

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

January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings in the North Shore-Barrington region decreased 18.2 percent to 469. Listings Under Contract were down 13.0 percent to 309. Inventory levels fell 21.3 percent to 538 units.

Prices continued to gain traction. The Median Sales Price increased 16.1 percent to \$675,000. Market Times were down 5.9 percent to 54 days. Sellers were encouraged as Months Supply of Inventory was down 21.1 percent to 1.1 months.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 10.7% **+ 16.1%** **- 21.3%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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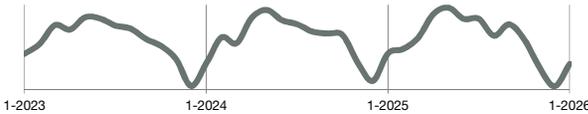
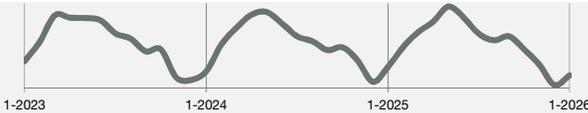
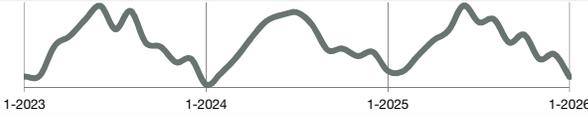
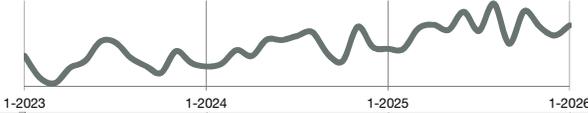
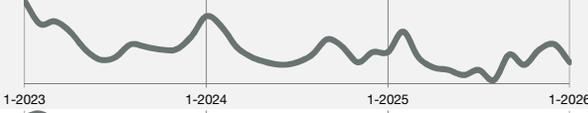
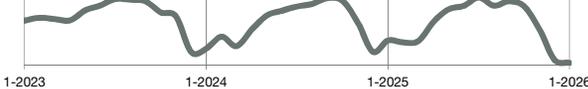


Market Overview

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

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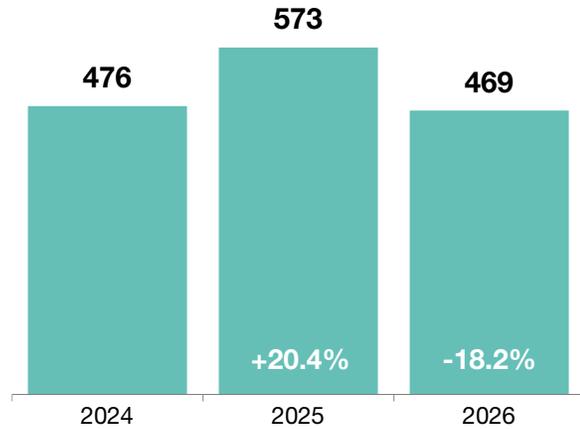
Key Metrics	Historical Sparklines	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		573	469	- 18.2%	573	469	- 18.2%
Closed Sales		328	293	- 10.7%	328	293	- 10.7%
Under Contract (Contingent and Pending)		355	309	- 13.0%	355	309	- 13.0%
Median Sales Price		\$581,500	\$675,000	+ 16.1%	\$581,500	\$675,000	+ 16.1%
Average Sales Price		\$788,043	\$897,239	+ 13.9%	\$788,043	\$897,239	+ 13.9%
Average List Price		\$1,055,805	\$925,197	- 12.4%	\$1,055,805	\$925,197	- 12.4%
Percent of Original List Price Received		97.8%	98.6%	+ 0.8%	97.8%	98.6%	+ 0.8%
Housing Affordability Index		57	53	- 7.0%	57	53	- 7.0%
Market Time		58	54	- 5.9%	58	54	- 5.9%
Months Supply of Homes for Sale		1.4	1.1	- 21.1%	--	--	--
Inventory of Homes for Sale		684	538	- 21.3%	--	--	--

New Listings

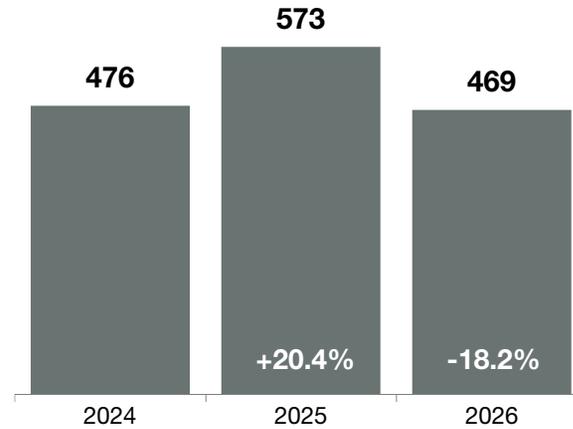
A count of the properties that have been newly listed on the market in a given month.



