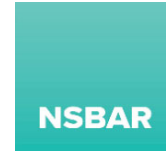


Monthly Indicators



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

November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings in the North Shore-Barrington region decreased 17.2 percent to 400. Listings Under Contract were down 12.3 percent to 342. Inventory levels fell 11.8 percent to 708 units.

Prices were a tad soft. The Median Sales Price decreased 5.3 percent to \$613,000. Market Times were down 18.1 percent to 38 days. Sellers were encouraged as Months Supply of Inventory was down 12.2 percent to 1.4 months.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 4.8%

- 5.3%

- 11.8%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

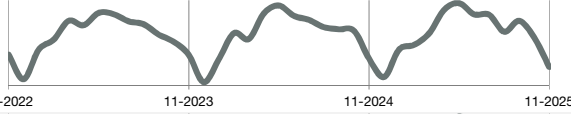
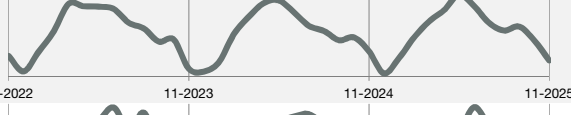

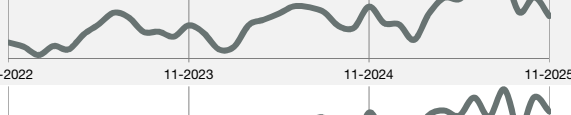
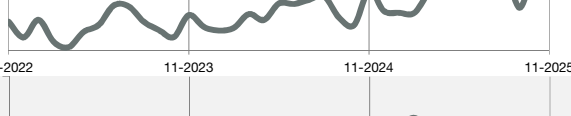




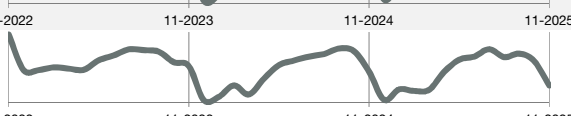

Market Overview	2
New Listings	3
Closed Sales	4
Under Contract	5
Median Sales Price	6
Average Sales Price	7
Average List Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Market Time	11
Months Supply of Inventory	12
Inventory of Homes for Sale	13

Market Overview

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

NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparklines	11-2024	11-2025	+ / -	YTD 2024	YTD 2025	+ / -
New Listings		483	400	- 17.2%	8,365	8,411	+ 0.5%
Closed Sales		416	396	- 4.8%	5,384	5,544	+ 3.0%
Under Contract (Contingent and Pending)		390	342	- 12.3%	5,603	5,636	+ 0.6%
Median Sales Price		\$647,500	\$613,000	- 5.3%	\$600,000	\$660,500	+ 10.1%
Average Sales Price		\$890,665	\$895,675	+ 0.6%	\$803,489	\$896,411	+ 11.6%
Average List Price		\$873,765	\$897,386	+ 2.7%	\$922,062	\$973,012	+ 5.5%
Percent of Original List Price Received		98.7%	98.5%	- 0.1%	99.6%	99.8%	+ 0.2%
Housing Affordability Index		51	55	+ 7.8%	55	51	- 7.3%
Market Time		46	38	- 18.1%	40	39	- 2.2%
Months Supply of Homes for Sale		1.6	1.4	- 12.2%	--	--	--
Inventory of Homes for Sale		803	708	- 11.8%	--	--	--

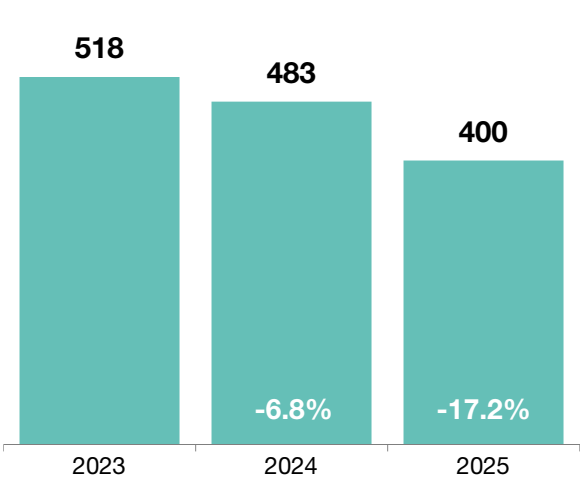
New Listings

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

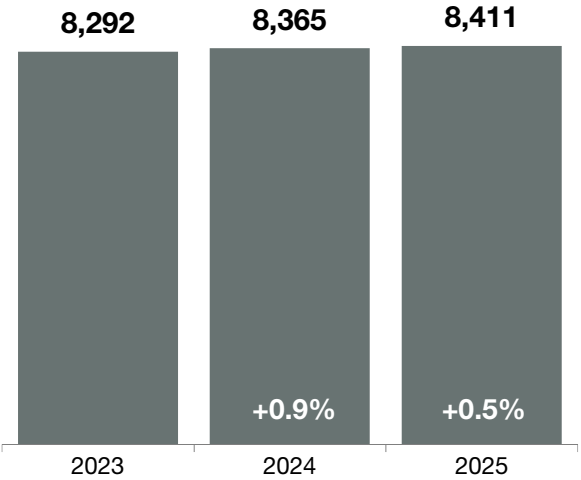
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

