

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

February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in the North Shore-Barrington region remained flat at 617. Listings Under Contract were down 12.7 percent to 406. Inventory levels fell 6.5 percent to 628 units.

Prices continued to gain traction. The Median Sales Price increased 20.0 percent to \$630,000. Market Times were down 8.3 percent to 56 days. Sellers were encouraged as Months Supply of Inventory was down 6.0 percent to 1.3 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 8.6%

+ 20.0%

- 6.5%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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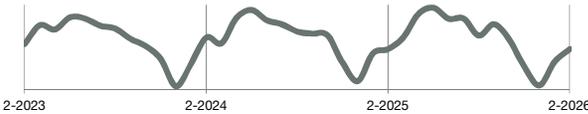
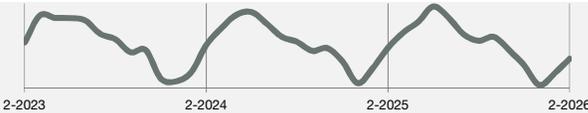
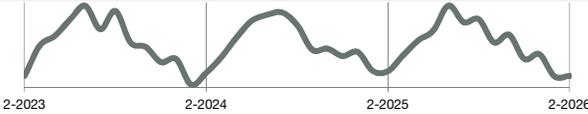
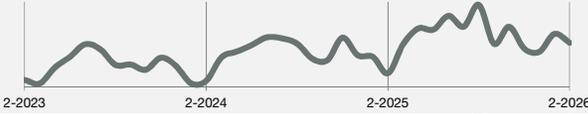
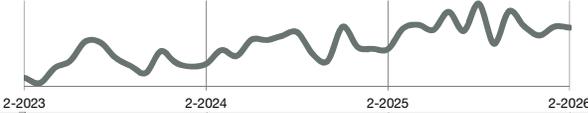


Market Overview

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

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NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

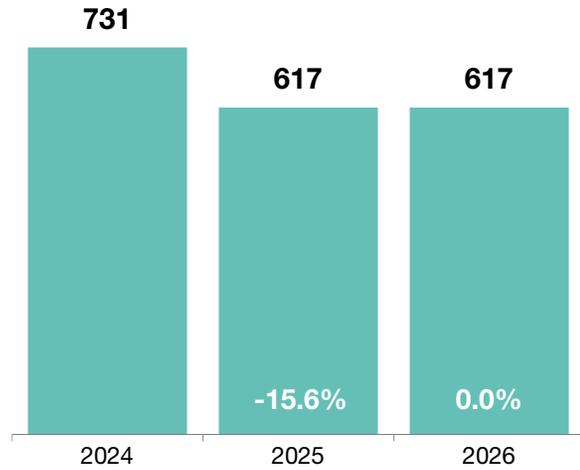
Key Metrics	Historical Sparklines	2-2025	2-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		617	617	0.0%	1,191	1,109	- 6.9%
Closed Sales		327	299	- 8.6%	655	595	- 9.2%
Under Contract (Contingent and Pending)		465	406	- 12.7%	820	732	- 10.7%
Median Sales Price		\$525,000	\$630,000	+ 20.0%	\$550,000	\$635,000	+ 15.5%
Average Sales Price		\$786,431	\$886,720	+ 12.8%	\$787,239	\$889,167	+ 12.9%
Average List Price		\$1,153,700	\$1,015,028	- 12.0%	\$1,107,644	\$979,695	- 11.6%
Percent of Original List Price Received		98.4%	99.1%	+ 0.7%	98.1%	98.8%	+ 0.7%
Housing Affordability Index		65	58	- 10.8%	63	58	- 7.9%
Market Time		61	56	- 8.3%	59	55	- 7.2%
Months Supply of Homes for Sale		1.4	1.3	- 6.0%	--	--	--
Inventory of Homes for Sale		672	628	- 6.5%	--	--	--

New Listings

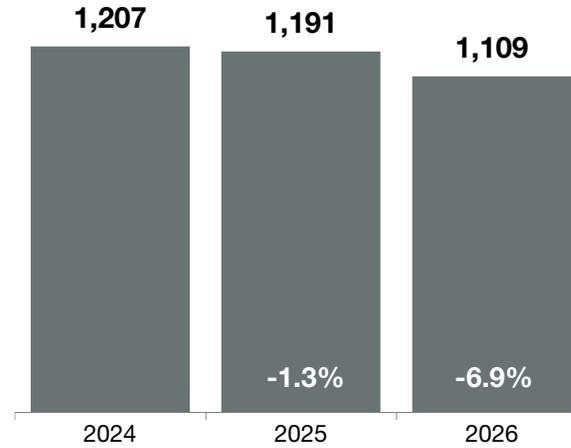
A count of the properties that have been newly listed on the market in a given month.