January

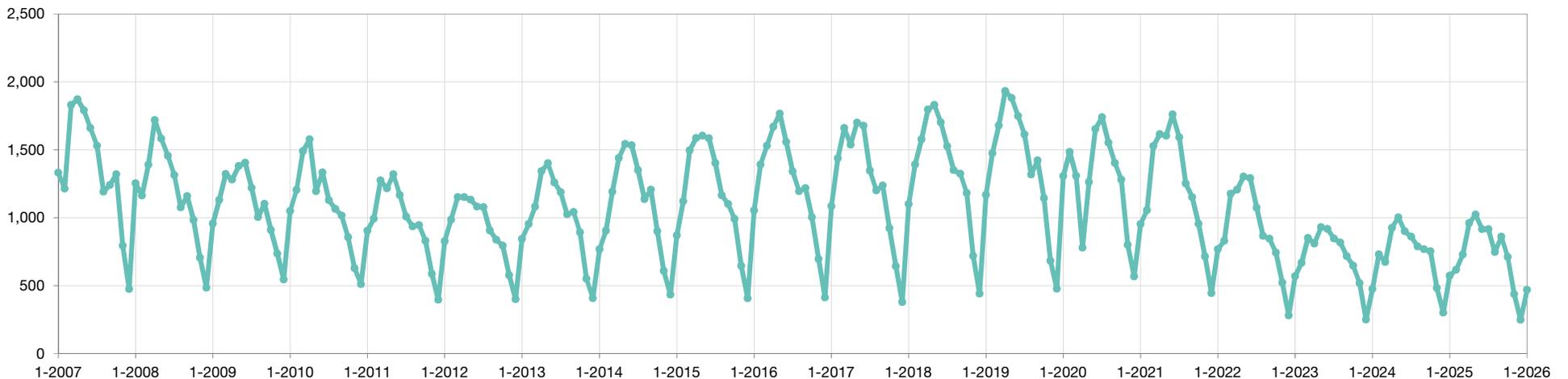


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	731	617	-15.6%
March 2025	674	729	+8.2%
April 2025	925	961	+3.9%
May 2025	1,002	1,024	+2.2%
June 2025	901	915	+1.6%
July 2025	861	915	+6.3%
August 2025	789	748	-5.2%
September 2025	769	860	+11.8%
October 2025	754	711	-5.7%
November 2025	483	438	-9.3%
December 2025	302	249	-17.5%
January 2026	573	469	-18.2%
12-Month Avg	730	720	-1.5%

Historical New Listing Activity

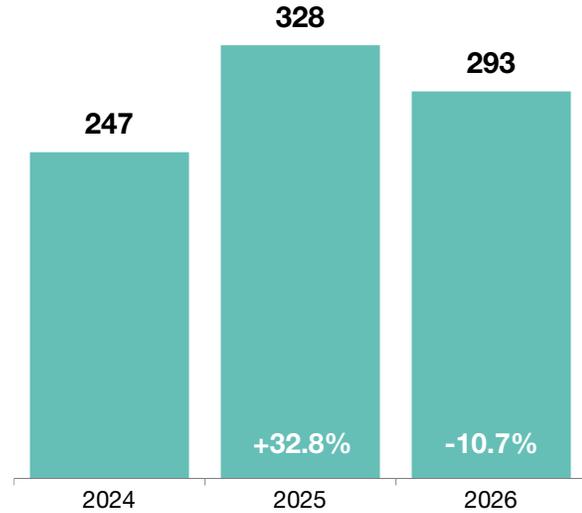


Closed Sales

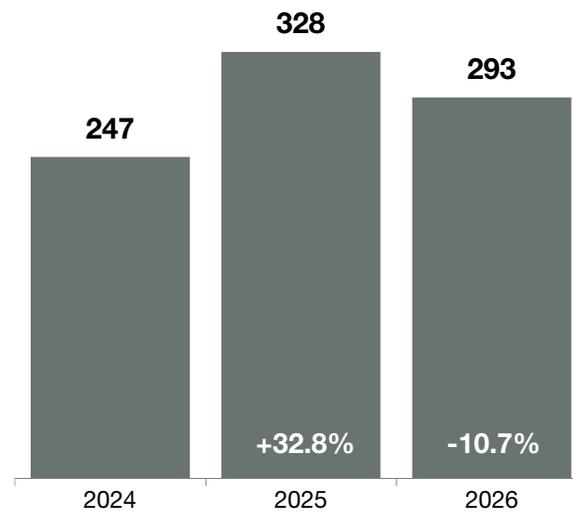
A count of the actual sales that have closed in a given month.



January

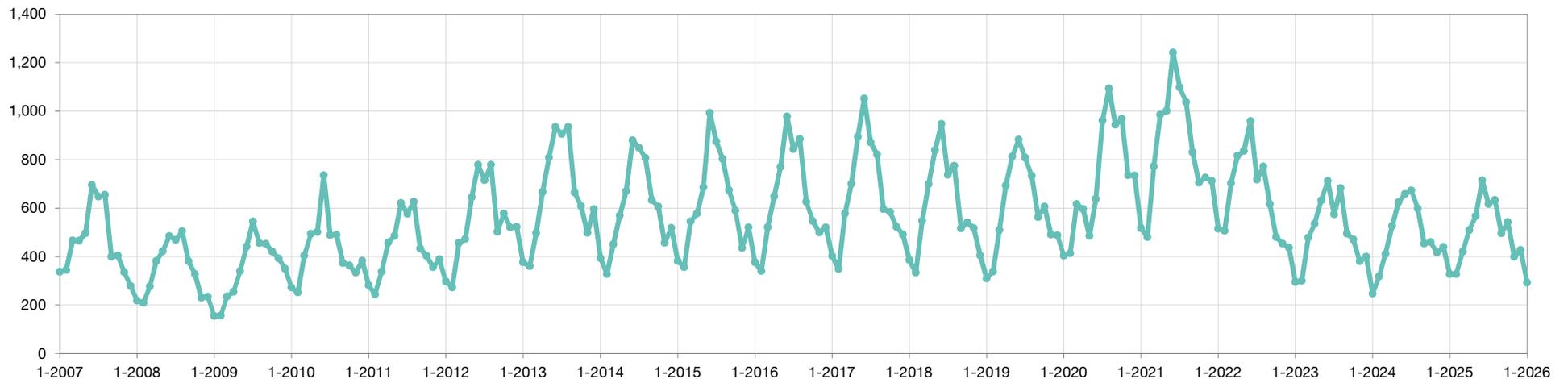


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	318	327	+2.8%
March 2025	410	421	+2.7%
April 2025	526	508	-3.4%
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	542	+17.8%
November 2025	416	399	-4.1%
December 2025	440	427	-3.0%
January 2026	328	293	-10.7%
12-Month Avg	492	495	+0.7%