November

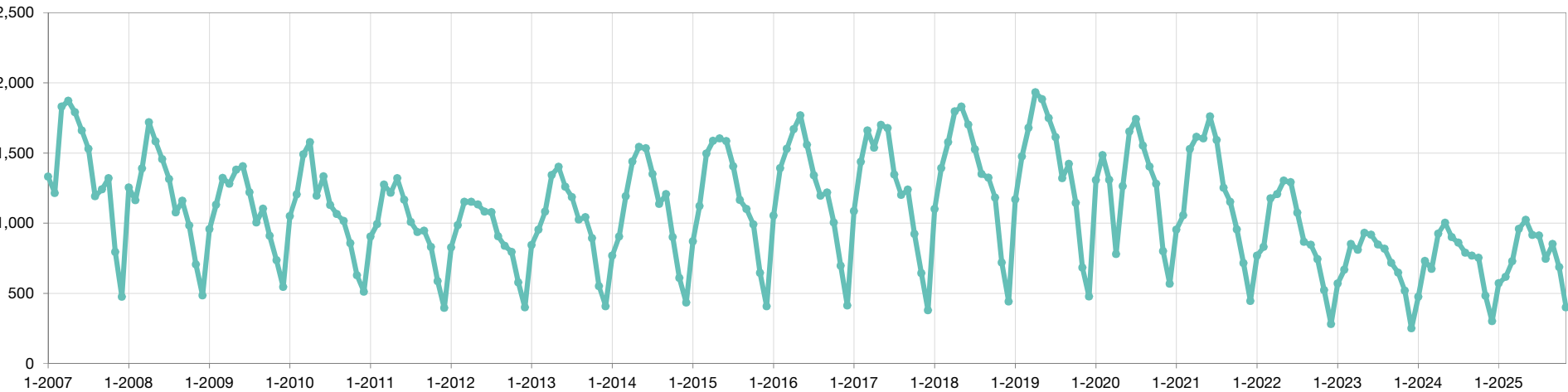


Year To Date



Month	Prior Year	Current Year	+ / -
December 2024	251	302	+20.3%
January 2025	476	571	+20.0%
February 2025	731	617	-15.6%
March 2025	674	729	+8.2%
April 2025	925	960	+3.8%
May 2025	1,002	1,024	+2.2%
June 2025	901	915	+1.6%
July 2025	861	911	+5.8%
August 2025	789	745	-5.6%
September 2025	769	852	+10.8%
October 2025	754	687	-8.9%
November 2025	483	400	-17.2%
12-Month Avg	718	726	+1.1%

Historical New Listing Activity



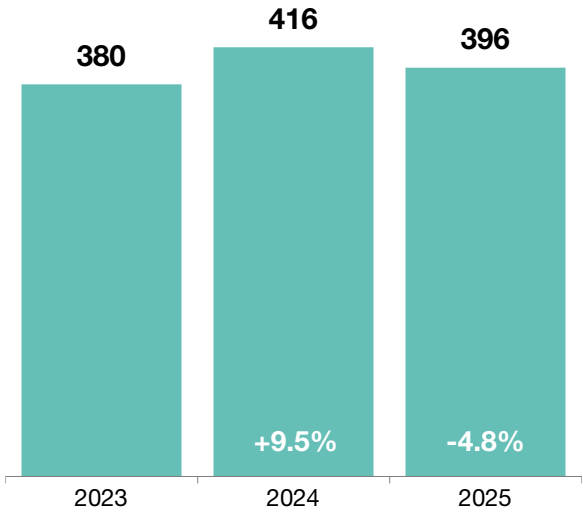
Closed Sales

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

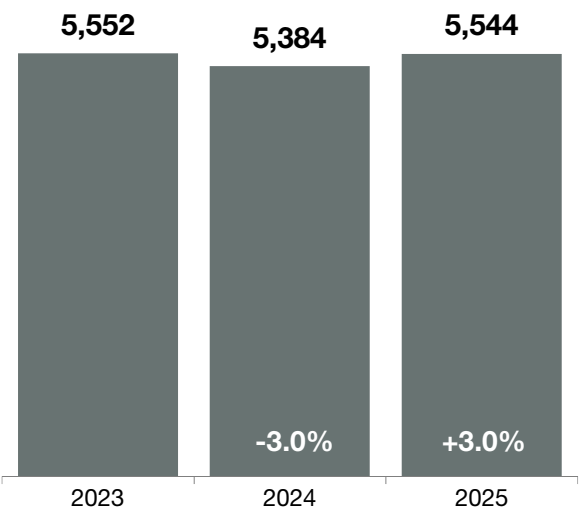
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

November

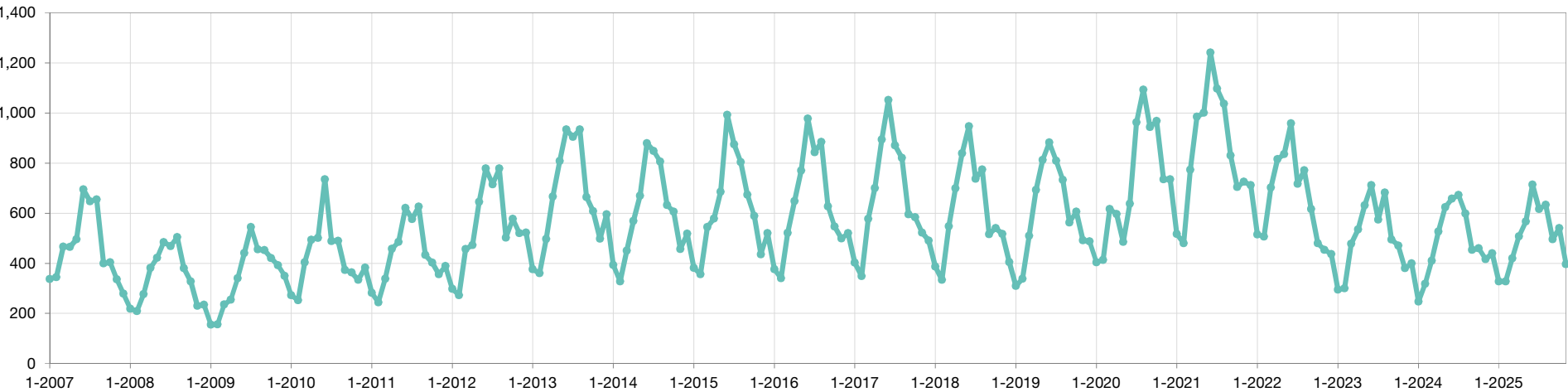


Year To Date



Month	Prior Year	Current Year	+ / -
December 2024	399	440	+10.3%
January 2025	247	328	+32.8%
February 2025	318	327	+2.8%
March 2025	410	420	+2.4%
April 2025	526	507	-3.6%
May 2025	624	567	-9.1%
June 2025	658	714	+8.5%
July 2025	673	616	-8.5%
August 2025	599	633	+5.7%
September 2025	453	496	+9.5%
October 2025	460	540	+17.4%
November 2025	416	396	-4.8%
12-Month Avg	482	499	+5.3%

