

# Lender-Mediated Report – July 2025

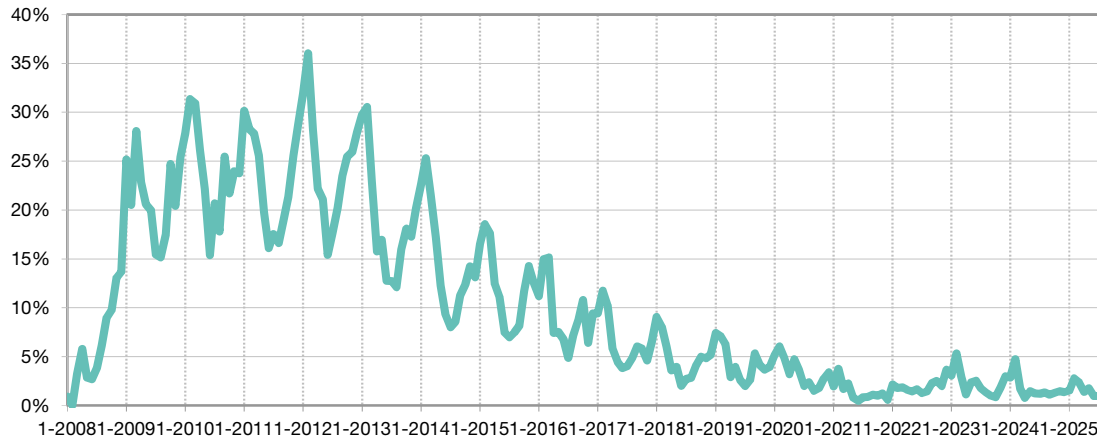
A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
FOR MEMBERS OF THE NORTH SHORE BARRINGTON ASSOCIATION OF REALTORS®

Lender-mediated properties are those marked in MRED as "Foreclosed," "REO,"  
"Pre-Foreclosure" or "Short Sale." Residential activity only.

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## Share of Closed Sales that were Lender-Mediated: 1.0%



Closed Sales	7-2024	7-2025	+ / -
Traditional	665	607	-8.7%
REO	6	5	-16.7%
Short Sales	2	1	-50.0%
Total Market*	673	613	-8.9%

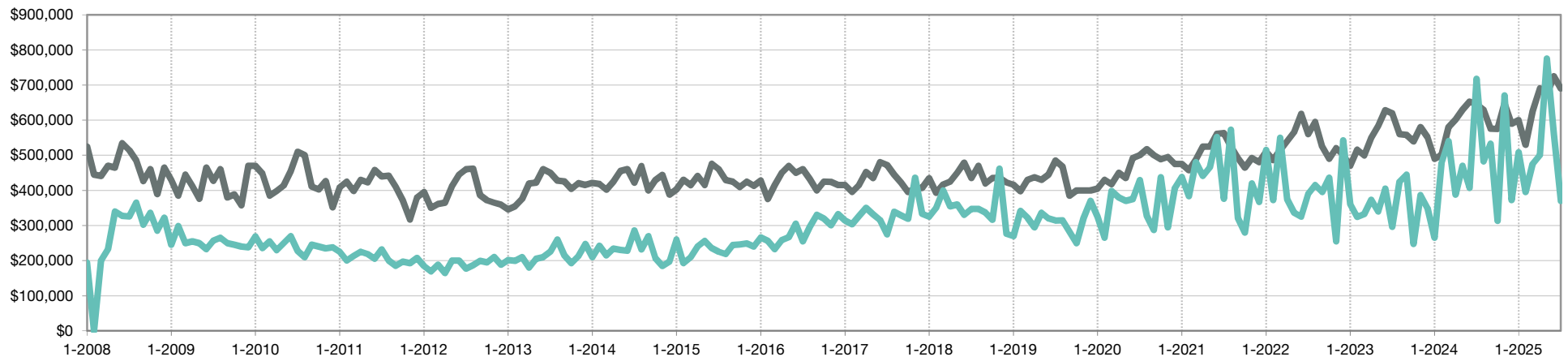
Median Sales Price	7-2024	7-2025	+ / -
Traditional	\$645,000	\$690,000	+7.0%
REO	\$717,500	\$345,000	-51.9%
Short Sales	\$634,600	\$394,900	-37.8%
Total Market*	\$645,000	\$685,000	+6.2%

\* Total Market is not a sum of traditional, REO and short sale activity, as some lender-mediated homes can be listed both as REO and short sale.

## Median Sales Prices

Traditional

Lender-Mediated



# Lender-Mediated Report – Activity by Area

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Lender-mediated properties are those marked in MRED as "Foreclosed," "REO," "Pre-Foreclosure" or "Short Sale." Residential activity only. | **Total** represents all traditional and lender-mediated activity. **Share** represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are **based on a rolling 12-month timeframe** through the month indicated.