Historical Closed Sales Activity

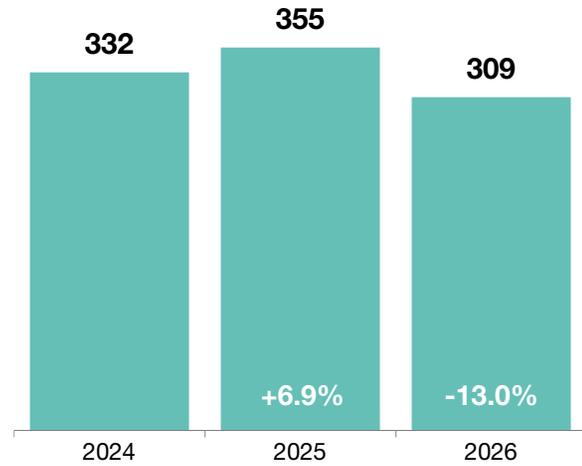


Under Contract

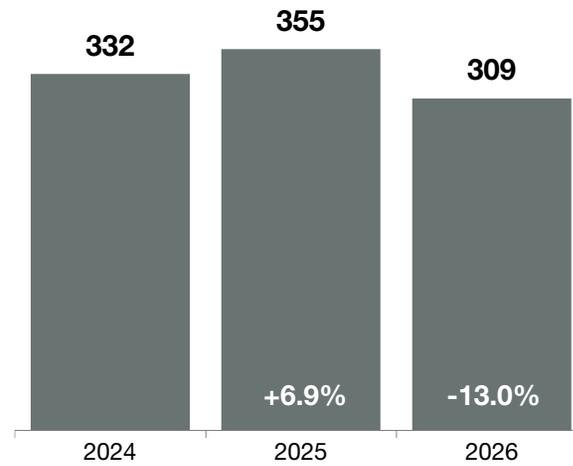
A count of the properties in either a contingent or pending status in a given month.



January

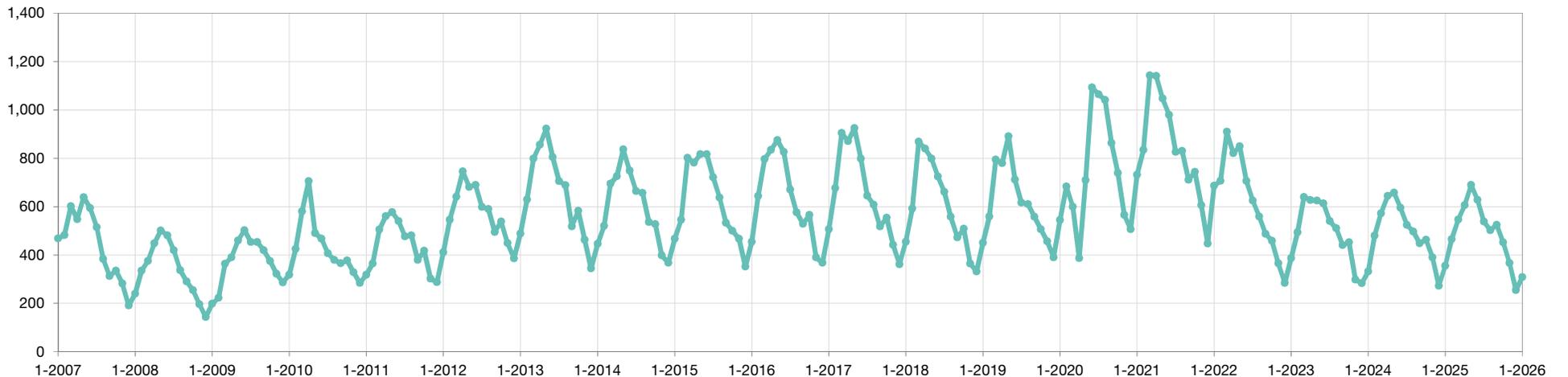


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	480	465	-3.1%
March 2025	572	547	-4.4%
April 2025	644	606	-5.9%
May 2025	658	689	+4.7%
June 2025	595	628	+5.5%
July 2025	524	538	+2.7%
August 2025	497	502	+1.0%
September 2025	448	524	+17.0%
October 2025	463	452	-2.4%
November 2025	390	367	-5.9%
December 2025	273	255	-6.6%
January 2026	355	309	-13.0%
12-Month Avg	492	490	-0.3%

Historical Under Contract Activity

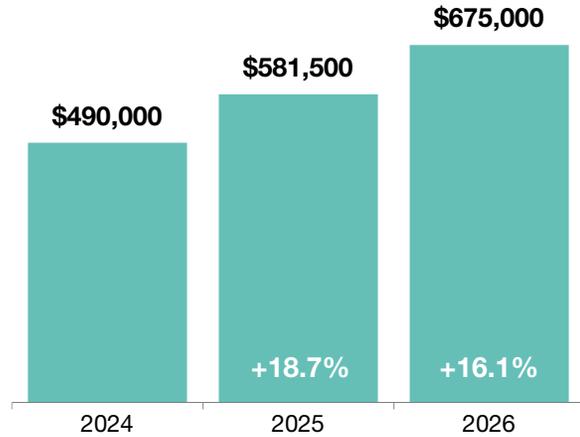


Median Sales Price

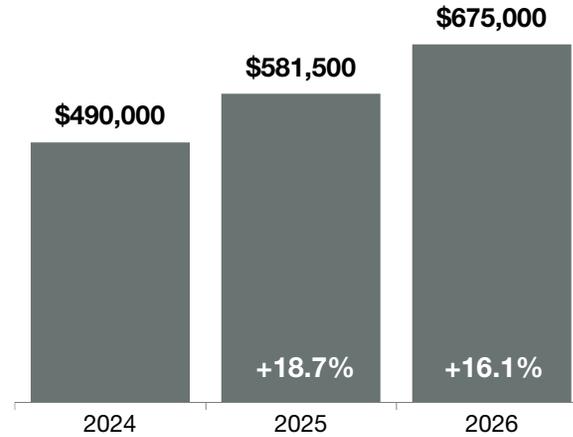
Median price point for all closed sales, not accounting for seller concessions, in a given month.