Historical Closed Sales Activity

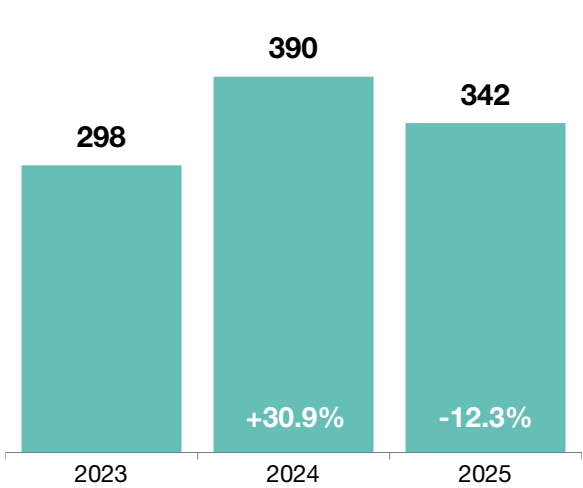


Under Contract

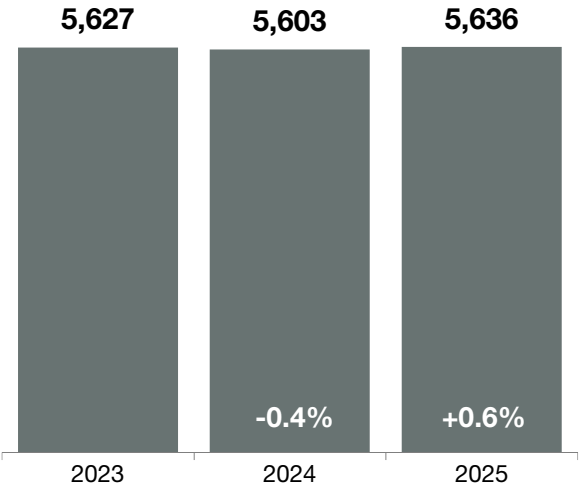
A count of the properties in either a contingent or pending status in a given month.



November

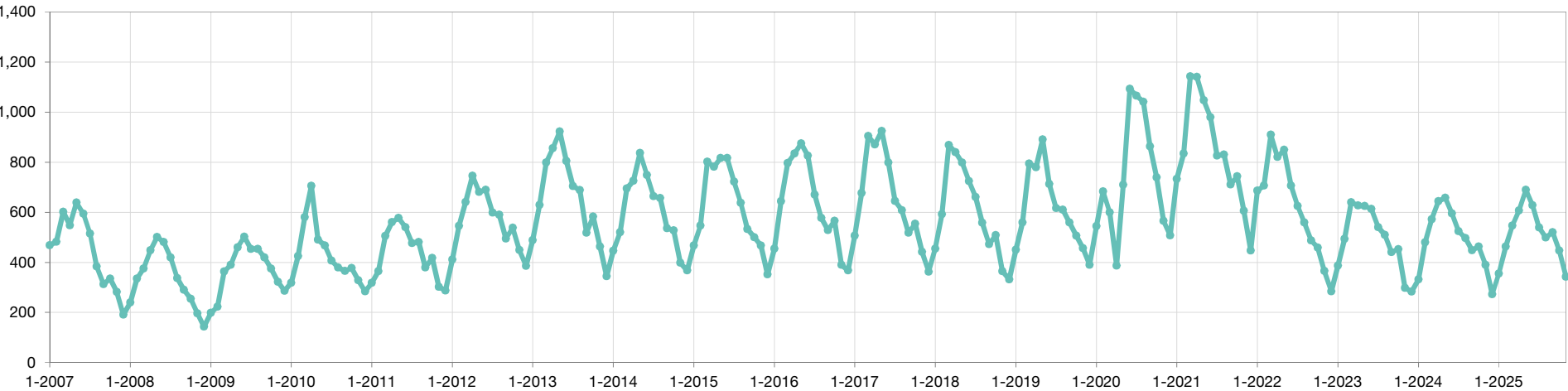


Year To Date



Month	Prior Year	Current Year	+ / -
December 2024	283	273	-3.5%
January 2025	332	355	+6.9%
February 2025	480	463	-3.5%
March 2025	572	547	-4.4%
April 2025	644	607	-5.7%
May 2025	658	689	+4.7%
June 2025	595	628	+5.5%
July 2025	524	539	+2.9%
August 2025	497	499	+0.4%
September 2025	448	520	+16.1%
October 2025	463	447	-3.5%
November 2025	390	342	-12.3%
12-Month Avg	491	492	+0.4%

Historical Under Contract Activity



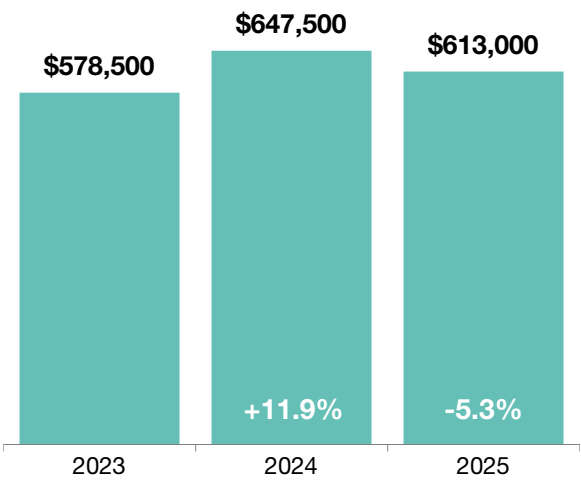
Median Sales Price

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

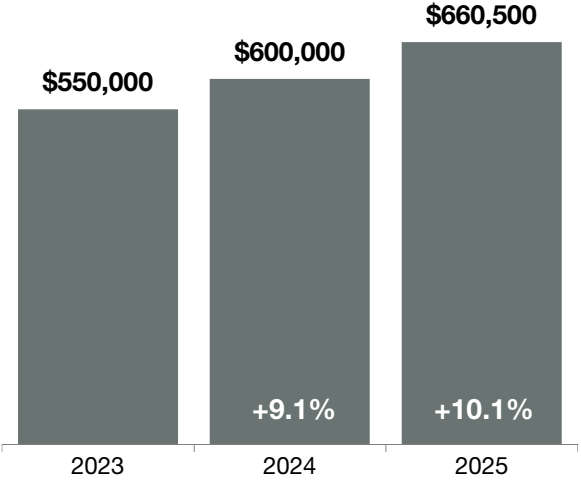
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

