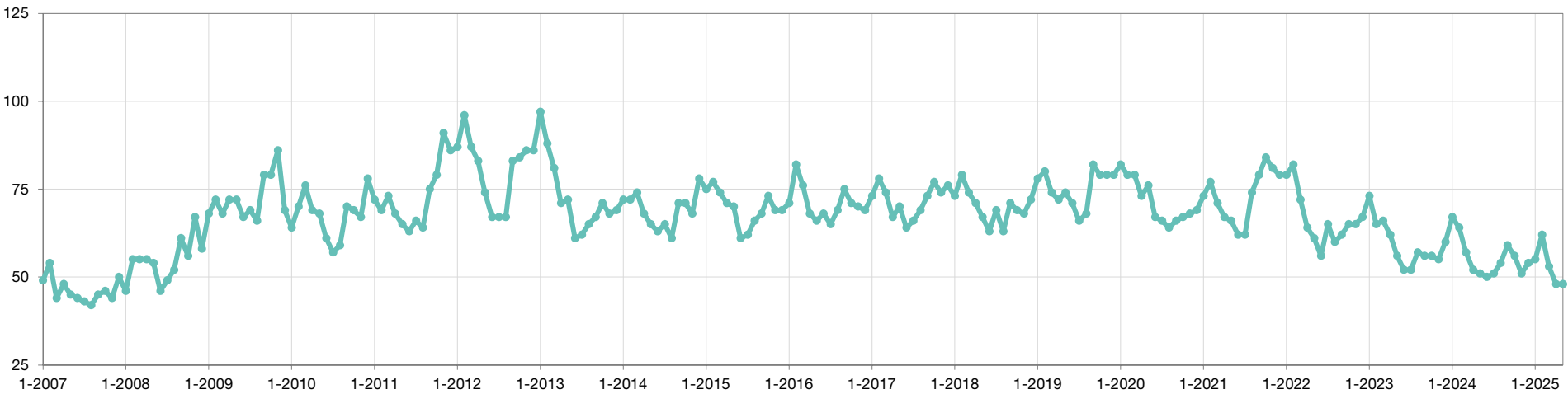


Year To Date



Month	Prior Year	Current Year	+ / -
June 2024	52	50	-3.8%
July 2024	52	51	-1.9%
August 2024	57	54	-5.3%
September 2024	56	59	+5.4%
October 2024	56	56	0.0%
November 2024	55	51	-7.3%
December 2024	60	54	-10.0%
January 2025	67	55	-17.9%
February 2025	64	62	-3.1%
March 2025	57	53	-7.0%
April 2025	52	48	-7.7%
May 2025	51	48	-5.9%
12-Month Avg	57	53	-5.4%

