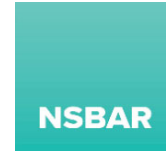


Monthly Indicators



NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

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

June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings in the North Shore-Barrington region decreased 3.1 percent to 873. Listings Under Contract were down 0.2 percent to 594. Inventory levels fell 2.6 percent to 855 units.

Prices continued to gain traction. The Median Sales Price increased 11.0 percent to \$720,000. Market Times were down 19.2 percent to 27 days. Sellers were encouraged as Months Supply of Inventory was down 2.7 percent to 1.8 months.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

+ 8.4%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

- 2.6%

Change in
Inventory


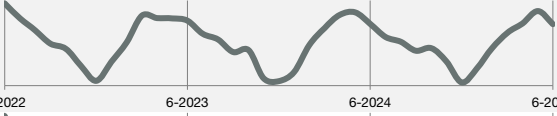

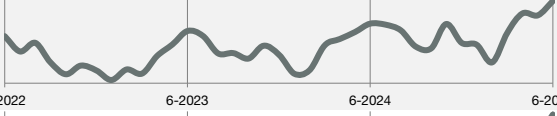
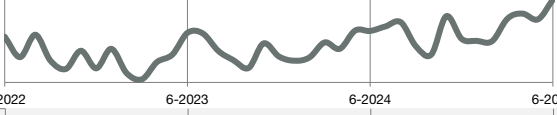
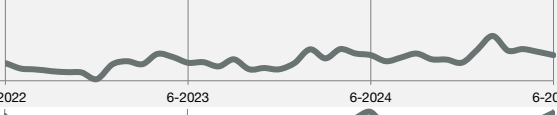

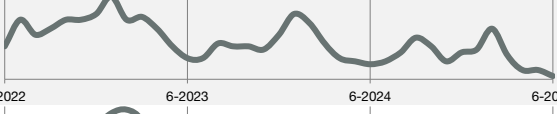
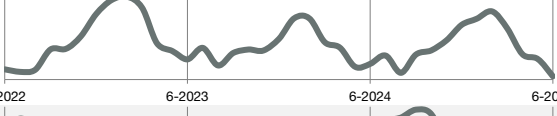


| | |
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Market Overview

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

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| Key Metrics | Historical Sparklines | 6-2024 | 6-2025 | + / - | YTD 2024 | YTD 2025 | + / - |
|---|--|-----------|------------------|---------|-----------|------------------|---------|
| New Listings |  | 901 | 873 | - 3.1% | 4,709 | 4,707 | - 0.0% |
| Closed Sales |  | 658 | 713 | + 8.4% | 2,783 | 2,859 | + 2.7% |
| Under Contract (Contingent and Pending) |  | 595 | 594 | - 0.2% | 3,282 | 3,216 | - 2.0% |
| Median Sales Price |  | \$648,500 | \$720,000 | + 11.0% | \$585,000 | \$650,000 | + 11.1% |
| Average Sales Price |  | \$828,466 | \$960,398 | + 15.9% | \$784,507 | \$882,056 | + 12.4% |
| Average List Price |  | \$924,727 | \$926,375 | + 0.2% | \$939,310 | \$992,675 | + 5.7% |
| Percent of Original List Price Received |  | 101.3% | 101.2% | - 0.1% | 100.0% | 100.1% | + 0.1% |
| Housing Affordability Index |  | 50 | 46 | - 8.0% | 55 | 50 | - 9.1% |
| Market Time |  | 34 | 27 | - 19.2% | 42 | 42 | + 1.3% |
| Months Supply of Homes for Sale |  | 1.8 | 1.8 | - 2.7% | -- | -- | -- |
| Inventory of Homes for Sale |  | 878 | 855 | - 2.6% | -- | -- | -- |

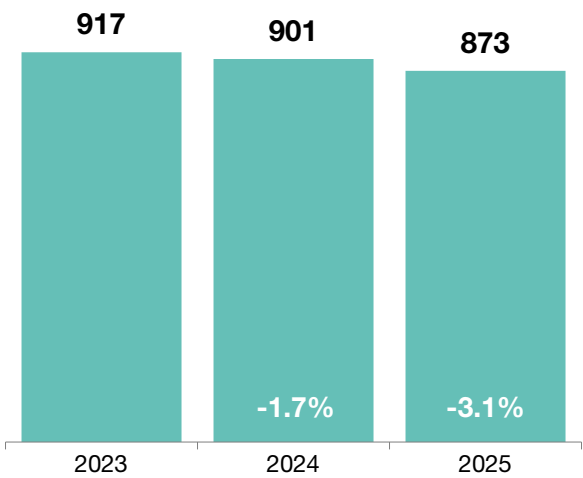
New Listings

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

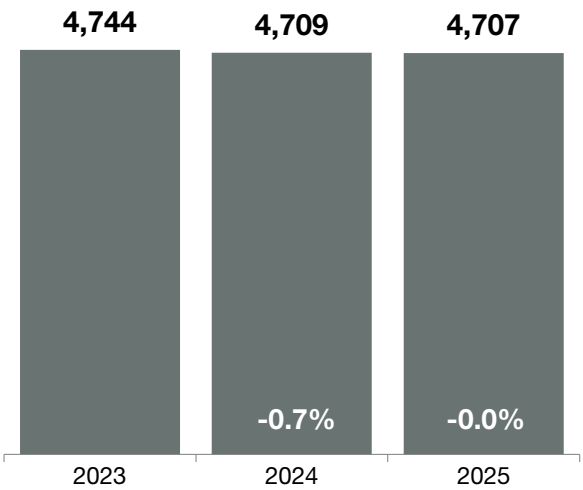
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ASSOCIATION OF REALTORS®