January

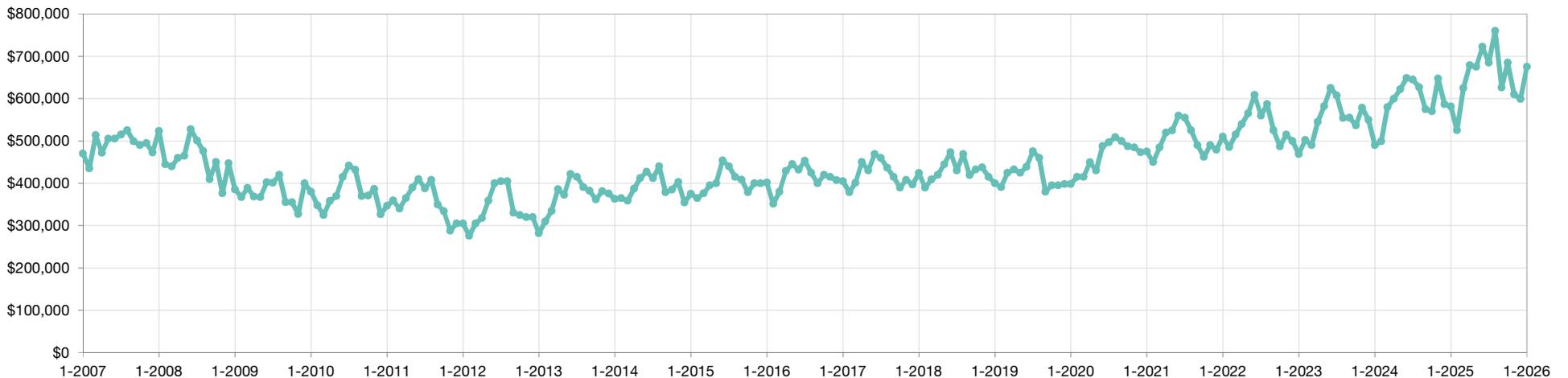


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	\$499,500	\$525,000	+5.1%
March 2025	\$579,500	\$625,000	+7.9%
April 2025	\$599,500	\$679,000	+13.3%
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	\$685,000	+20.2%
November 2025	\$647,500	\$610,000	-5.8%
December 2025	\$587,000	\$599,000	+2.0%
January 2026	\$581,500	\$675,000	+16.1%
12-Month Med	\$605,000	\$660,000	+9.1%

Historical Median Sales Price

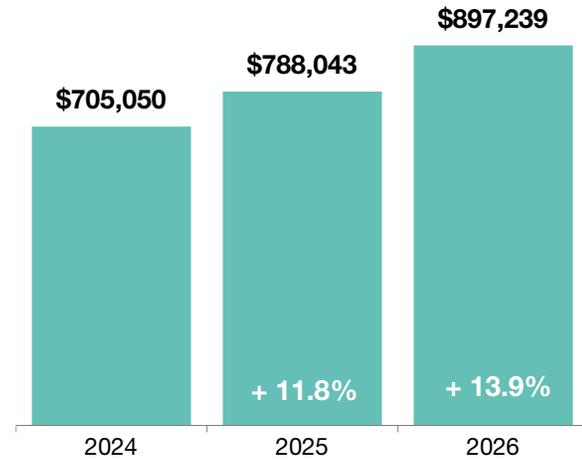


Average Sales Price

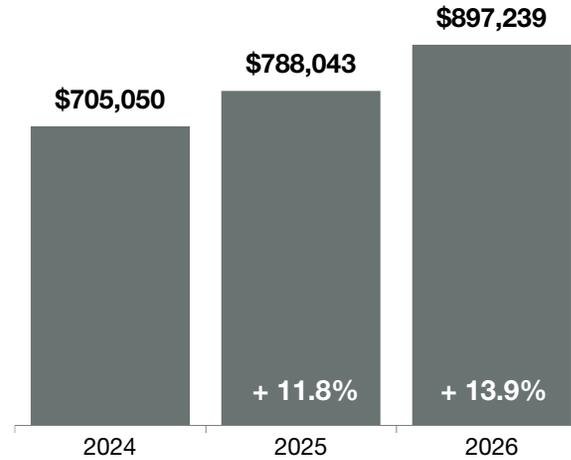
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January

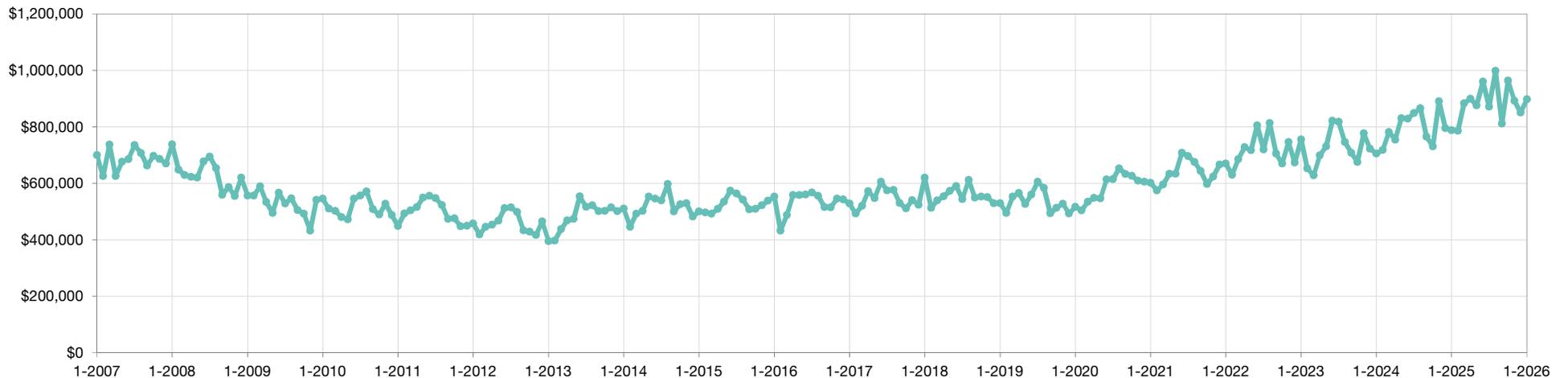


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	\$717,897	\$786,431	+9.5%
March 2025	\$781,736	\$882,782	+12.9%
April 2025	\$754,284	\$899,667	+19.3%
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	\$963,667	+31.9%
November 2025	\$890,665	\$892,412	+0.2%
December 2025	\$795,495	\$850,118	+6.9%
January 2026	\$788,043	\$897,239	+13.9%
12-Month Avg	\$806,153	\$899,125	+11.5%