Historical Housing Affordability Index

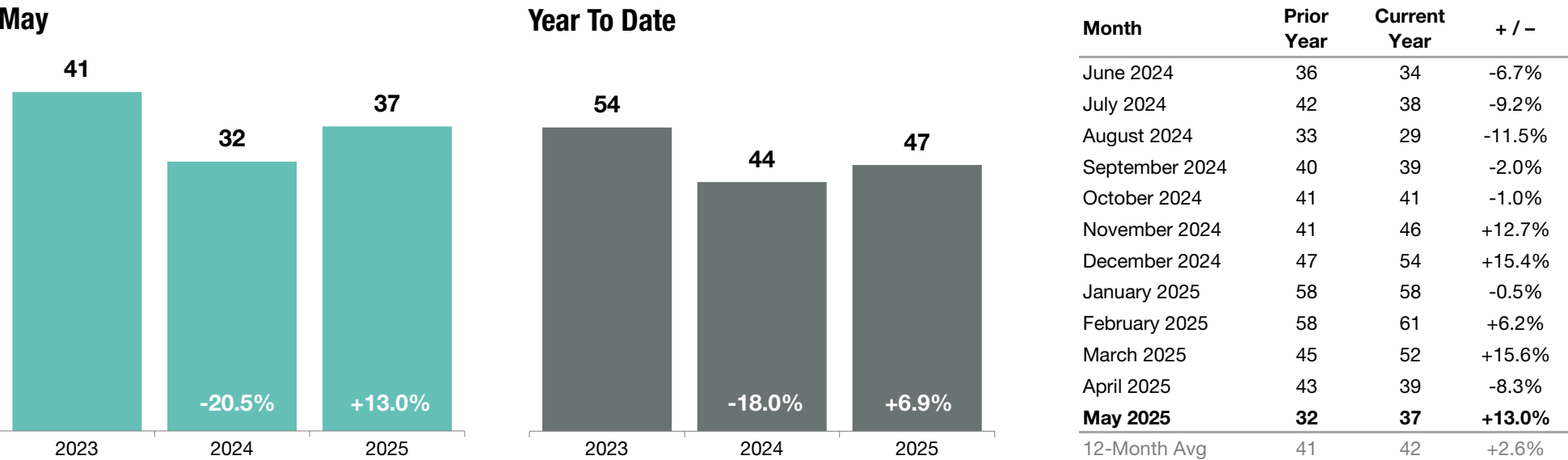


Market Time

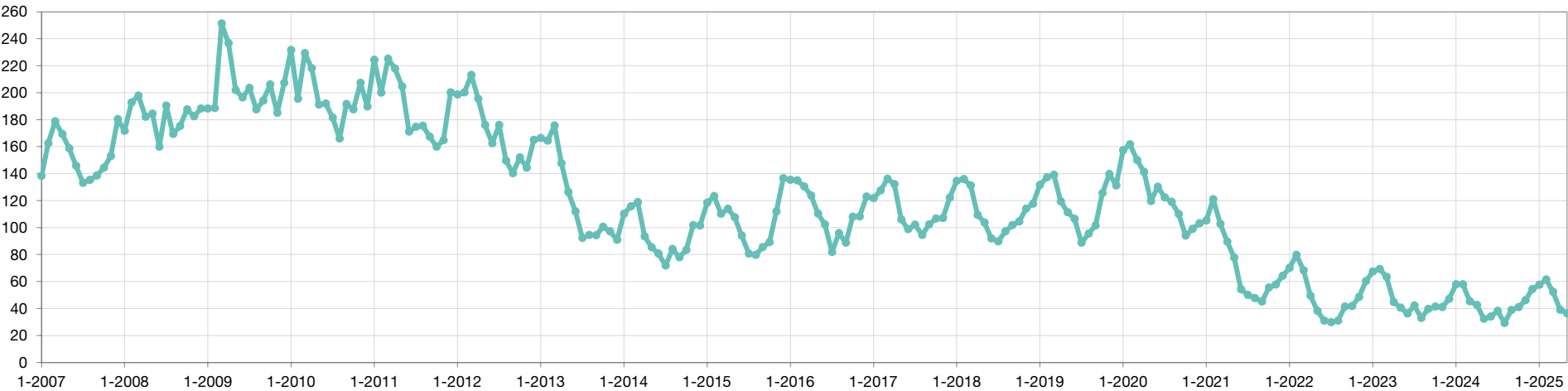
Average number of days between when a property is listed and when an offer is accepted in a given month.

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Historical Market Times



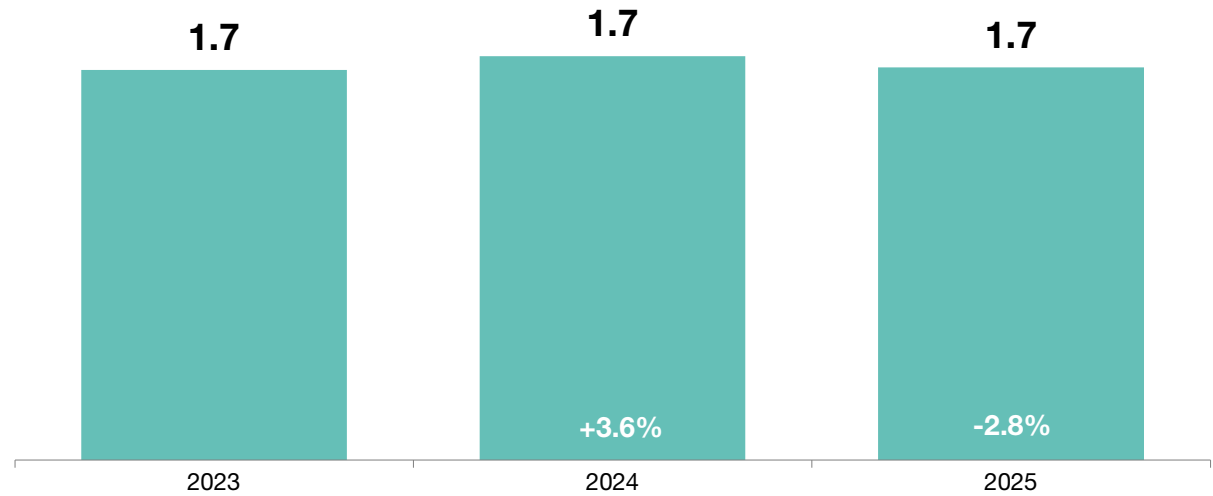
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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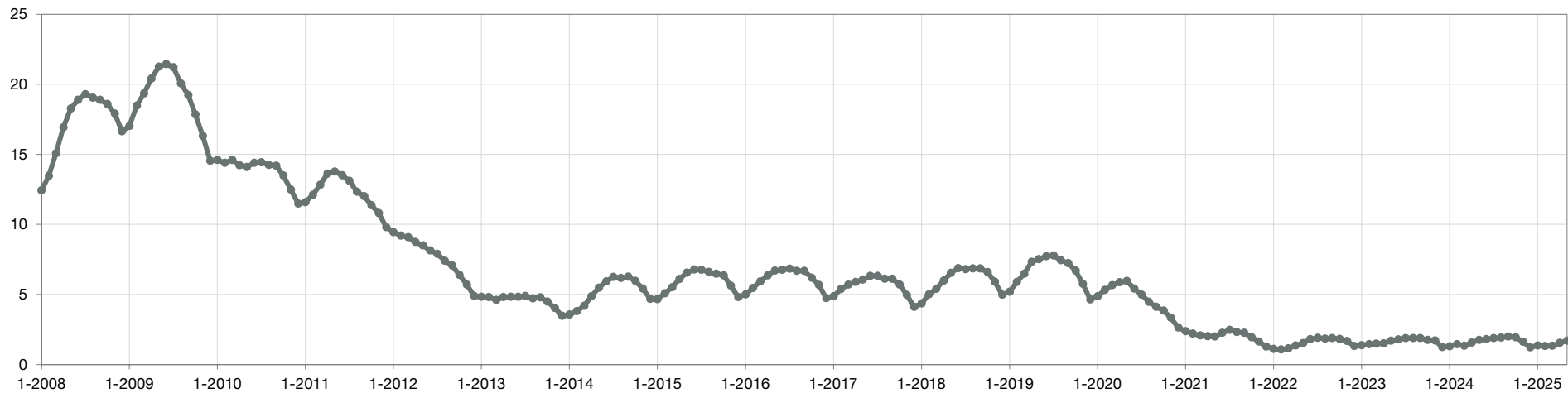
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May