July 2025

	Homes for Sale			Closed Sales			Median Sales Price						Average Sales Price					
	Current Month			Last 12 Months			For the 12 Months Ending...						For the 12 Months Ending...					
							7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Bannockburn	4	0	0.0%	16	0	0.0%	\$0	\$0	--	\$1,065,000	\$1,187,500	+11.5%	\$0	\$0	--	\$1,062,200	\$1,369,688	+28.9%
Barrington Area	140	1	0.7%	605	8	1.3%	\$623,000	\$460,000	-26.2%	\$635,000	\$660,000	+3.9%	\$612,417	\$514,050	-16.1%	\$758,540	\$785,120	+3.5%
Deerfield	44	0	0.0%	316	5	1.6%	\$455,000	\$546,000	+20.0%	\$614,500	\$650,000	+5.8%	\$481,563	\$612,400	+27.2%	\$680,551	\$733,300	+7.8%
Evanston	85	0	0.0%	757	11	1.5%	\$285,000	\$259,350	-9.0%	\$400,000	\$440,000	+10.0%	\$312,044	\$329,941	+5.7%	\$510,716	\$597,738	+17.0%
Glencoe	22	0	0.0%	122	1	0.8%	\$1,575,000	\$640,000	-59.4%	\$1,501,300	\$1,617,000	+7.7%	\$1,575,000	\$640,000	-59.4%	\$1,687,950	\$1,990,155	+17.9%
Glenview, Golf	91	1	1.1%	643	3	0.5%	\$445,000	\$577,500	+29.8%	\$585,000	\$638,500	+9.1%	\$560,000	\$592,500	+5.8%	\$731,443	\$783,667	+7.1%
Highland Park	67	0	0.0%	444	8	1.8%	\$430,000	\$650,000	+51.2%	\$685,000	\$789,500	+15.3%	\$550,286	\$815,000	+48.1%	\$823,068	\$923,651	+12.2%
Highwood	4	0	0.0%	31	2	6.5%	\$550,000	\$275,000	-50.0%	\$427,500	\$497,500	+16.4%	\$550,000	\$275,000	-50.0%	\$432,975	\$569,476	+31.5%
Inverness	20	0	0.0%	104	1	1.0%	\$295,000	\$1,175,000	+298.3%	\$715,000	\$770,000	+7.7%	\$295,000	\$1,175,000	+298.3%	\$756,098	\$822,864	+8.8%
Kenilworth	11	0	0.0%	43	1	2.3%	\$0	\$2,100,000	--	\$1,487,200	\$1,894,000	+27.4%	\$0	\$2,100,000	--	\$1,810,218	\$2,070,304	+14.4%
Lake Bluff	28	0	0.0%	159	3	1.9%	\$0	\$560,000	--	\$651,000	\$722,500	+11.0%	\$0	\$1,323,333	--	\$820,006	\$831,445	+1.4%
Lake Forest	63	1	1.6%	307	9	2.9%	\$723,500	\$790,000	+9.2%	\$1,036,250	\$1,224,500	+18.2%	\$845,500	\$1,116,778	+32.1%	\$1,221,631	\$1,433,162	+17.3%
Lincolnshire	16	0	0.0%	124	1	0.8%	\$385,000	\$620,000	+61.0%	\$647,500	\$668,500	+3.2%	\$385,000	\$620,000	+61.0%	\$719,113	\$745,391	+3.7%
Lincolnwood	15	0	0.0%	103	3	2.9%	\$0	\$371,000	--	\$515,000	\$512,000	-0.6%	\$0	\$401,167	--	\$611,048	\$560,082	-8.3%
Mettawa	3	0	0.0%	6	0	0.0%	\$0	\$0	--	\$1,306,824	\$857,500	-34.4%	\$0	\$0	--	\$1,351,738	\$1,188,875	-12.0%
Morton Grove	35	0	0.0%	299	5	1.7%	\$272,050	\$394,900	+45.2%	\$405,000	\$420,000	+3.7%	\$303,654	\$458,980	+51.2%	\$407,852	\$427,516	+4.8%
Northbrook	95	0	0.0%	572	7	1.2%	\$525,000	\$399,000	-24.0%	\$590,000	\$625,000	+5.9%	\$518,886	\$509,286	-1.9%	\$662,861	\$739,202	+11.5%
Northfield	10	0	0.0%	94	3	3.2%	\$0	\$540,000	--	\$717,500	\$832,500	+16.0%	\$0	\$507,033	--	\$966,164	\$1,090,564	+12.9%
Prairie View	5	0	0.0%	2	0	0.0%	\$300,330	\$0	-100.0%	\$341,750	\$733,500	#####	\$300,330	\$0	-100.0%	\$329,600	\$733,500	+122.5%
Riverwoods	7	0	0.0%	40	2	5.0%	\$0	\$592,500	--	\$825,000	\$893,500	+8.3%	\$0	\$592,500	--	\$888,407	\$988,946	+11.3%
Skokie	82	1	1.2%	524	12	2.3%	\$340,000	\$341,500	+0.4%	\$385,000	\$415,000	+7.8%	\$344,930	\$336,233	-2.5%	\$399,167	\$423,184	+6.0%
Wilmette	45	0	0.0%	373	2	0.5%	\$370,750	\$922,500	+148.8%	\$875,000	\$960,000	+9.7%	\$556,625	\$922,500	+65.7%	\$1,081,439	\$1,135,720	+5.0%
Winnetka	21	0	0.0%	213	0	0.0%	\$817,500	\$0	-100.0%	\$1,600,000	\$1,700,000	+6.3%	\$817,500	\$0	-100.0%	\$1,879,487	\$2,117,251	+12.7%