June

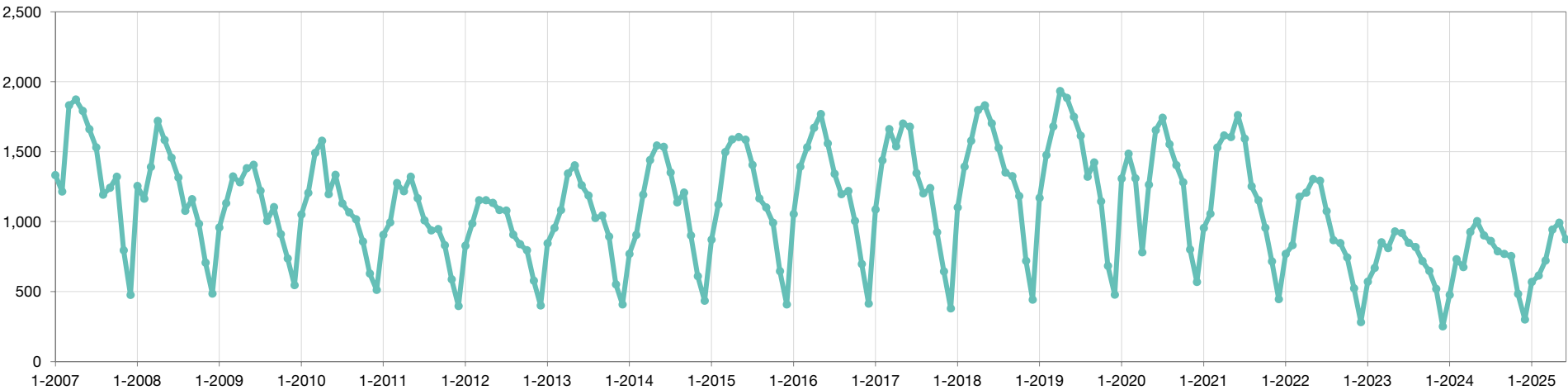


Year To Date



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|--------|
| July 2024 | 847 | 861 | +1.7% |
| August 2024 | 818 | 787 | -3.8% |
| September 2024 | 717 | 769 | +7.3% |
| October 2024 | 647 | 753 | +16.4% |
| November 2024 | 518 | 483 | -6.8% |
| December 2024 | 251 | 300 | +19.5% |
| January 2025 | 476 | 567 | +19.1% |
| February 2025 | 731 | 613 | -16.1% |
| March 2025 | 674 | 721 | +7.0% |
| April 2025 | 925 | 942 | +1.8% |
| May 2025 | 1,002 | 991 | -1.1% |
| June 2025 | 901 | 873 | -3.1% |
| 12-Month Avg | 709 | 722 | +1.8% |

Historical New Listing Activity

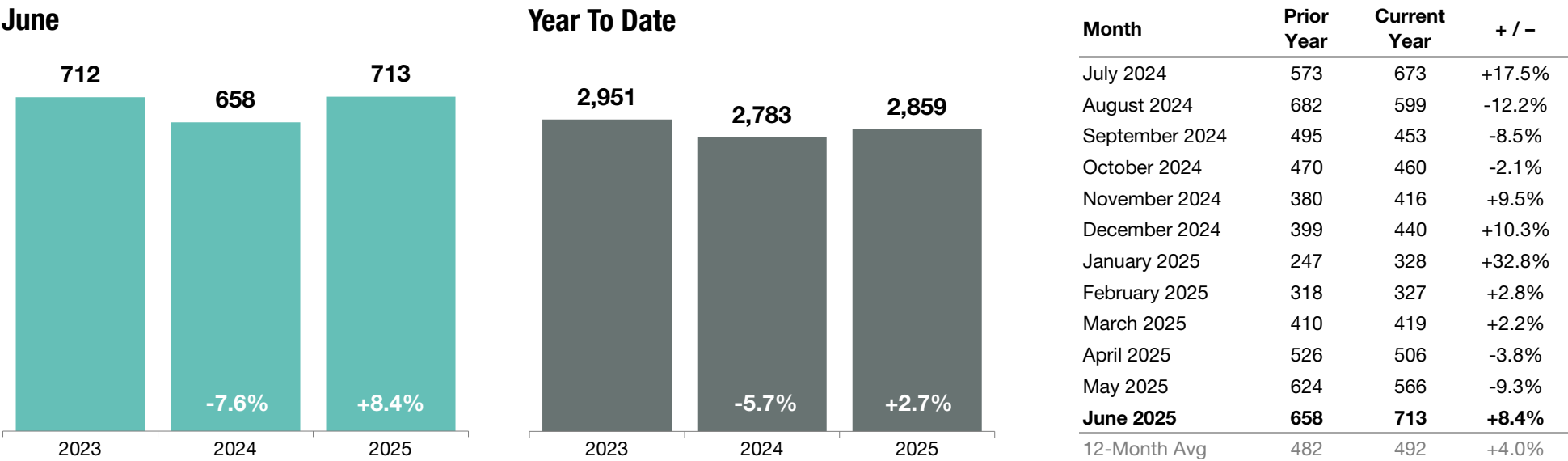


Closed Sales

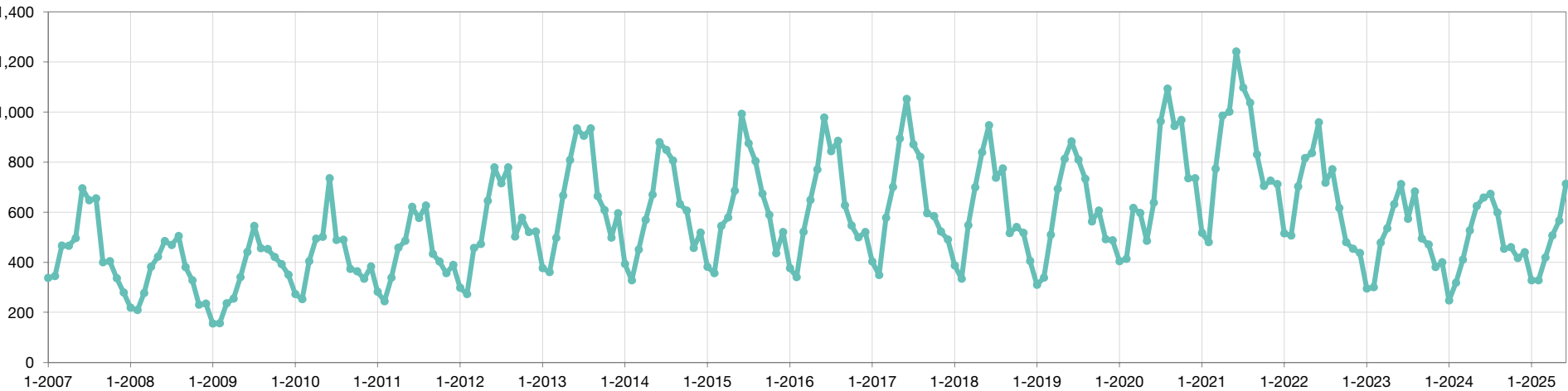
A count of the actual sales that have closed in a given month.