Month	Prior Year	Current Year	+ / -
June 2024	1.8	1.8	+1.9%
July 2024	1.9	1.9	-0.4%
August 2024	1.9	1.9	+1.2%
September 2024	1.9	2.0	+5.6%
October 2024	1.7	1.9	+11.4%
November 2024	1.7	1.6	-5.1%
December 2024	1.2	1.2	-1.1%
January 2025	1.3	1.4	+4.8%
February 2025	1.5	1.3	-9.1%
March 2025	1.3	1.3	-1.0%
April 2025	1.6	1.5	-0.9%
May 2025	1.7	1.7	-2.8%
12-Month Avg	1.6	1.6	+0.5%

Historical Months Supply of Inventory



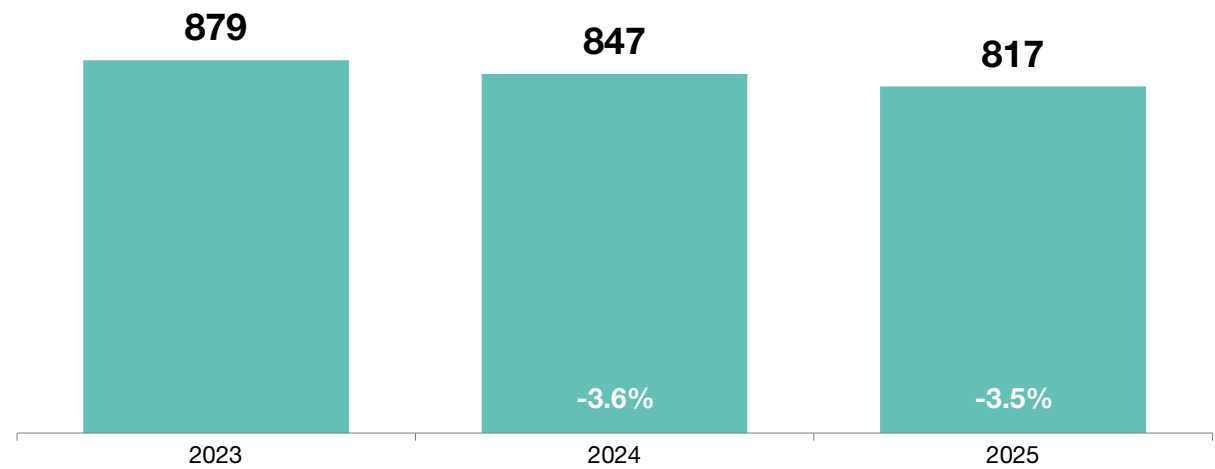
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

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May



Month	Prior Year	Current Year	+ / -
June 2024	913	876	-4.1%
July 2024	954	905	-5.1%
August 2024	949	920	-3.1%
September 2024	938	957	+2.0%
October 2024	866	935	+8.0%
November 2024	840	794	-5.5%
December 2024	606	596	-1.7%
January 2025	629	664	+5.6%
February 2025	707	647	-8.5%
March 2025	645	646	+0.2%
April 2025	753	746	-0.9%
May 2025	847	817	-3.5%
12-Month Avg	804	792	-1.4%

Historical Inventory of Homes for Sale