Historical Average Sales Price

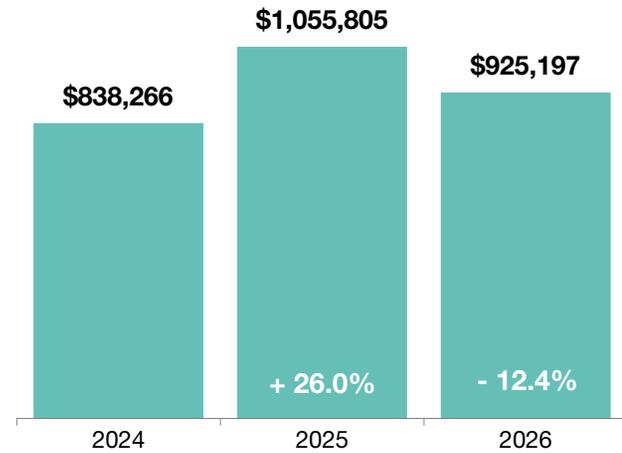


Average List Price

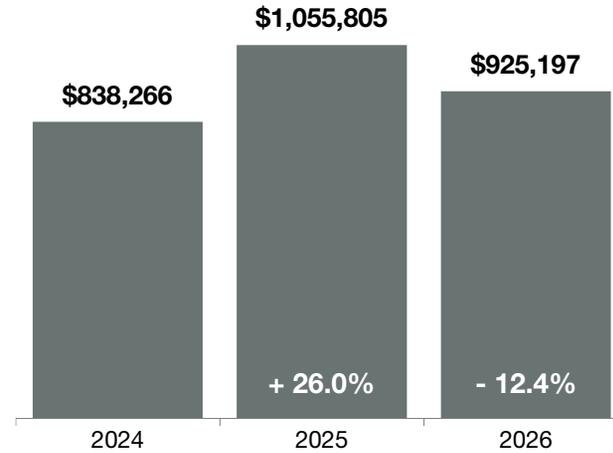
Average list price for all new listings in a given month.



January

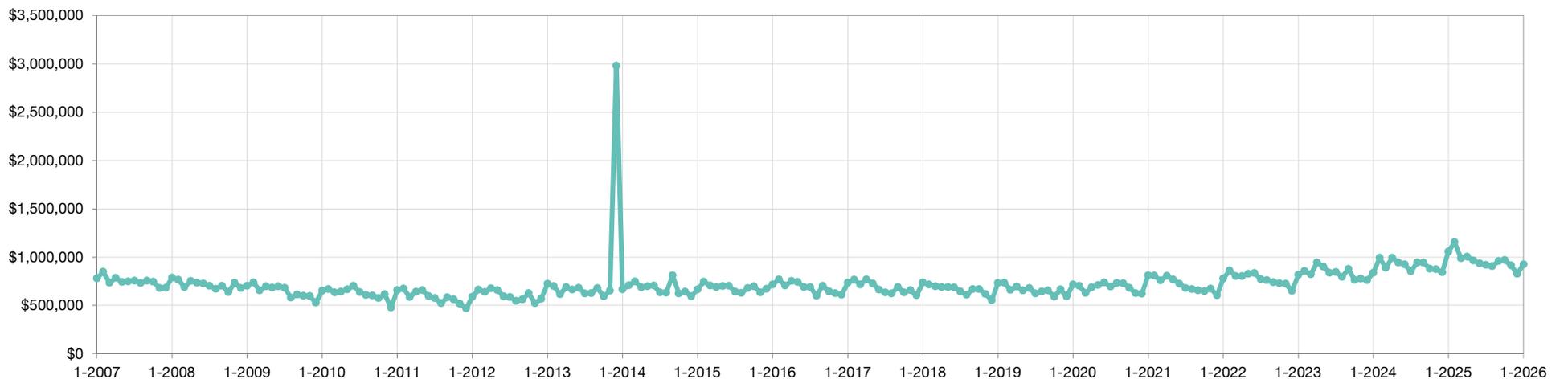


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	\$993,635	\$1,153,700	+16.1%
March 2025	\$889,178	\$988,928	+11.2%
April 2025	\$994,539	\$1,003,155	+0.9%
May 2025	\$943,593	\$965,325	+2.3%
June 2025	\$924,727	\$935,604	+1.2%
July 2025	\$853,889	\$920,046	+7.7%
August 2025	\$943,517	\$905,150	-4.1%
September 2025	\$943,360	\$960,084	+1.8%
October 2025	\$878,977	\$970,134	+10.4%
November 2025	\$873,765	\$913,531	+4.6%
December 2025	\$843,319	\$827,841	-1.8%
January 2026	#####	\$925,197	-12.4%
12-Month Avg	\$932,659	\$962,935	+3.2%

Historical Average List Price



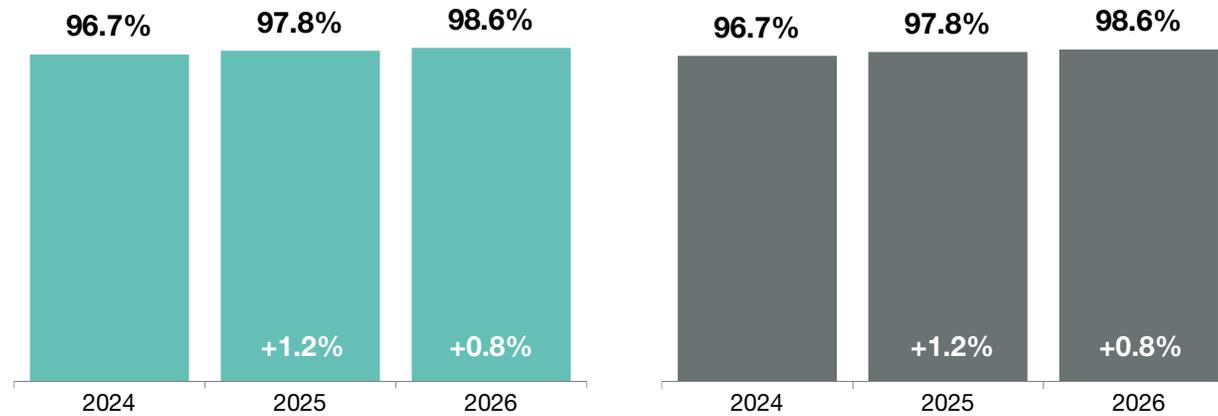
Percent of Original List Price Received

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.