February

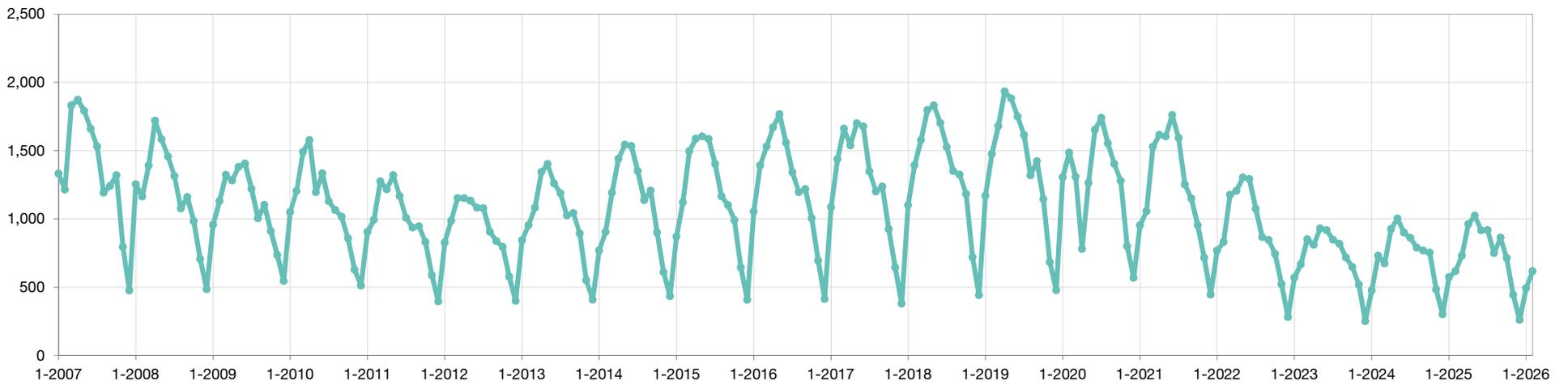


Year To Date



Month	Prior Year	Current Year	+ / -
March 2025	674	730	+8.3%
April 2025	925	961	+3.9%
May 2025	1,002	1,024	+2.2%
June 2025	901	916	+1.7%
July 2025	861	917	+6.5%
August 2025	789	750	-4.9%
September 2025	769	862	+12.1%
October 2025	754	713	-5.4%
November 2025	483	444	-8.1%
December 2025	302	260	-13.9%
January 2026	574	492	-14.3%
February 2026	617	617	0.0%
12-Month Avg	721	724	+0.4%

Historical New Listing Activity

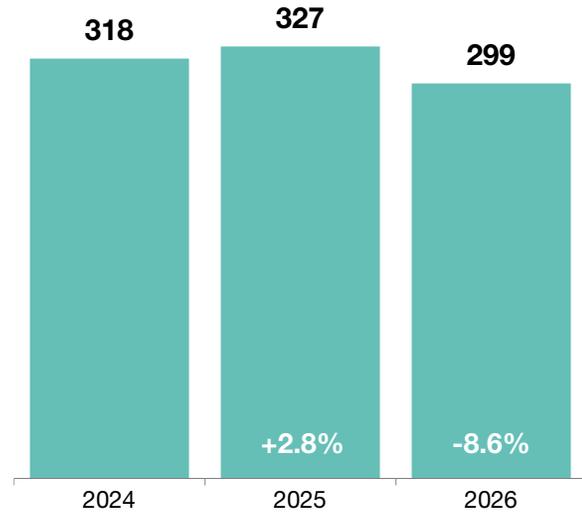


Closed Sales

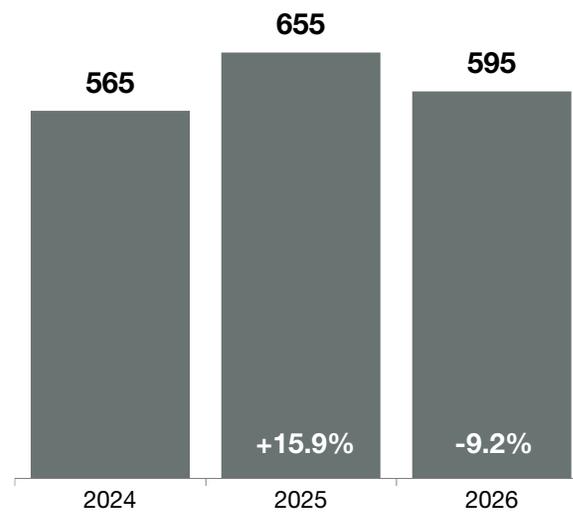
A count of the actual sales that have closed in a given month.