November

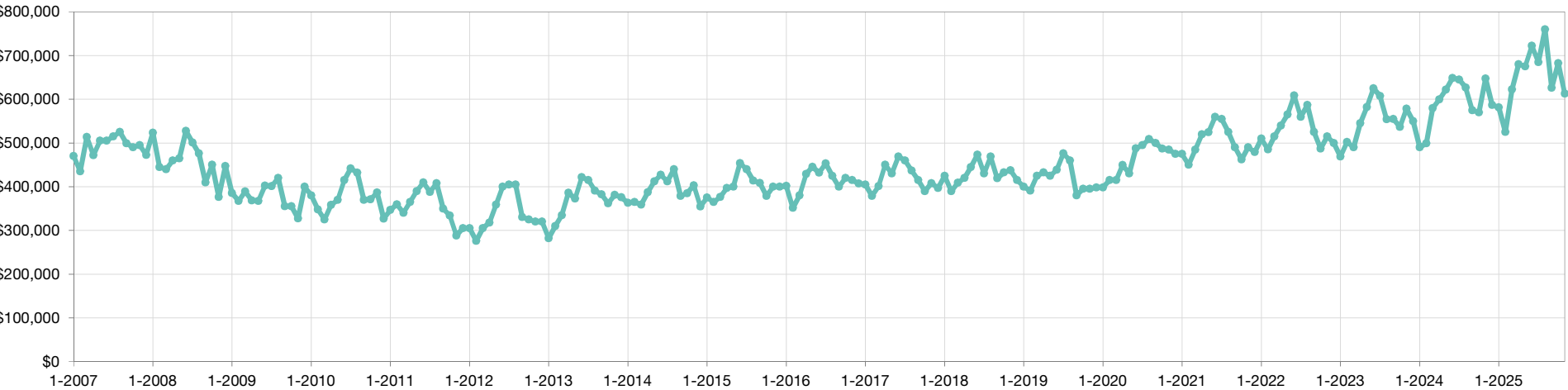


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$622,500	+7.4%
April 2025	\$599,500	\$680,000	+13.4%
May 2025	\$622,000	\$675,000	+8.5%
June 2025	\$648,500	\$722,500	+11.4%
July 2025	\$645,000	\$685,000	+6.2%
August 2025	\$627,000	\$760,000	+21.2%
September 2025	\$575,000	\$626,500	+9.0%
October 2025	\$569,950	\$682,500	+19.7%
November 2025	\$647,500	\$613,000	-5.3%
12-Month Med	\$597,000	\$655,000	+9.7%

Historical Median Sales Price

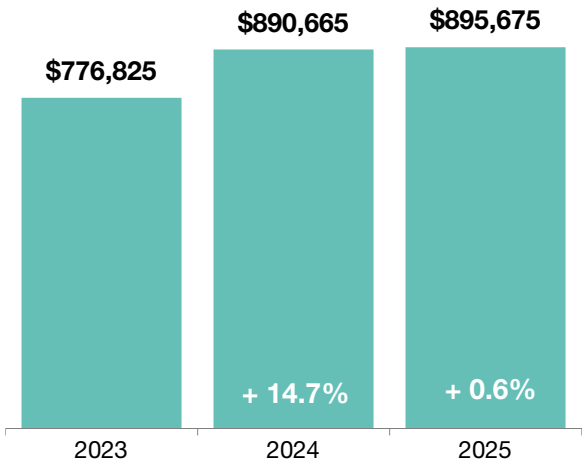


Average Sales Price

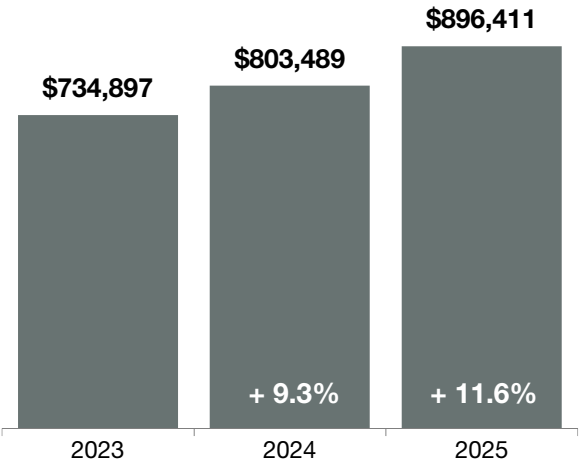
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November

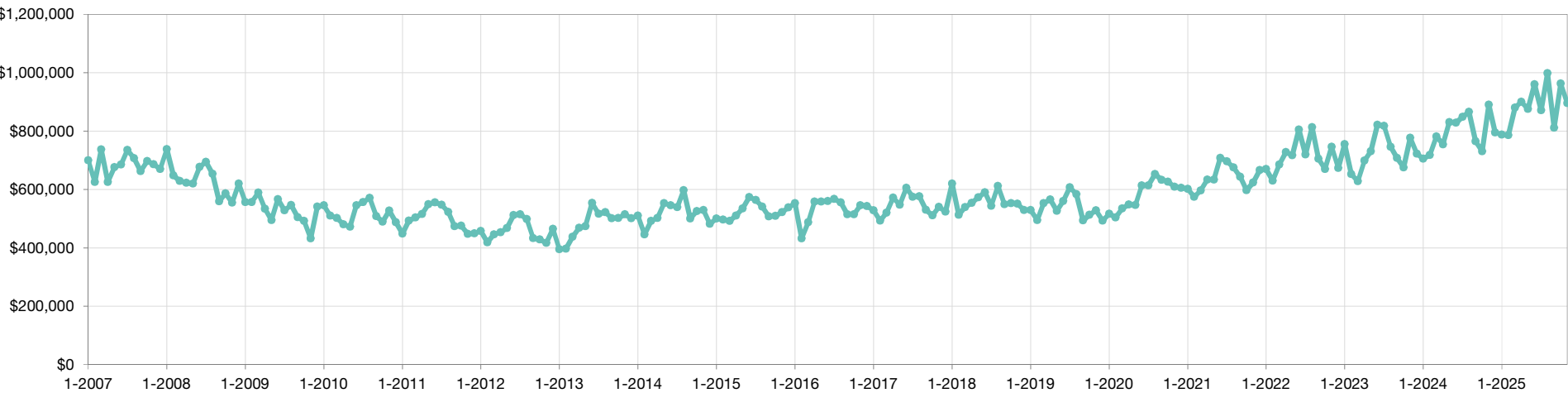


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$880,027	+12.6%
April 2025	\$754,284	\$900,278	+19.4%
May 2025	\$830,848	\$876,104	+5.4%
June 2025	\$828,466	\$960,348	+15.9%
July 2025	\$848,299	\$870,898	+2.7%
August 2025	\$865,616	\$998,342	+15.3%
September 2025	\$765,606	\$811,536	+6.0%
October 2025	\$730,341	\$962,847	+31.8%
November 2025	\$890,665	\$895,675	+0.6%
12-Month Avg	\$797,883	\$888,991	+11.4%