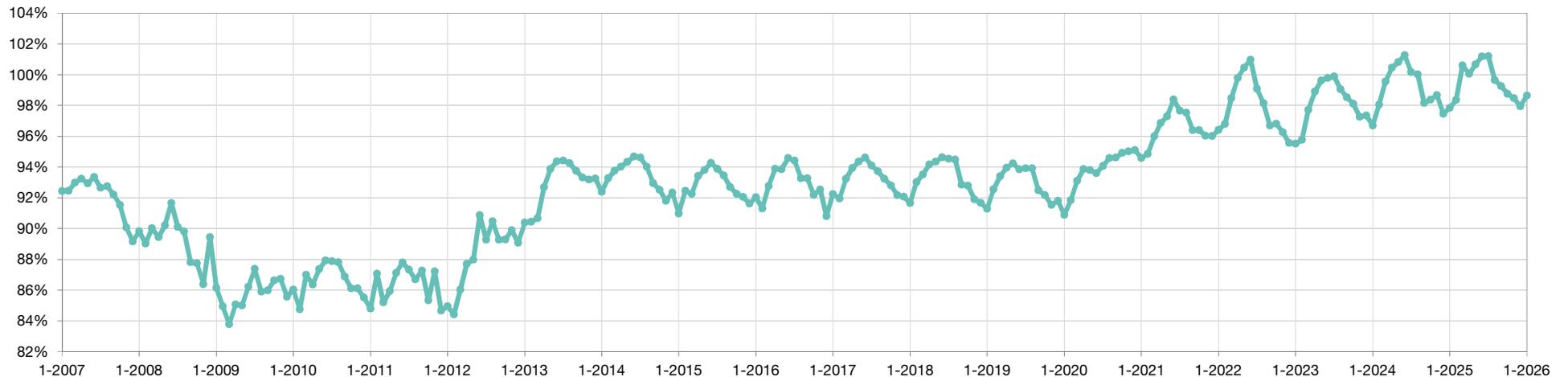
January

Year To Date



Month	Prior Year	Current Year	+ / -
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%	-0.2%
December 2025	97.5%	97.9%	+0.5%
January 2026	97.8%	98.6%	+0.8%
12-Month Avg	99.5%	99.8%	+0.3%