February

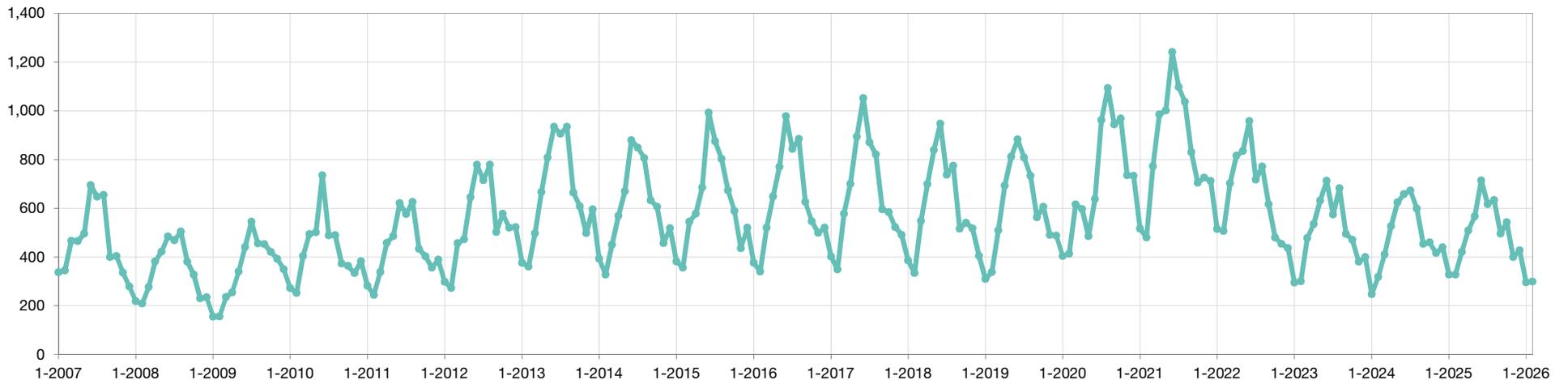


Year To Date



Month	Prior Year	Current Year	+ / -
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	296	-9.8%
February 2026	327	299	-8.6%
12-Month Avg	493	493	-0.2%

Historical Closed Sales Activity

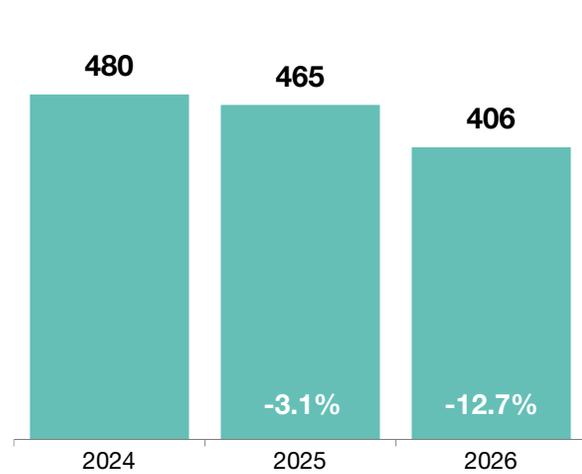


Under Contract

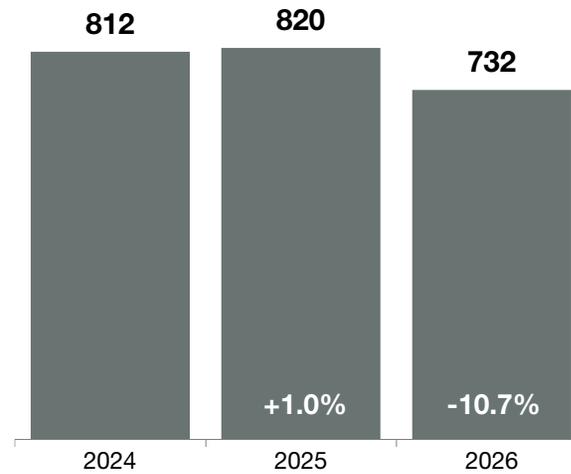
A count of the properties in either a contingent or pending status in a given month.