Historical Average Sales Price

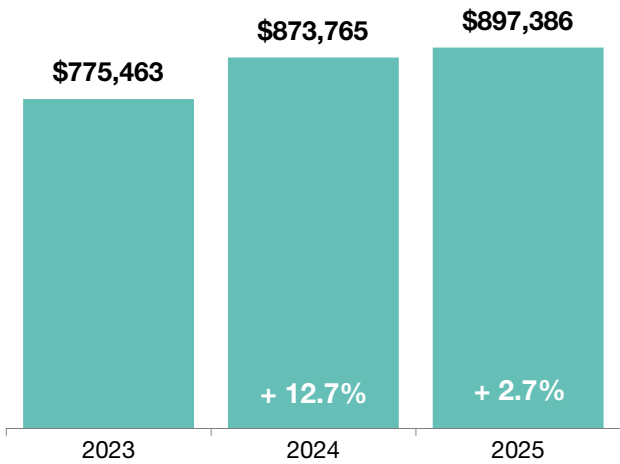


Average List Price

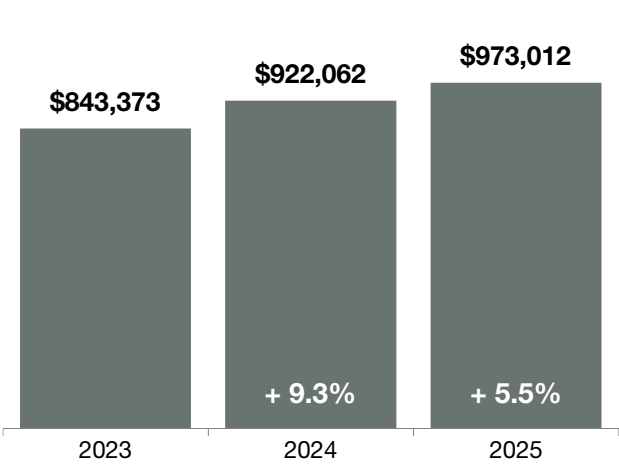
Average list price for all new listings in a given month.



November

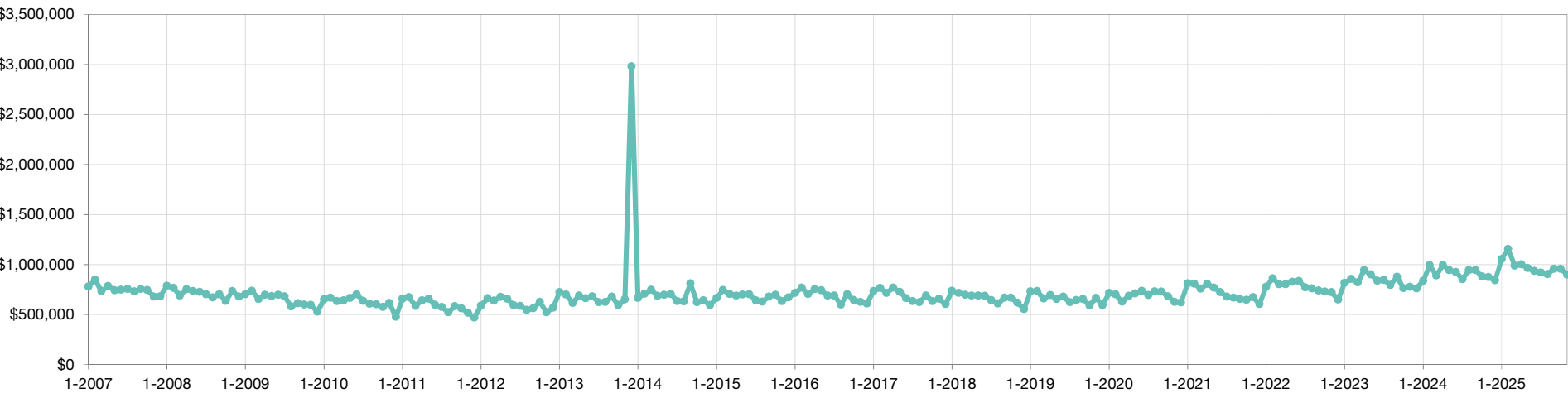


Year To Date



Month	Prior Year	Current Year	+ / -
December 2024	\$761,878	\$843,319	+10.7%
January 2025	\$838,266	\$1,054,134	+25.8%
February 2025	\$993,635	\$1,153,651	+16.1%
March 2025	\$889,073	\$988,928	+11.2%
April 2025	\$994,539	\$1,002,690	+0.8%
May 2025	\$943,593	\$965,345	+2.3%
June 2025	\$924,727	\$935,723	+1.2%
July 2025	\$853,889	\$918,157	+7.5%
August 2025	\$943,517	\$904,467	-4.1%
September 2025	\$943,360	\$957,157	+1.5%
October 2025	\$878,977	\$956,675	+8.8%
November 2025	\$873,765	\$897,386	+2.7%
12-Month Avg	\$917,410	\$968,513	+5.6%

Historical Average List Price



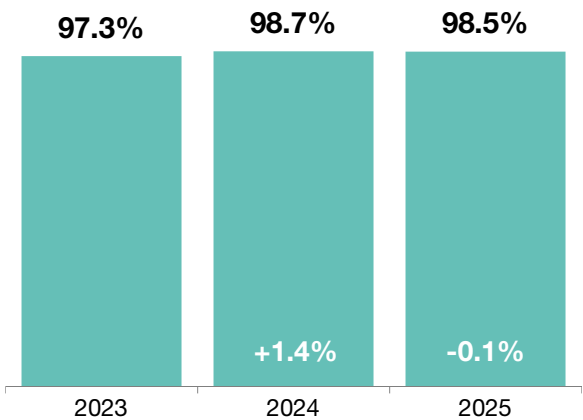
Percent of Original List Price Received

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.

