

Lender-Mediated Report – February 2026

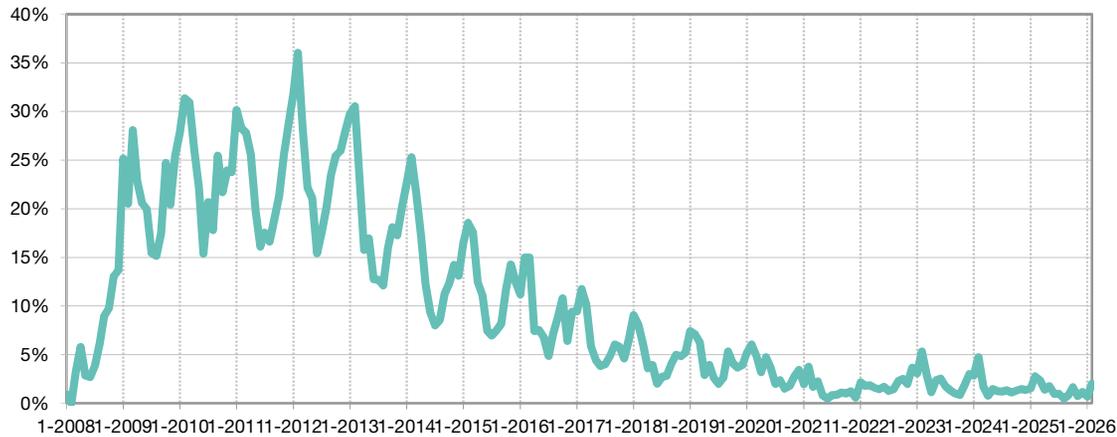


NORTH SHORE-BARRINGTON ASSOCIATION OF REALTORS®

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

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

Share of Closed Sales that were Lender-Mediated: 2.0%



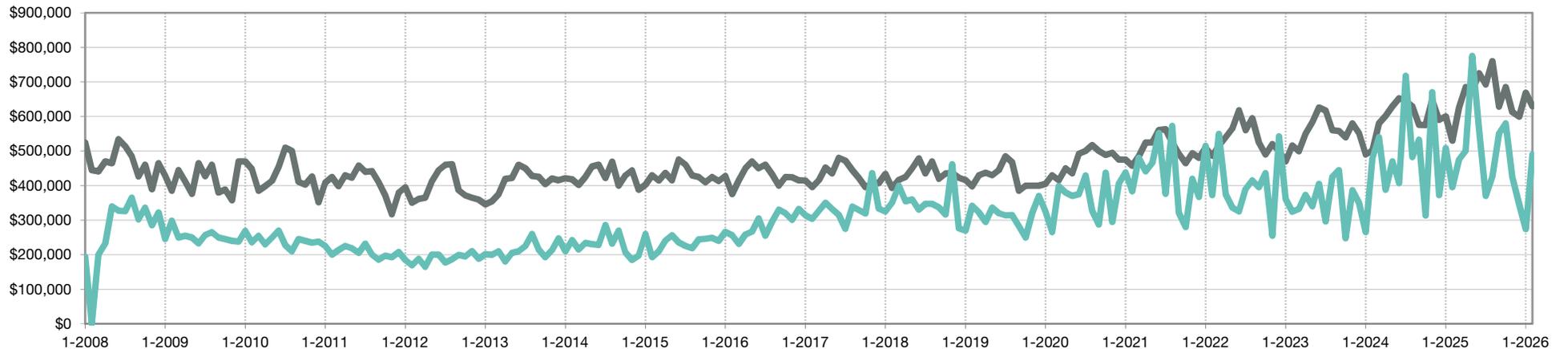
Closed Sales	2-2025	2-2026	+ / -
Traditional	318	293	-7.9%
REO	8	5	-37.5%
Short Sales	1	1	0.0%
Total Market*	327	299	-8.6%

Median Sales Price	2-2025	2-2026	+ / -
Traditional	\$530,000	\$630,000	+18.9%
REO	\$345,250	\$379,900	+10.0%
Short Sales	\$700,000	\$911,000	+30.1%
Total Market*	\$525,000	\$630,000	+20.0%

* 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.