February

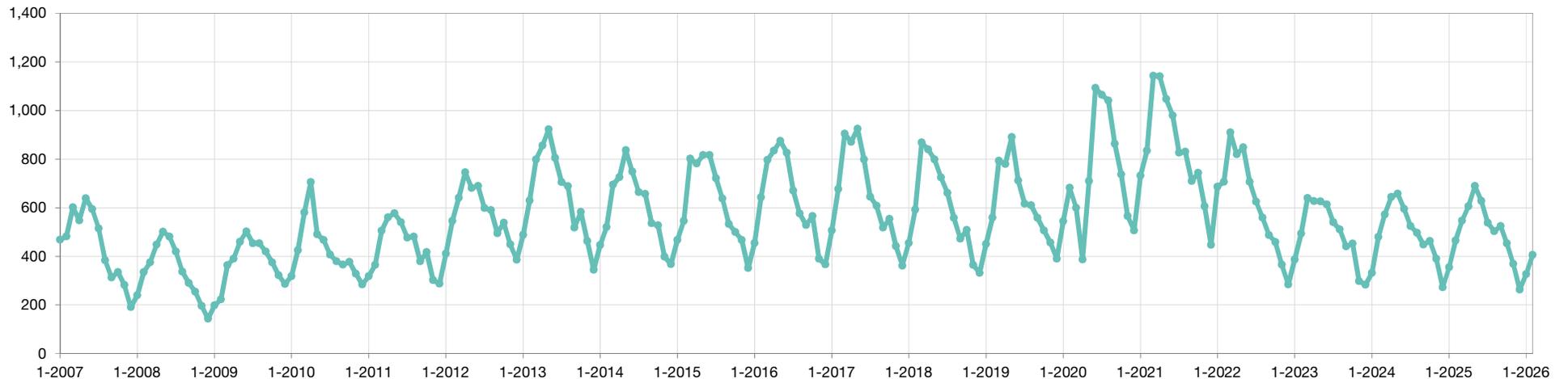


Year To Date



Month	Prior Year	Current Year	+ / -
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	503	+1.2%
September 2025	448	524	+17.0%
October 2025	463	453	-2.2%
November 2025	390	369	-5.4%
December 2025	273	263	-3.7%
January 2026	355	326	-8.2%
February 2026	465	406	-12.7%
12-Month Avg	490	488	-0.5%

Historical Under Contract Activity

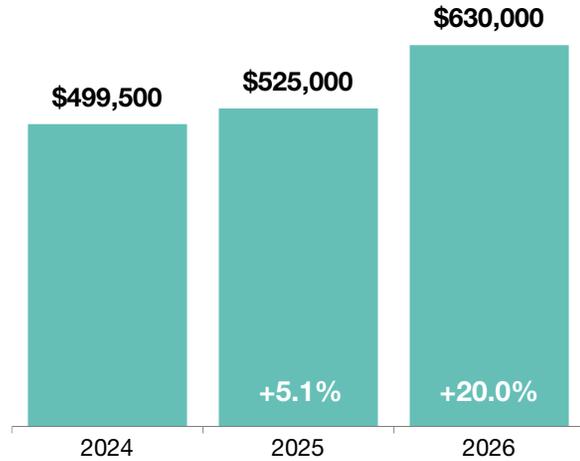


Median Sales Price

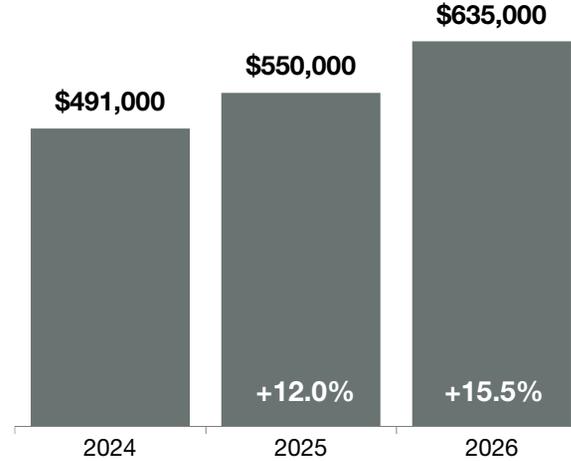
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