Historical Percent of Original List Price Received

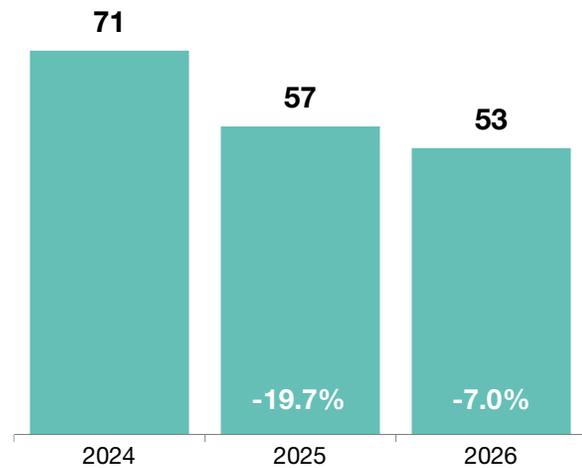


Housing Affordability Index

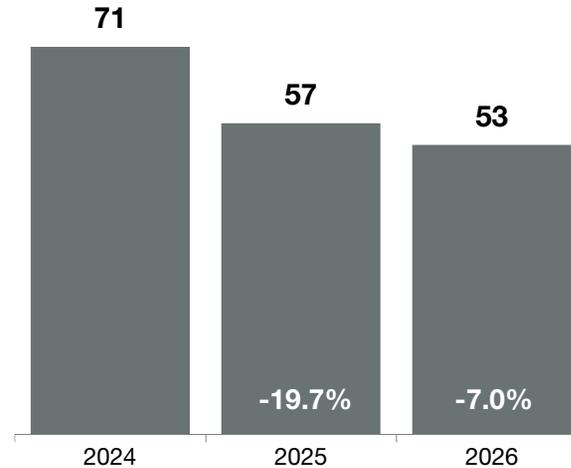


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

January

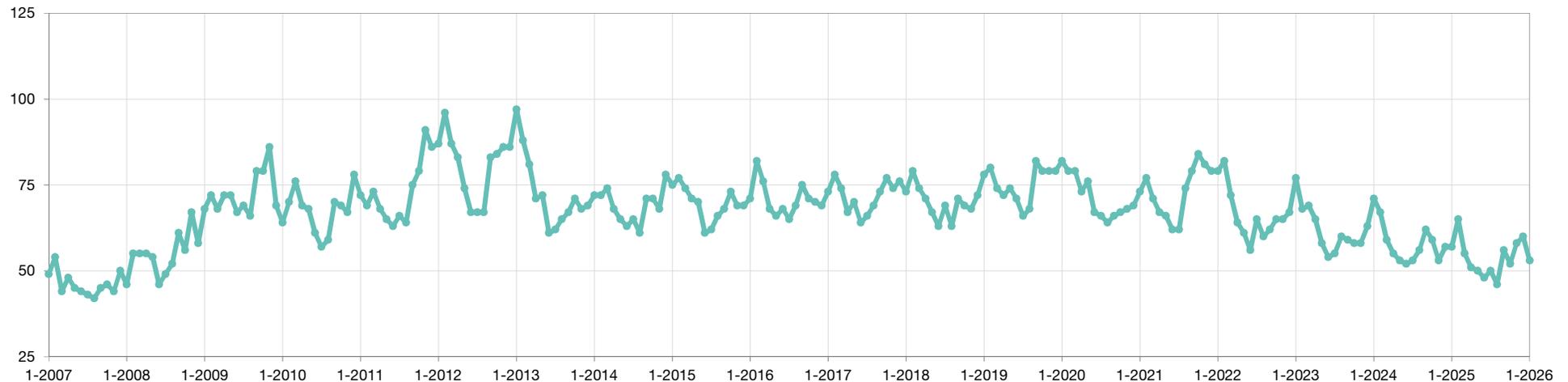


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	67	65	-3.0%
March 2025	59	55	-6.8%
April 2025	55	51	-7.3%
May 2025	53	50	-5.7%
June 2025	52	48	-7.7%
July 2025	53	50	-5.7%
August 2025	56	46	-17.9%
September 2025	62	56	-9.7%
October 2025	59	52	-11.9%
November 2025	53	58	+9.4%
December 2025	57	60	+5.3%
January 2026	57	53	-7.0%
12-Month Avg	57	54	-5.6%

Historical Housing Affordability Index

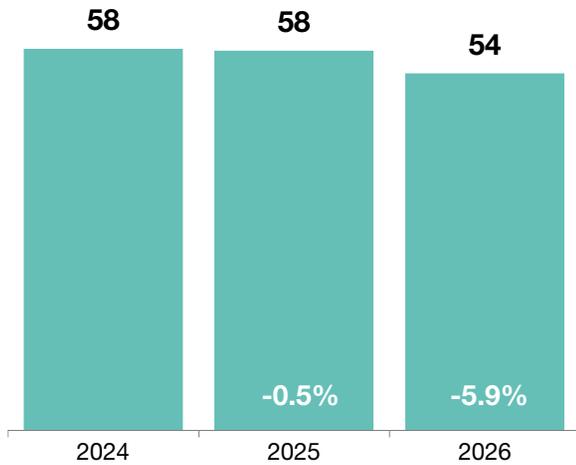


Market Time

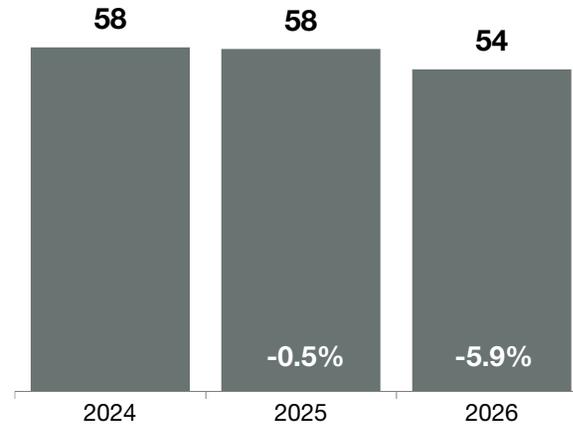
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

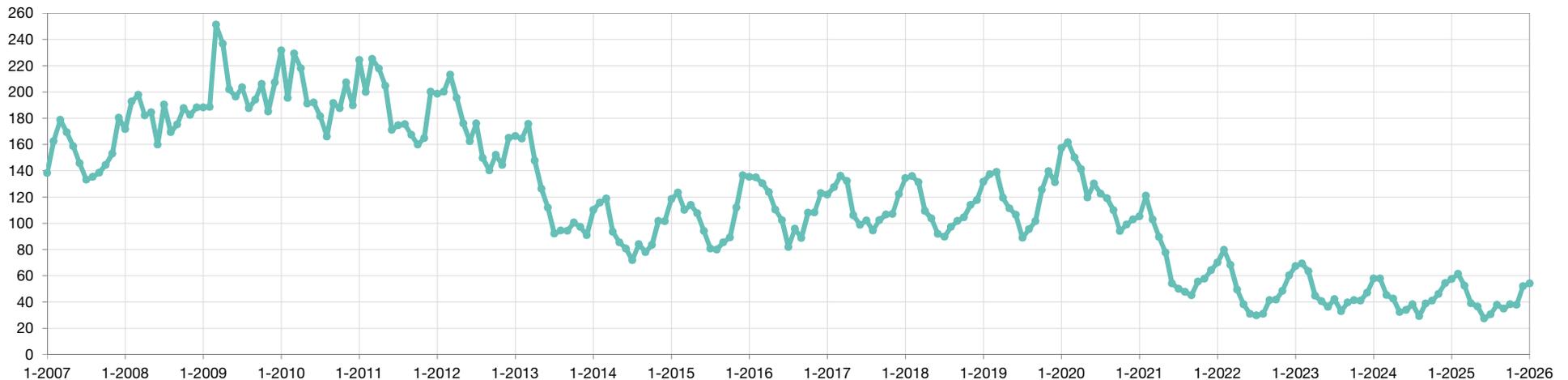


Year To Date



Month	Prior Year	Current Year	+ / -
February 2025	58	61	+6.2%
March 2025	45	52	+15.5%
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	-6.9%
November 2025	46	38	-18.2%
December 2025	54	52	-4.2%
January 2026	58	54	-5.9%
12-Month Avg	41	40	-3.7%