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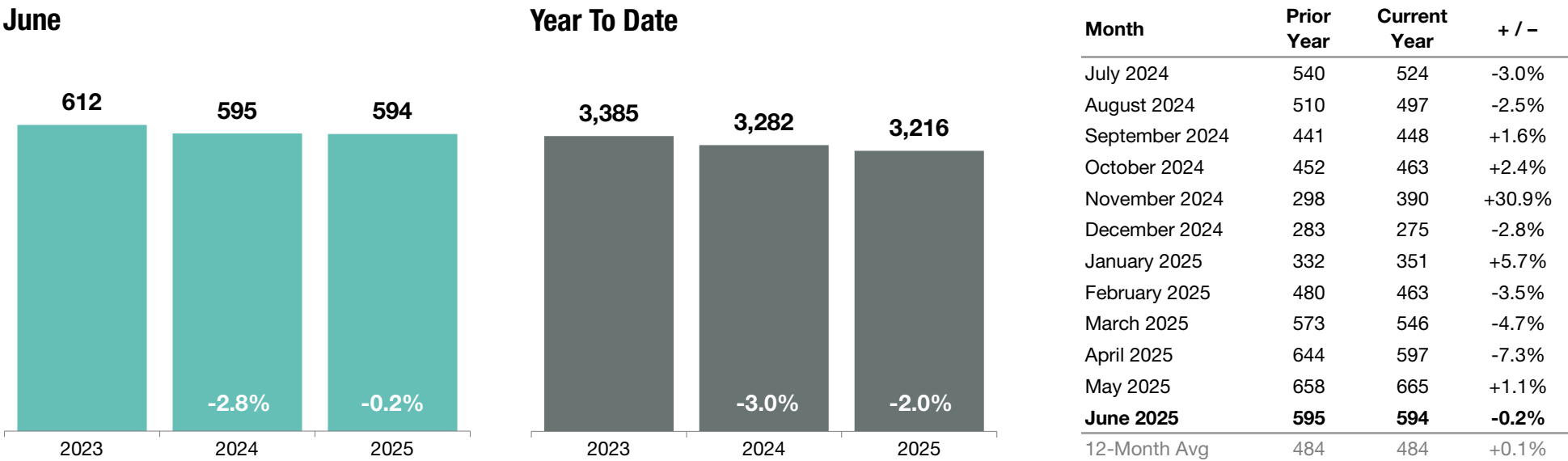


Historical Closed Sales Activity

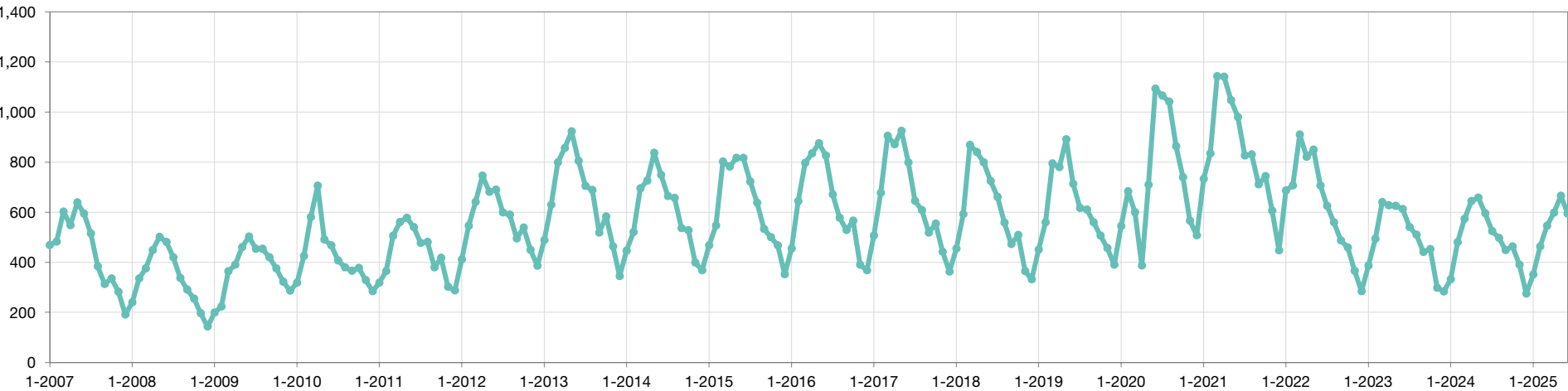


Under Contract

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



Historical Under Contract Activity



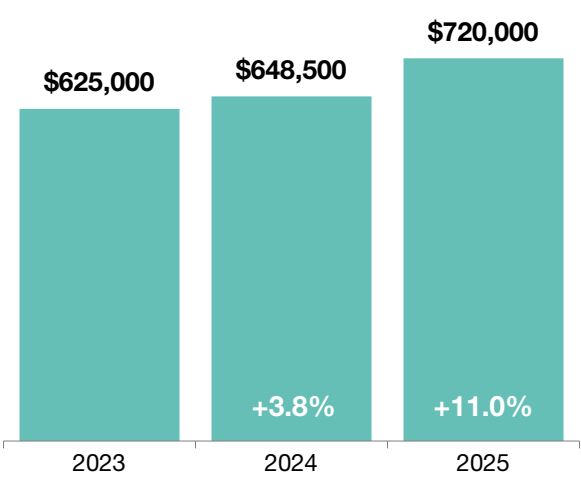
Median Sales Price

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

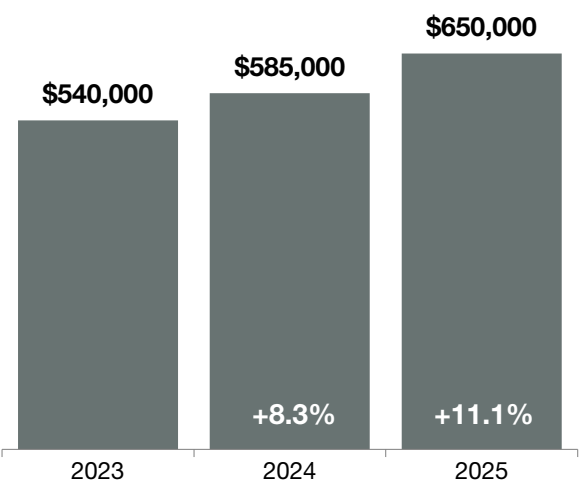
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June