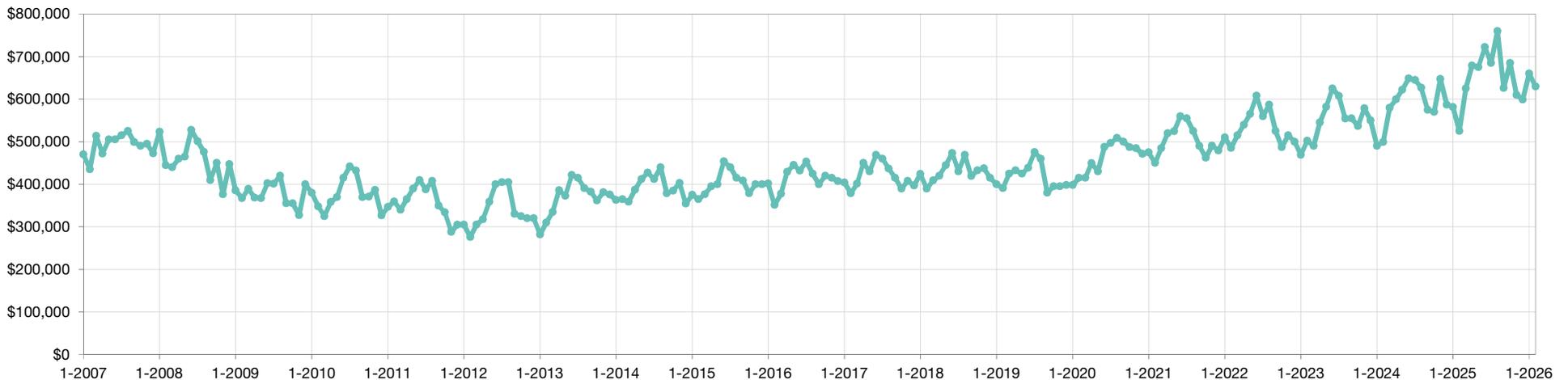


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$660,400	+13.6%
February 2026	\$525,000	\$630,000	+20.0%
12-Month Med	\$608,750	\$665,000	+9.2%

Historical Median Sales Price

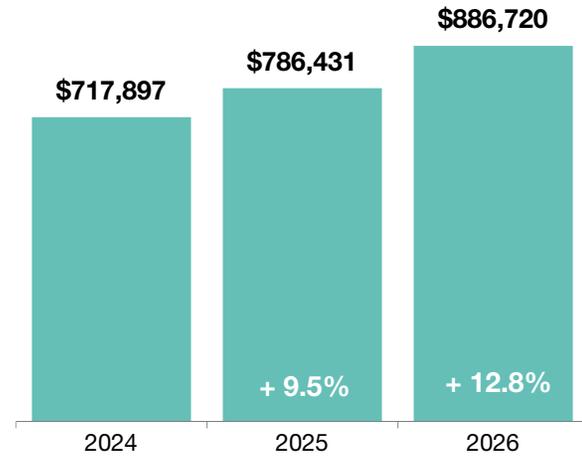


Average Sales Price

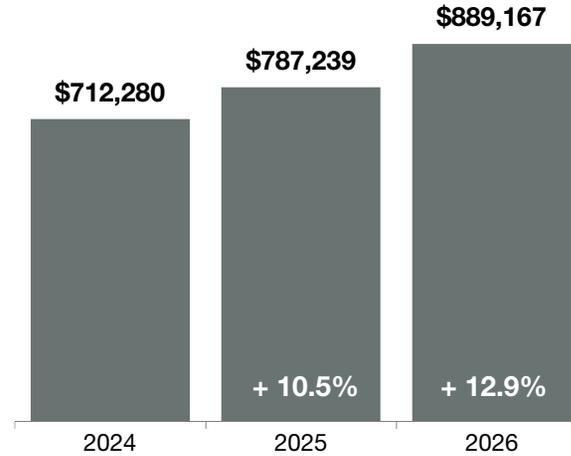
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

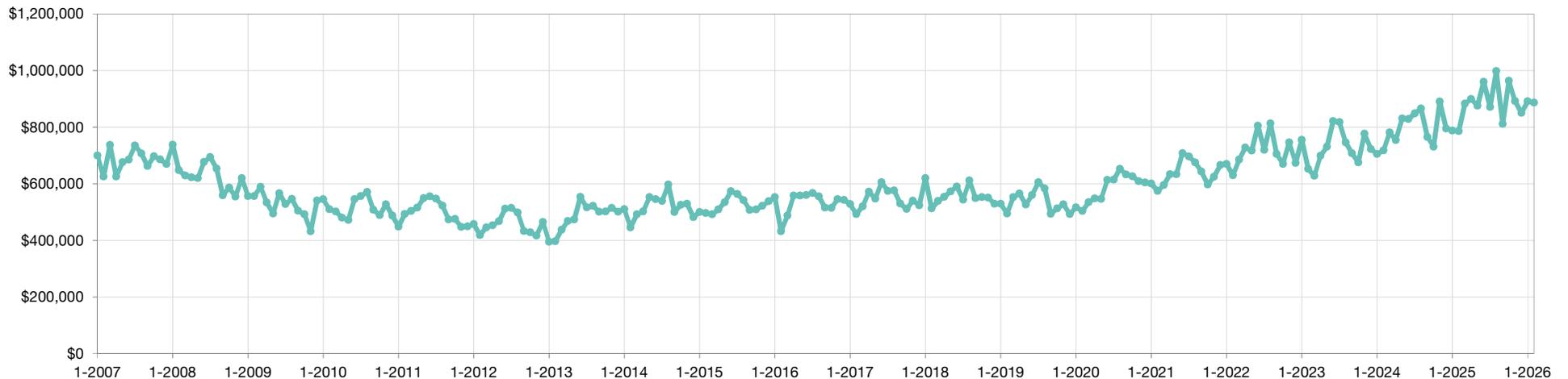


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$891,638	+13.1%
February 2026	\$786,431	\$886,720	+12.8%
12-Month Avg	\$809,808	\$904,444	+11.7%