Historical Market Times

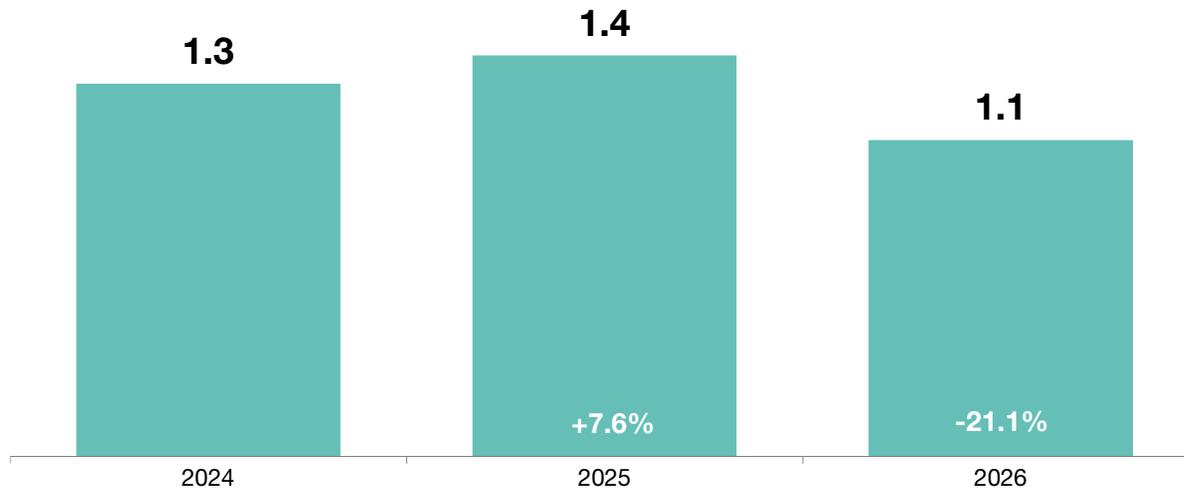


Months Supply of Inventory

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.

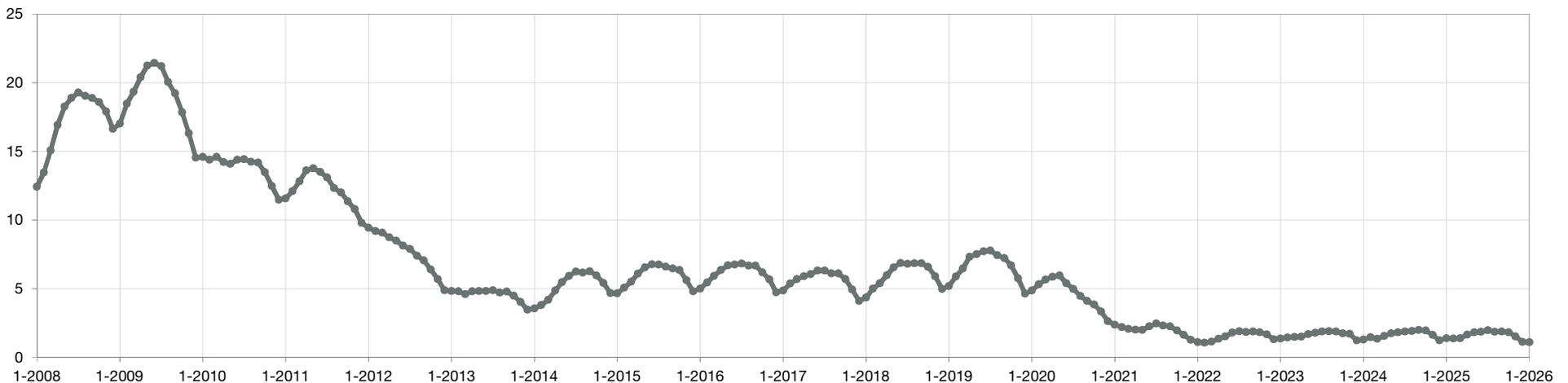


January



Month	Prior Year	Current Year	+ / -
February 2025	1.5	1.4	-6.0%
March 2025	1.3	1.4	+3.6%
April 2025	1.6	1.7	+6.1%
May 2025	1.7	1.8	+4.2%
June 2025	1.8	1.9	+2.2%
July 2025	1.9	2.0	+4.5%
August 2025	1.9	1.9	-3.4%
September 2025	2.0	1.9	-5.4%
October 2025	2.0	1.8	-6.7%
November 2025	1.6	1.5	-6.6%
December 2025	1.2	1.1	-9.5%
January 2026	1.4	1.1	-21.1%
12-Month Avg	1.7	1.6	-2.9%

Historical Months Supply of Inventory

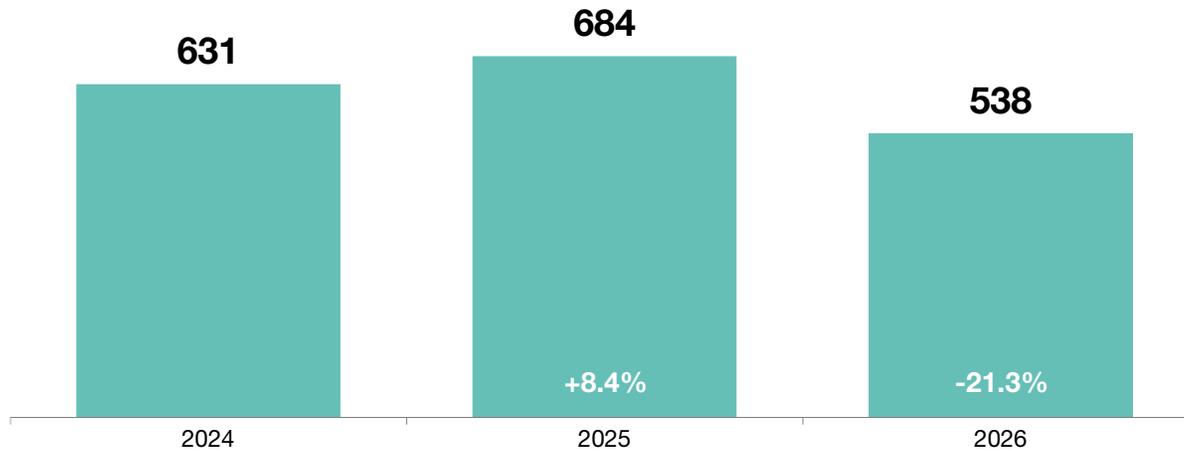


Inventory of Homes for Sale

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



January



Month	Prior Year	Current Year	+ / -
February 2025	709	671	-5.4%
March 2025	647	680	+5.1%
April 2025	755	805	+6.6%
May 2025	848	888	+4.7%
June 2025	879	911	+3.6%
July 2025	907	966	+6.5%
August 2025	924	912	-1.3%
September 2025	962	941	-2.2%
October 2025	944	907	-3.9%
November 2025	803	758	-5.6%
December 2025	610	557	-8.7%
January 2026	684	538	-21.3%
12-Month Avg	806	795	-1.8%

Historical Inventory of Homes for Sale