February 2026

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price For the 12 Months Ending...						Average Sales Price For the 12 Months Ending...					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Bannockburn	2	0	0.0%	11	0	0.0%	\$0	\$0	--	\$1,185,000	\$1,150,000	-3.0%	\$0	\$0	--	\$1,409,182	\$1,224,091	-13.1%
Barrington Area	86	1	1.2%	620	9	1.5%	\$470,000	\$510,000	+8.5%	\$635,000	\$705,000	+11.0%	\$540,340	\$621,394	+15.0%	\$767,723	\$837,961	+9.1%
Deerfield	32	1	3.1%	340	4	1.2%	\$543,000	\$607,750	+11.9%	\$635,000	\$678,000	+6.8%	\$523,500	\$662,500	+26.6%	\$705,724	\$760,919	+7.8%
Evanston	86	1	1.2%	788	6	0.8%	\$200,000	\$342,175	+71.1%	\$420,000	\$469,000	+11.7%	\$285,211	\$344,225	+20.7%	\$544,470	\$616,050	+13.1%
Glencoe	12	0	0.0%	111	2	1.8%	\$1,575,000	\$775,500	-50.8%	\$1,610,000	\$1,610,000	0.0%	\$1,575,000	\$775,500	-50.8%	\$1,865,240	\$1,886,178	+1.1%
Glenview, Golf	50	0	0.0%	689	6	0.9%	\$933,000	\$473,750	-49.2%	\$645,000	\$660,000	+2.3%	\$792,000	\$517,583	-34.6%	\$783,097	\$797,621	+1.9%
Highland Park	39	3	7.7%	402	3	0.7%	\$725,000	\$572,000	-21.1%	\$722,500	\$799,000	+10.6%	\$676,714	\$1,019,000	+50.6%	\$878,291	\$910,978	+3.7%
Highwood	7	0	0.0%	27	1	3.7%	\$200,000	\$350,000	+75.0%	\$495,000	\$430,000	-13.1%	\$200,000	\$350,000	+75.0%	\$562,200	\$497,935	-11.4%
Inverness	10	0	0.0%	117	1	0.9%	\$1,175,000	\$640,000	-45.5%	\$770,000	\$765,000	-0.6%	\$1,175,000	\$640,000	-45.5%	\$796,154	\$844,199	+6.0%
Kenilworth	7	0	0.0%	55	0	0.0%	\$2,100,000	\$0	-100.0%	\$1,853,750	\$2,100,000	+13.3%	\$2,100,000	\$0	-100.0%	\$2,062,859	\$2,572,012	+24.7%
Lake Bluff	12	0	0.0%	148	3	2.0%	\$0	\$560,000	--	\$720,500	\$745,000	+3.4%	\$0	\$1,323,333	--	\$852,532	\$1,003,825	+17.7%
Lake Forest	40	0	0.0%	319	8	2.5%	\$700,000	\$1,132,500	+61.8%	\$1,111,520	\$1,250,000	+12.5%	\$1,005,100	\$1,246,968	+24.1%	\$1,275,323	\$1,507,536	+18.2%
Lincolnshire	25	0	0.0%	131	1	0.8%	\$385,000	\$620,000	+61.0%	\$635,000	\$685,000	+7.9%	\$385,000	\$620,000	+61.0%	\$725,131	\$753,860	+4.0%
Lincolnwood	18	0	0.0%	107	4	3.7%	\$332,500	\$398,000	+19.7%	\$499,000	\$525,000	+5.2%	\$332,500	\$408,250	+22.8%	\$577,286	\$616,864	+6.9%
Mettawa	5	0	0.0%	7	0	0.0%	\$0	\$0	--	\$945,000	\$1,050,000	+11.1%	\$0	\$0	--	\$1,109,070	\$1,363,920	+23.0%
Morton Grove	34	0	0.0%	274	7	2.6%	\$349,600	\$394,900	+13.0%	\$415,000	\$440,000	+6.0%	\$332,050	\$445,786	+34.3%	\$421,703	\$460,591	+9.2%
Northbrook	68	0	0.0%	576	5	0.9%	\$462,000	\$681,750	+47.6%	\$620,000	\$663,000	+6.9%	\$507,575	\$656,950	+29.4%	\$716,859	\$768,156	+7.2%
Northfield	5	0	0.0%	105	2	1.9%	\$425,100	\$548,000	+28.9%	\$850,000	\$860,000	+1.2%	\$425,100	\$548,000	+28.9%	\$1,083,631	\$1,161,666	+7.2%
Prairie View	0	0	--	5	0	0.0%	\$300,330	\$0	-100.0%	\$244,000	\$415,000	+70.1%	\$300,330	\$0	-100.0%	\$388,400	\$461,200	+18.7%
Riverwoods	5	0	0.0%	46	0	0.0%	\$592,500	\$0	-100.0%	\$940,000	\$862,000	-8.3%	\$592,500	\$0	-100.0%	\$985,243	\$962,720	-2.3%
Skokie	43	2	4.7%	508	10	2.0%	\$331,000	\$341,500	+3.2%	\$405,000	\$428,000	+5.7%	\$338,292	\$345,715	+2.2%	\$412,854	\$446,324	+8.1%
Wilmette	29	0	0.0%	387	0	0.0%	\$562,500	\$0	-100.0%	\$930,000	\$1,100,000	+18.3%	\$608,333	\$0	-100.0%	\$1,120,324	\$1,273,564	+13.7%
Winnetka	20	0	0.0%	202	0	0.0%	\$920,000	\$0	-100.0%	\$1,655,000	\$1,862,500	+12.5%	\$920,000	\$0	-100.0%	\$1,912,474	\$2,507,729	+31.1%