Historical Average Sales Price

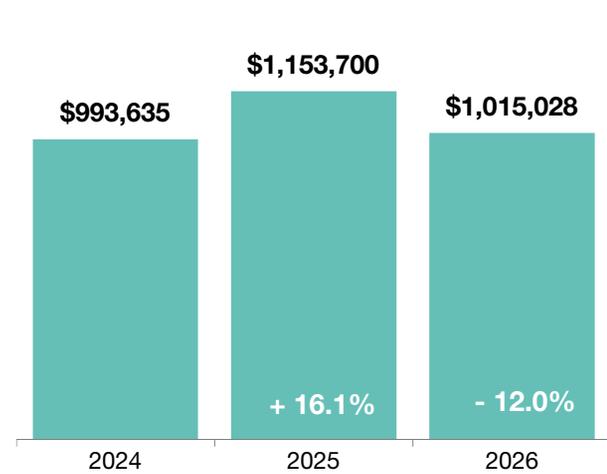


Average List Price

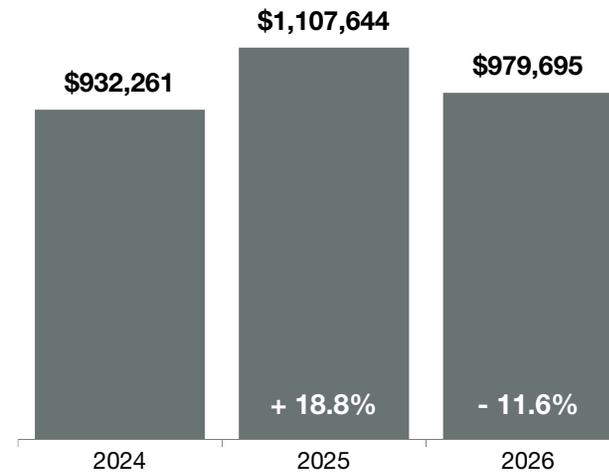
Average list price for all new listings in a given month.



February

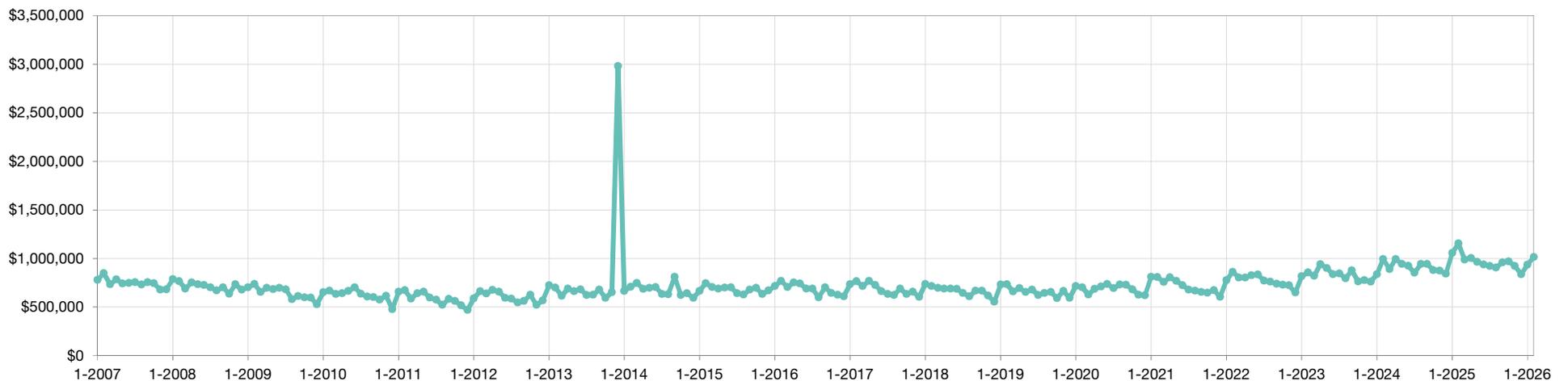


Year To Date



Month	Prior Year	Current Year	+ / -
March 2025	\$889,178	\$989,065	+11.2%
April 2025	\$994,539	\$1,003,155	+0.9%
May 2025	\$943,593	\$965,301	+2.3%
June 2025	\$924,727	\$938,943	+1.5%
July 2025	\$853,889	\$921,036	+7.9%
August 2025	\$943,517	\$905,956	-4.0%
September 2025	\$943,360	\$959,420	+1.7%
October 2025	\$878,977	\$969,714	+10.3%
November 2025	\$873,765	\$921,024	+5.4%
December 2025	\$843,319	\$837,758	-0.7%
January 2026	\$1,058,138	\$935,385	-11.6%
February 2026	\$1,153,700	\$1,015,028	-12.0%
12-Month Avg	\$943,460	\$954,441	+1.2%