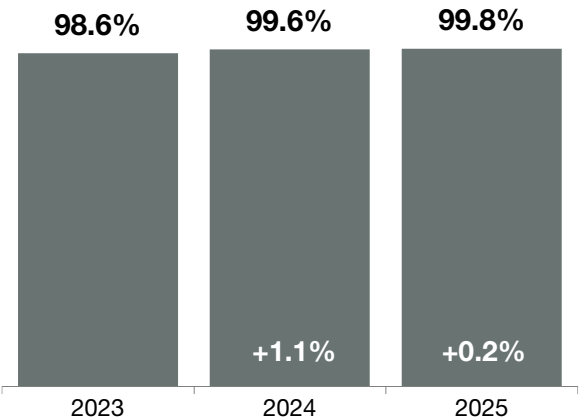
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

November

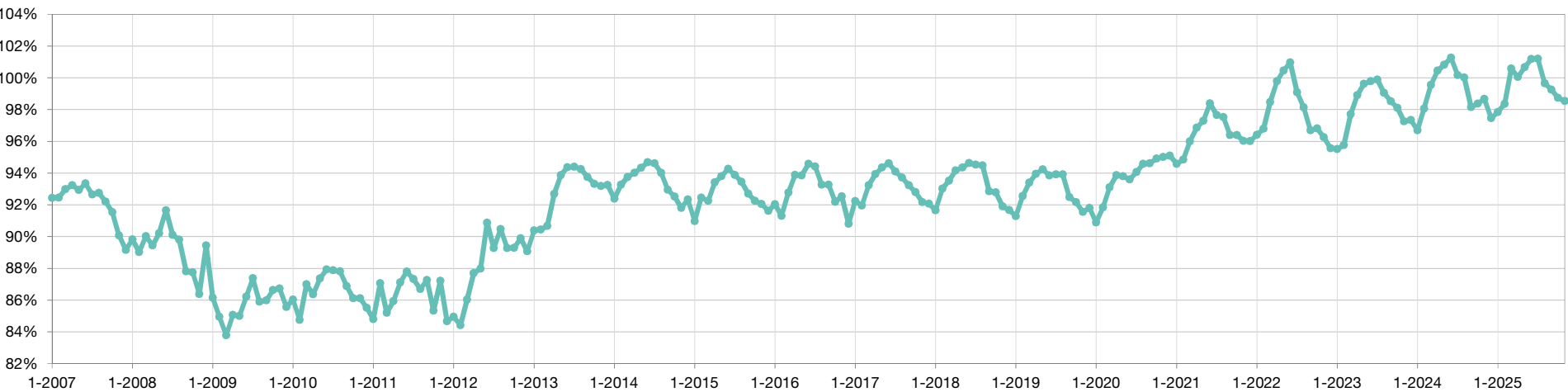


Year To Date



Month	Prior Year	Current Year	+ / -
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%
July 2025	100.2%	101.2%	+1.0%
August 2025	100.0%	99.7%	-0.4%
September 2025	98.2%	99.3%	+1.1%
October 2025	98.4%	98.7%	+0.4%
November 2025	98.7%	98.5%	-0.1%
12-Month Avg	99.5%	99.7%	+0.2%

Historical Percent of Original List Price Received



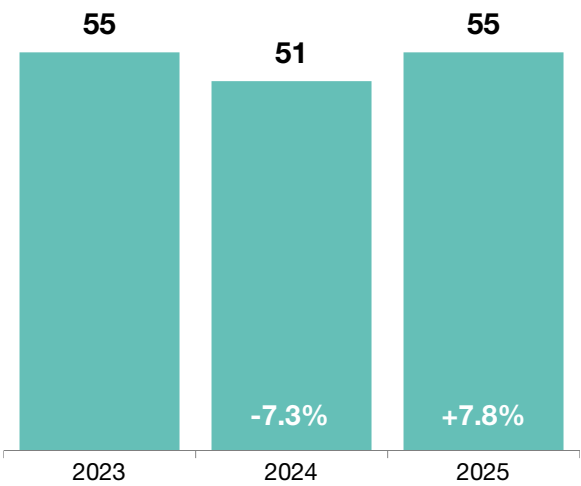
Housing Affordability Index

NSBAR

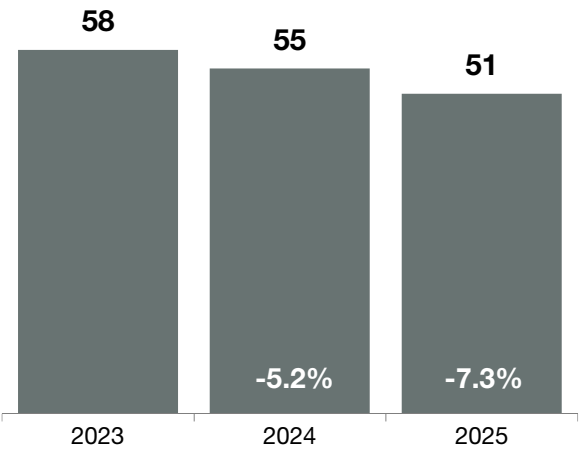
NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

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.**

November

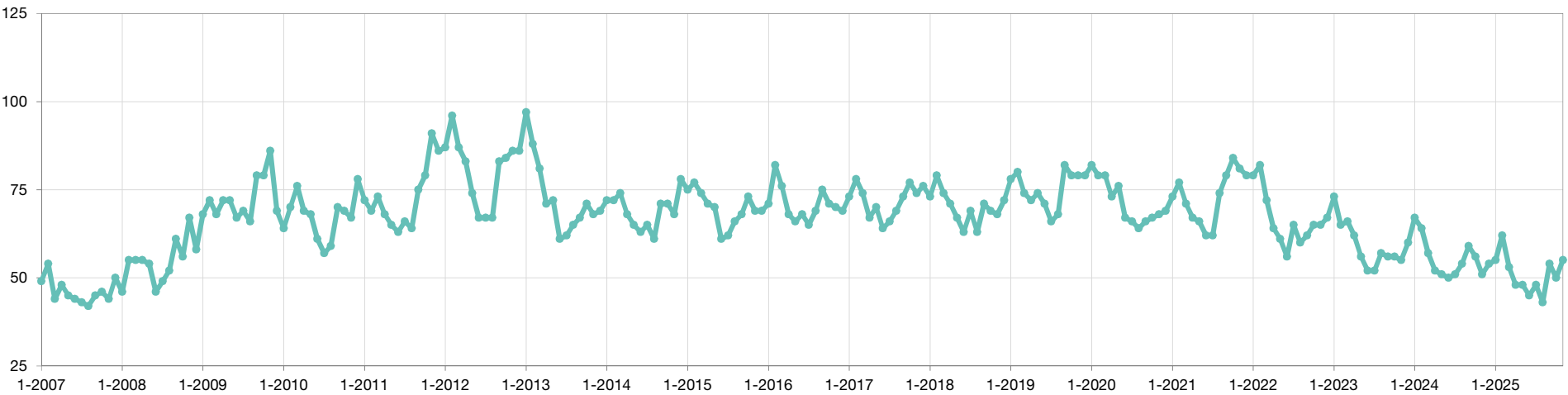


Year To Date



Month	Prior Year	Current Year	+ / -
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	45	-10.0%
July 2025	51	48	-5.9%
August 2025	54	43	-20.4%
September 2025	59	54	-8.5%
October 2025	56	50	-10.7%
November 2025	51	55	+7.8%
12-Month Avg	56	51	-8.3%