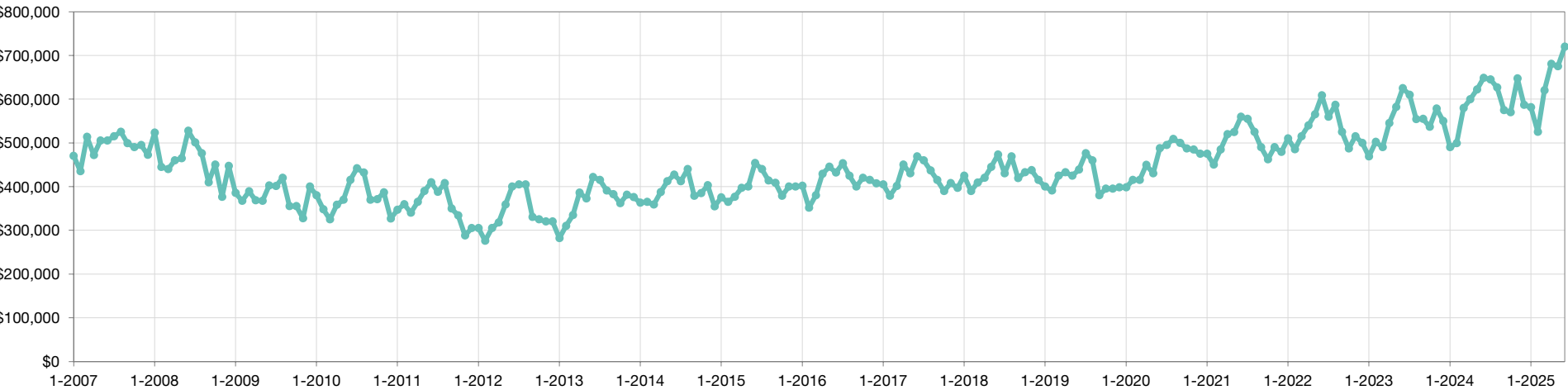


Year To Date



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|--------|
| 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% |
| June 2025 | \$648,500 | \$720,000 | +11.0% |
| 12-Month Med | \$574,000 | \$630,000 | +9.8% |

Historical Median Sales Price



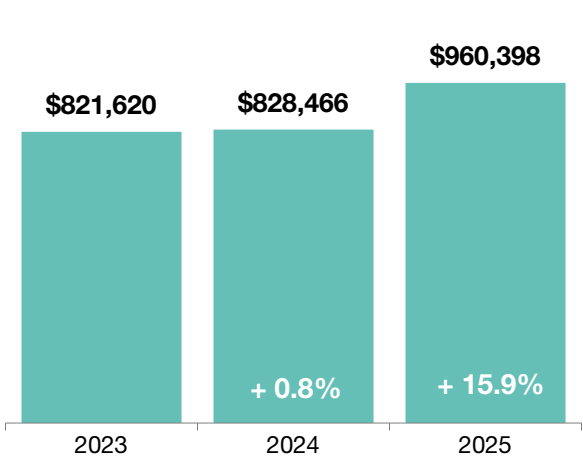
Average Sales Price

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

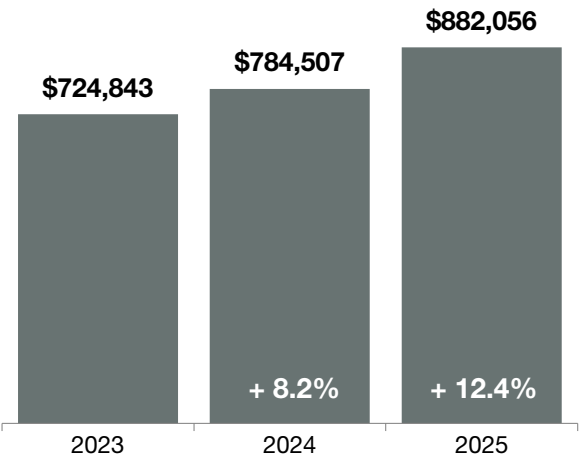
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ASSOCIATION OF REALTORS®