Historical Average List Price



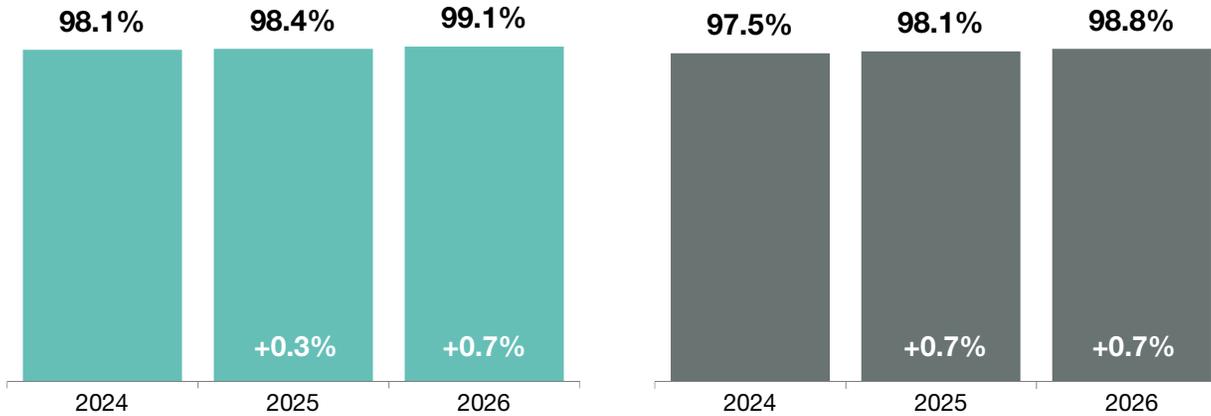
Percent of Original List Price Received



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.

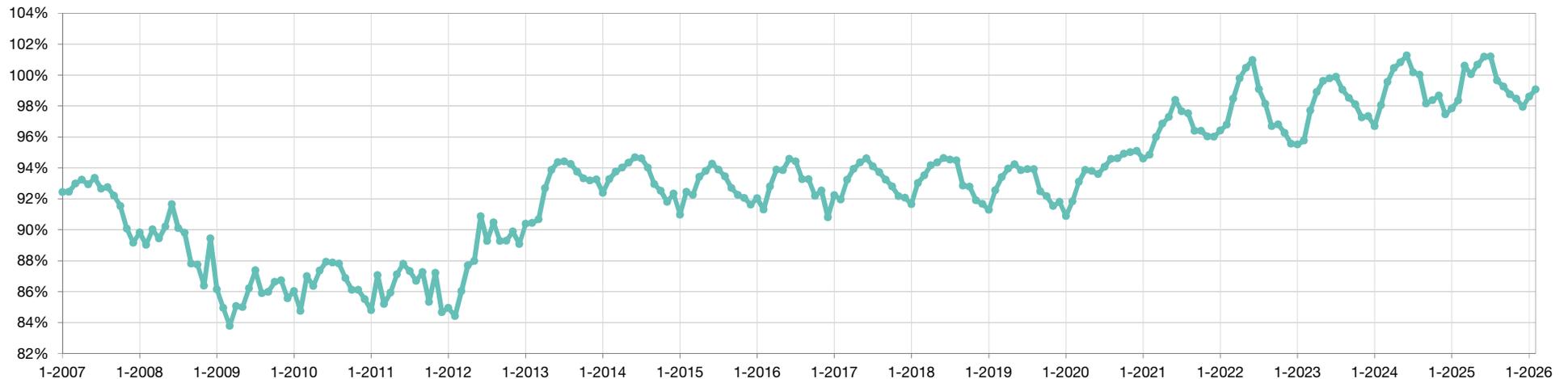
February

Year To Date



Month	Prior Year	Current Year	+ / -
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%
February 2026	98.4%	99.1%	+0.7%
12-Month Avg	99.5%	99.8%	+0.3%