Historical Housing Affordability Index



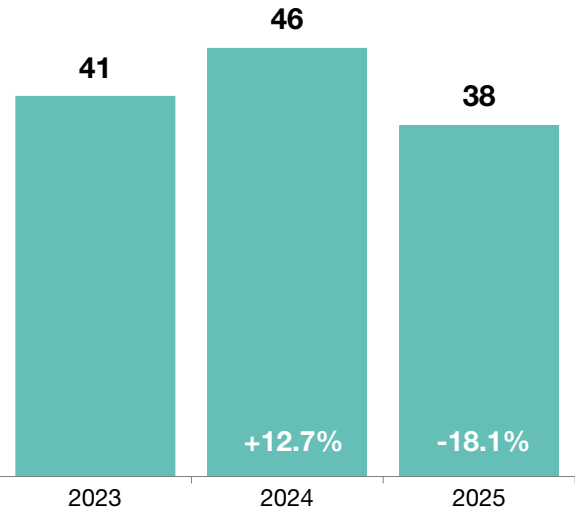
Market Time

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

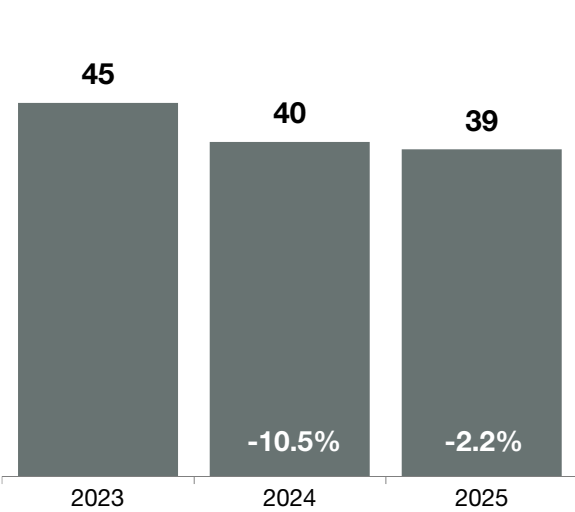
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

November

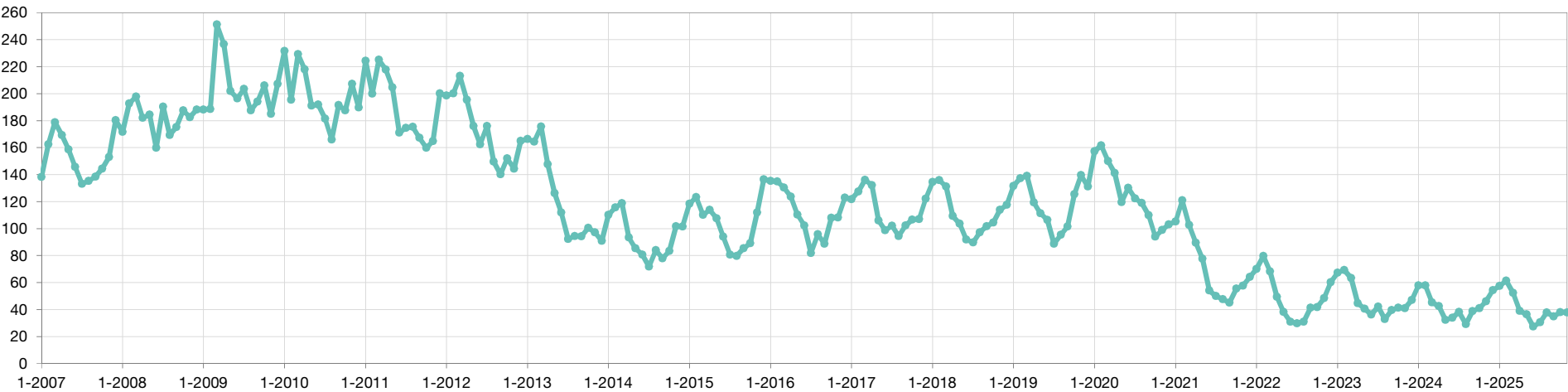


Year To Date



Month	Prior Year	Current Year	+ / -
December 2024	47	54	+15.4%
January 2025	58	58	-0.5%
February 2025	58	61	+6.2%
March 2025	45	52	+15.4%
April 2025	43	39	-8.5%
May 2025	32	36	+12.6%
June 2025	34	27	-19.2%
July 2025	38	31	-20.0%
August 2025	29	38	+29.6%
September 2025	39	35	-9.7%
October 2025	41	38	-7.3%
November 2025	46	38	-18.1%
12-Month Avg	40	40	-0.6%