June

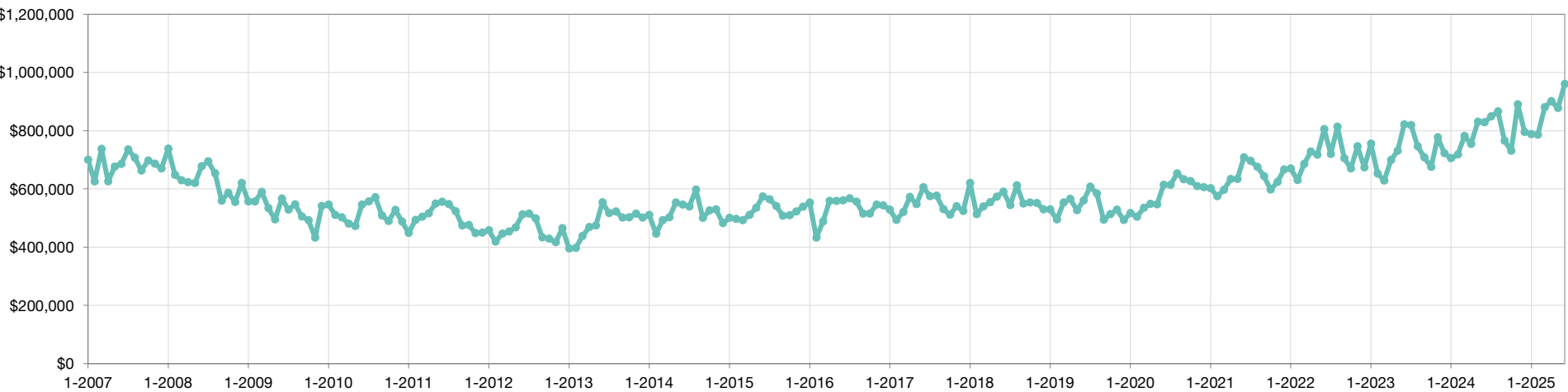


Year To Date



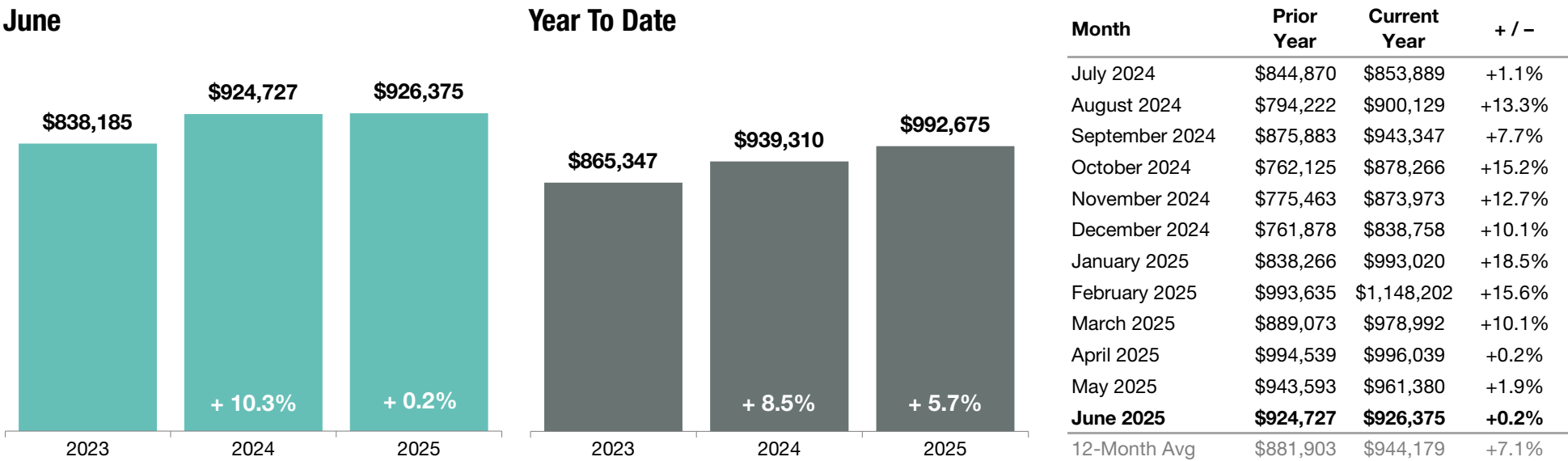
| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|--------|
| July 2024 | \$818,871 | \$848,299 | +3.6% |
| August 2024 | \$746,072 | \$865,616 | +16.0% |
| September 2024 | \$708,096 | \$765,617 | +8.1% |
| October 2024 | \$674,997 | \$730,341 | +8.2% |
| November 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 | \$877,244 | +5.6% |
| June 2025 | \$828,466 | \$960,398 | +15.9% |
| 12-Month Avg | \$763,133 | \$849,919 | +11.4% |

Historical Average Sales Price

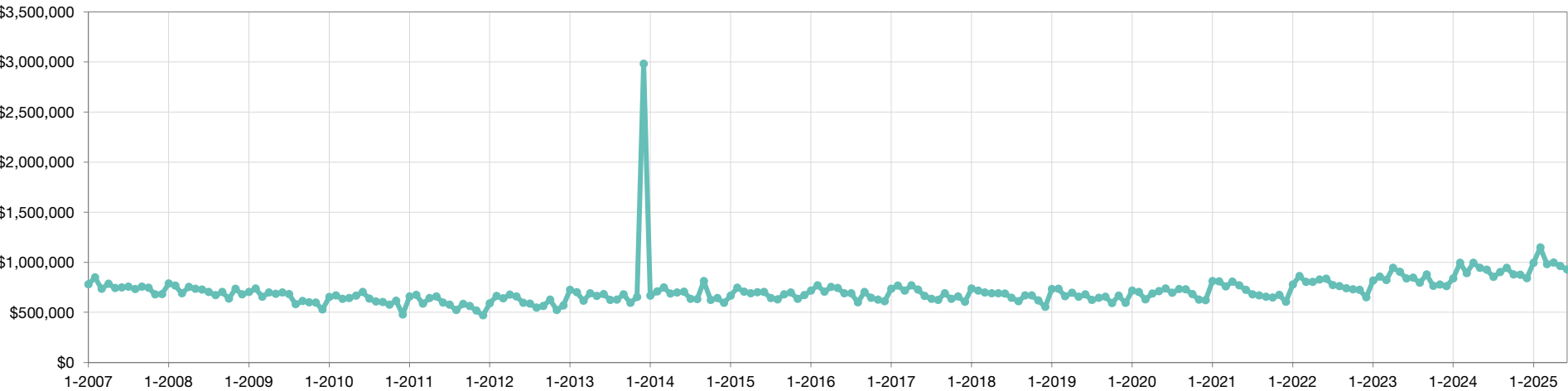


Average List Price

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



Historical Average List Price



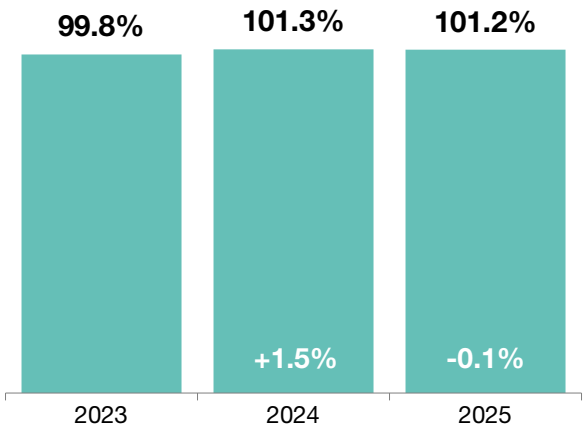
Percent of Original List Price Received

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.

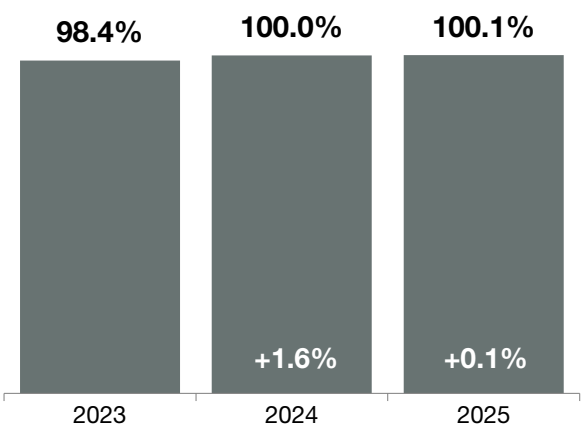
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ASSOCIATION OF REALTORS®

June

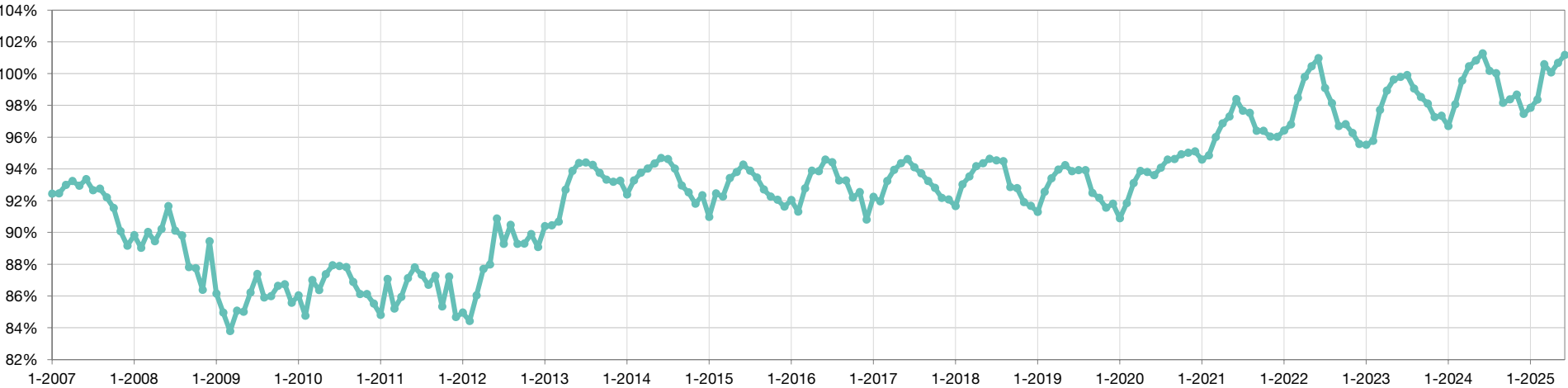


Year To Date



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|-------|
| 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% | -0.2% |
| June 2025 | 101.3% | 101.2% | -0.1% |
| 12-Month Avg | 99.2% | 99.5% | +0.3% |

Historical Percent of Original List Price Received



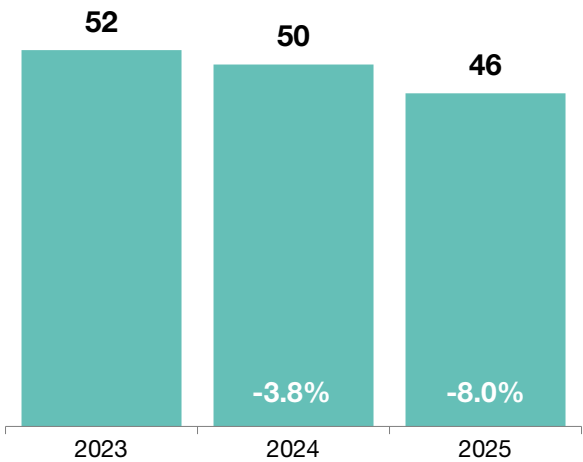
Housing Affordability Index

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.**

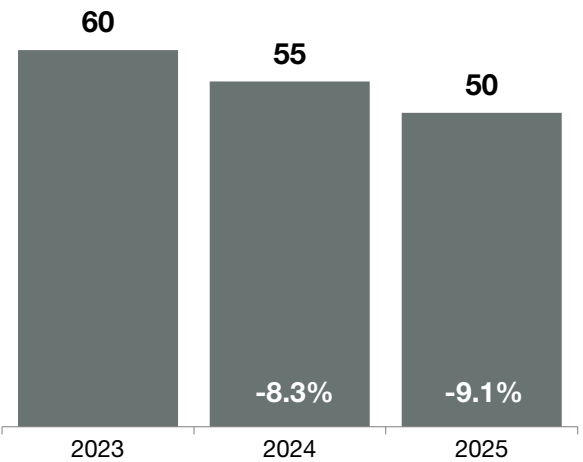
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June

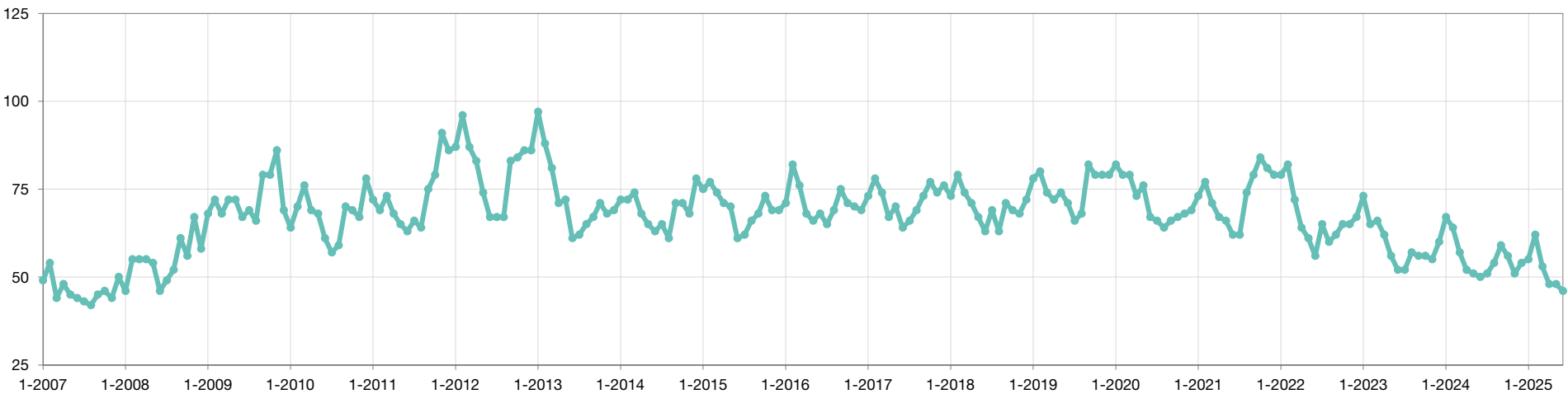


Year To Date



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|--------|
| 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% |
| June 2025 | 50 | 46 | -8.0% |
| 12-Month Avg | 56 | 53 | -5.7% |