Historical Market Times

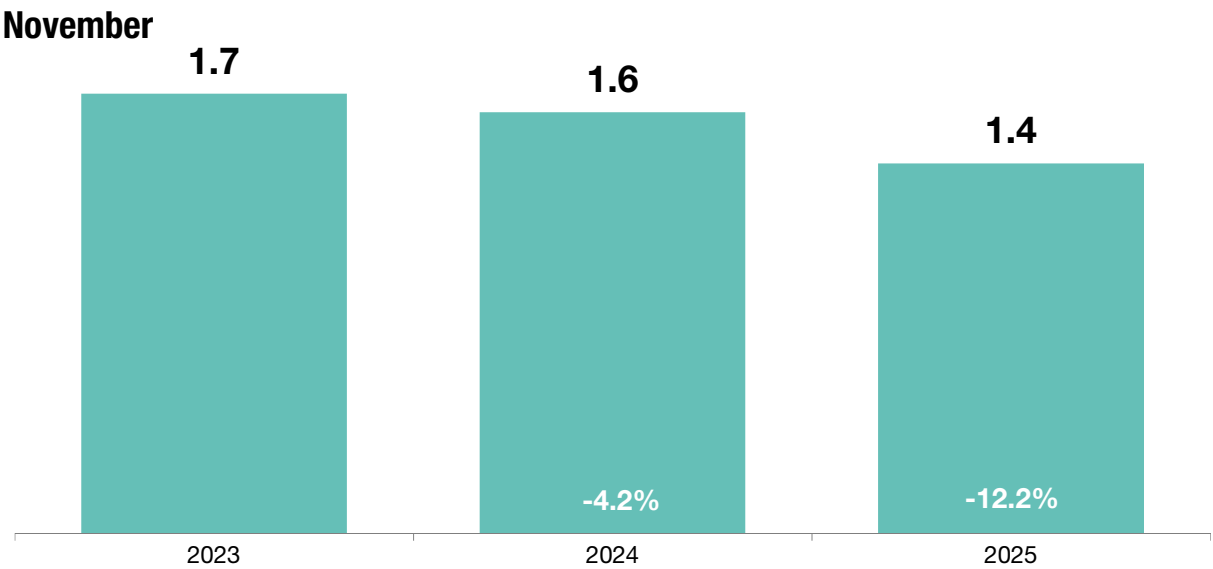


Months Supply of Inventory

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.

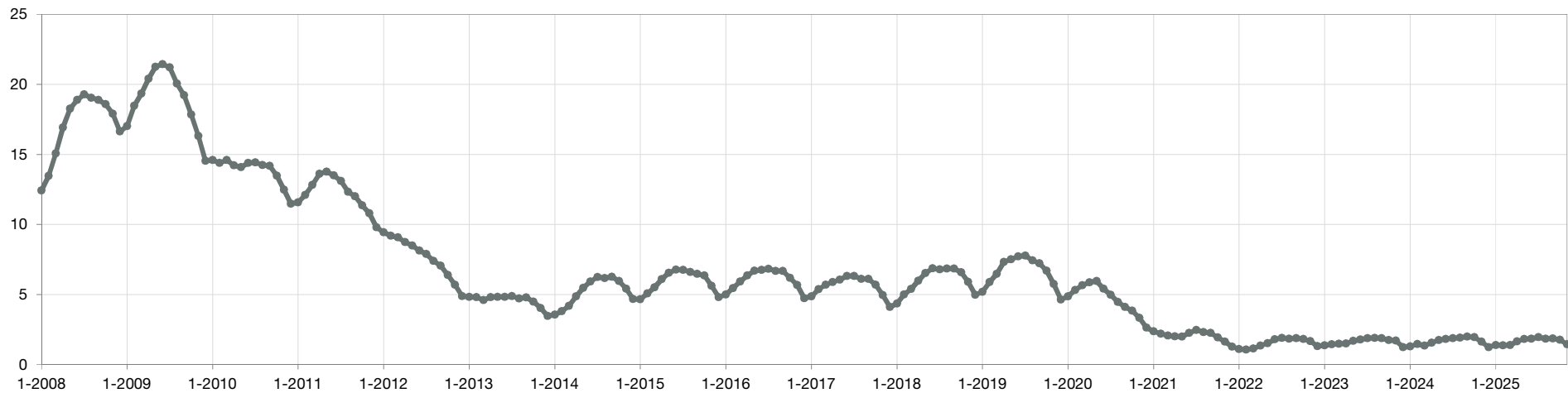
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®



Month	Prior Year	Current Year	+ / -
December 2024	1.2	1.2	+0.9%
January 2025	1.3	1.4	+7.3%
February 2025	1.5	1.4	-6.0%
March 2025	1.3	1.4	+3.4%
April 2025	1.6	1.7	+5.7%
May 2025	1.7	1.8	+3.9%
June 2025	1.8	1.8	+1.8%
July 2025	1.9	1.9	+3.5%
August 2025	1.9	1.8	-4.3%
September 2025	2.0	1.9	-6.7%
October 2025	2.0	1.8	-9.7%
November 2025	1.6	1.4	-12.2%
12-Month Avg	1.7	1.6	-1.4%

Historical Months Supply of Inventory



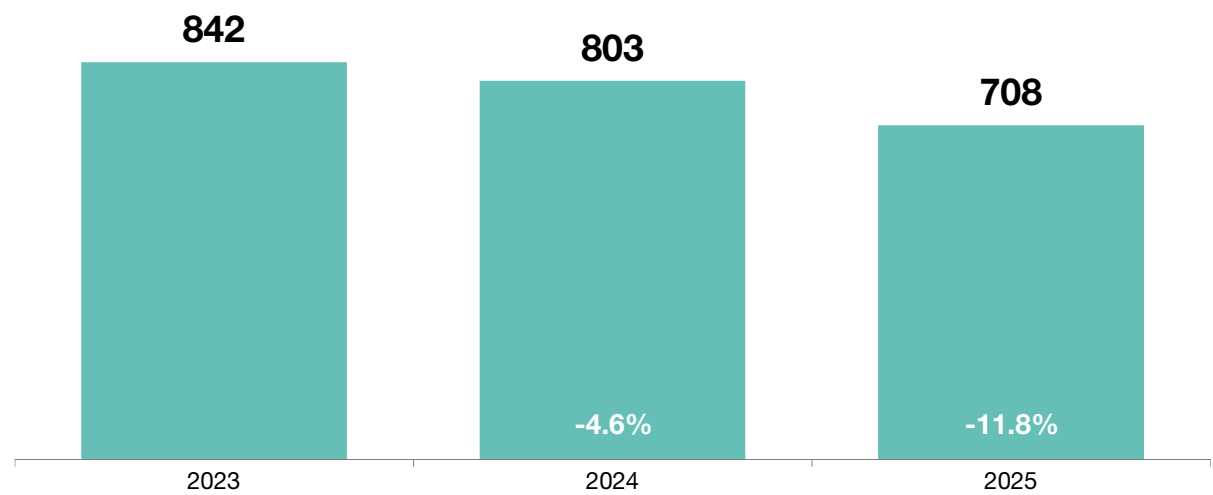
Inventory of Homes for Sale

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

NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

November



Month	Prior Year	Current Year	+ / -
December 2024	608	610	+0.3%
January 2025	631	682	+8.1%
February 2025	709	671	-5.4%
March 2025	647	679	+4.9%
April 2025	755	802	+6.2%
May 2025	848	885	+4.4%
June 2025	879	907	+3.2%
July 2025	907	957	+5.5%
August 2025	924	903	-2.3%
September 2025	962	927	-3.6%
October 2025	944	876	-7.2%
November 2025	803	708	-11.8%
12-Month Avg	801	801	+0.2%

Historical Inventory of Homes for Sale