Historical Housing Affordability Index



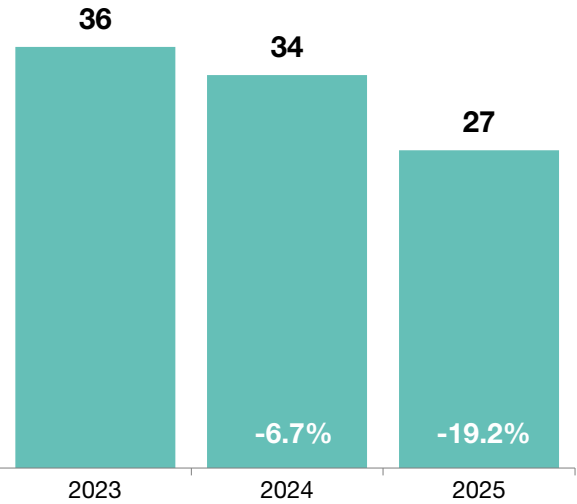
Market Time

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

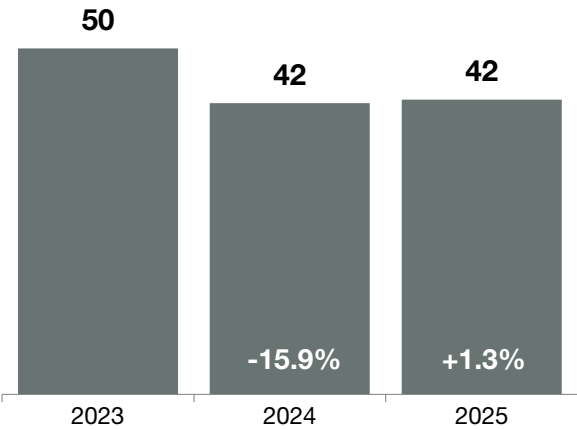
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ASSOCIATION OF REALTORS®

June

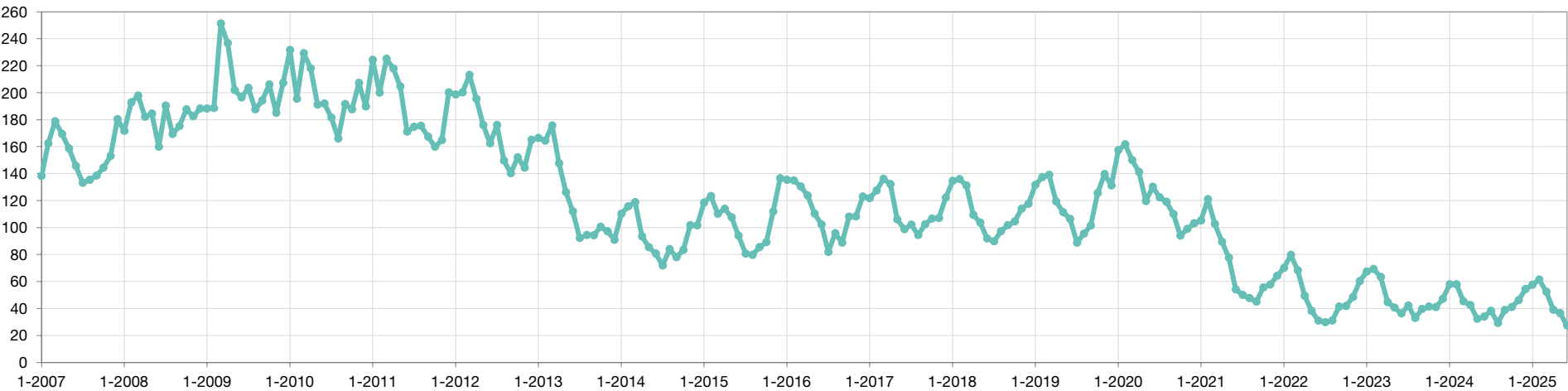


Year To Date



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|--------|
| July 2024 | 42 | 38 | -9.2% |
| August 2024 | 33 | 29 | -11.5% |
| September 2024 | 40 | 39 | -2.0% |
| October 2024 | 41 | 41 | -1.0% |
| November 2024 | 41 | 46 | +12.7% |
| December 2024 | 47 | 54 | +15.4% |
| January 2025 | 58 | 58 | -0.5% |
| February 2025 | 58 | 61 | +6.2% |
| March 2025 | 45 | 52 | +15.6% |
| April 2025 | 43 | 39 | -8.3% |
| May 2025 | 32 | 36 | +12.8% |
| June 2025 | 34 | 27 | -19.2% |
| 12-Month Avg | 41 | 41 | +1.1% |

Historical Market Times



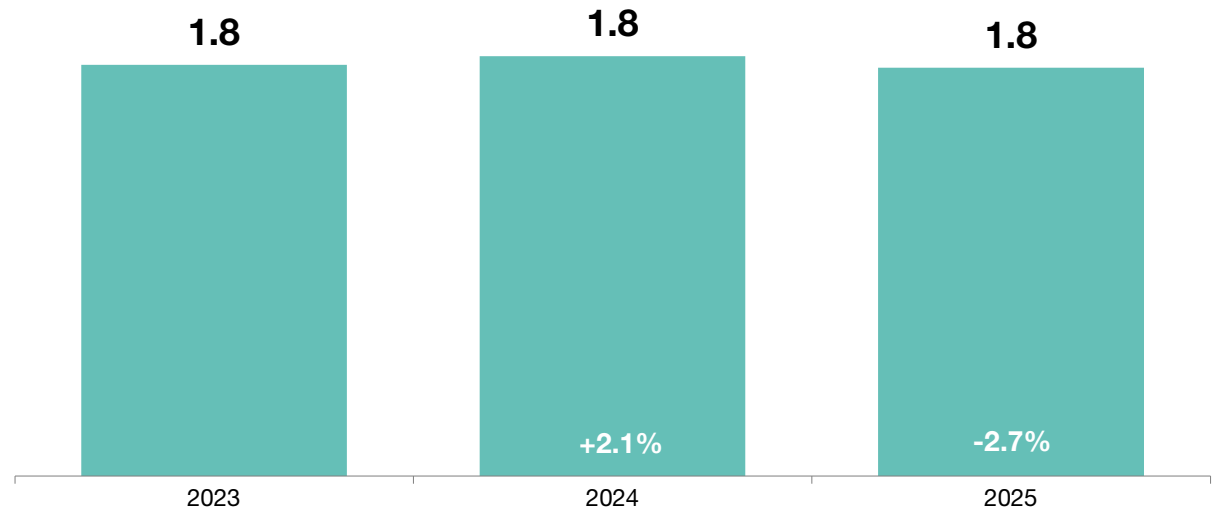
Months Supply of Inventory

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.

NSBAR

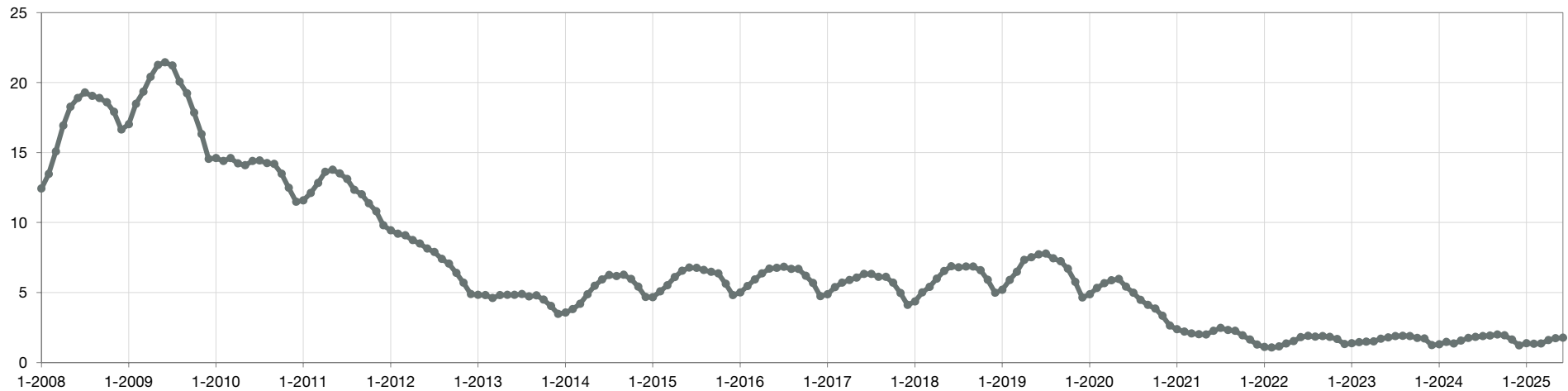
NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

June



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|--------|
| July 2024 | 1.9 | 1.9 | -0.4% |
| August 2024 | 1.9 | 1.9 | +1.1% |
| September 2024 | 1.9 | 2.0 | +5.5% |
| October 2024 | 1.7 | 1.9 | +11.6% |
| November 2024 | 1.7 | 1.6 | -4.9% |
| December 2024 | 1.2 | 1.2 | -0.8% |
| January 2025 | 1.3 | 1.4 | +5.7% |
| February 2025 | 1.5 | 1.3 | -7.9% |
| March 2025 | 1.3 | 1.3 | -0.0% |
| April 2025 | 1.6 | 1.6 | +1.6% |
| May 2025 | 1.7 | 1.7 | -0.4% |
| June 2025 | 1.8 | 1.8 | -2.7% |
| 12-Month Avg | 1.6 | 1.6 | +0.8% |

Historical Months Supply of Inventory



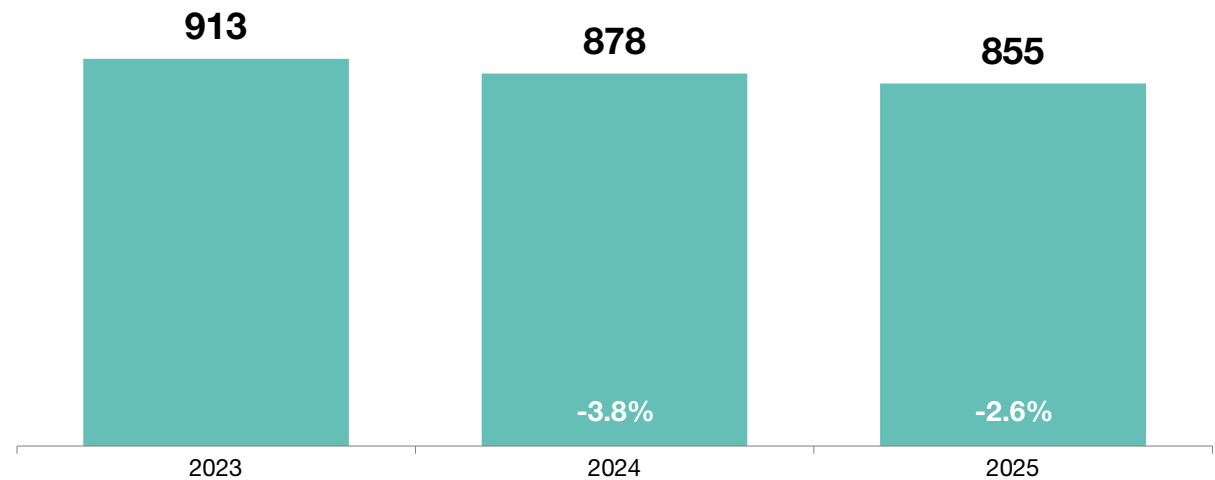
Inventory of Homes for Sale

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

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NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

June



| Month | Prior Year | Current Year | + / - |
|----------------|------------|--------------|-------|
| July 2024 | 955 | 906 | -5.1% |
| August 2024 | 950 | 920 | -3.2% |
| September 2024 | 939 | 957 | +1.9% |
| October 2024 | 867 | 938 | +8.2% |
| November 2024 | 841 | 797 | -5.2% |
| December 2024 | 607 | 599 | -1.3% |
| January 2025 | 630 | 671 | +6.5% |
| February 2025 | 708 | 657 | -7.2% |
| March 2025 | 646 | 655 | +1.4% |
| April 2025 | 754 | 768 | +1.9% |
| May 2025 | 847 | 842 | -0.6% |
| June 2025 | 878 | 855 | -2.6% |
| 12-Month Avg | 802 | 797 | -0.4% |

Historical Inventory of Homes for Sale