Historical Percent of Original List Price Received

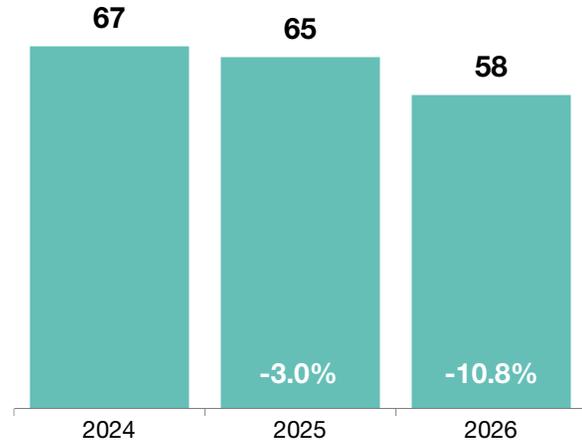


Housing Affordability Index

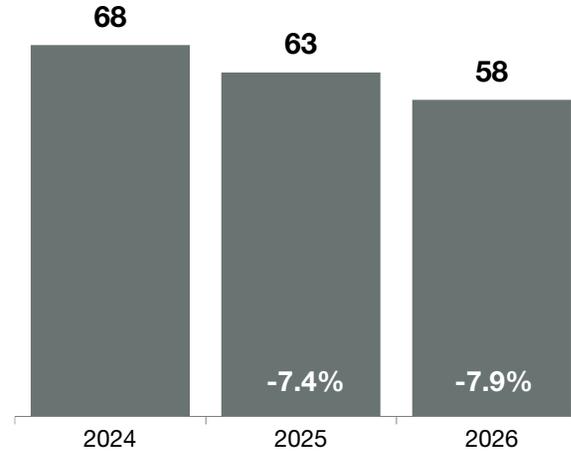


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

February

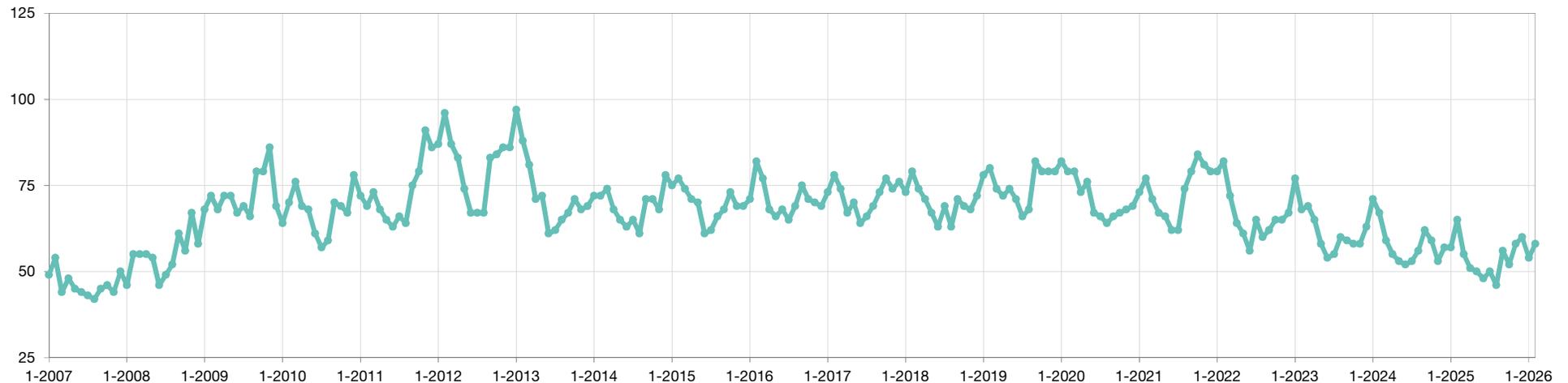


Year To Date



Month	Prior Year	Current Year	+ / -
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	54	-5.3%
February 2026	65	58	-10.8%
12-Month Avg	57	53	-6.1%

Historical Housing Affordability Index

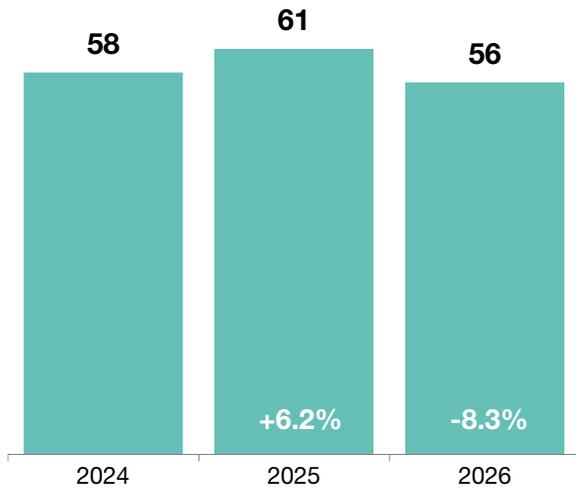


Market Time

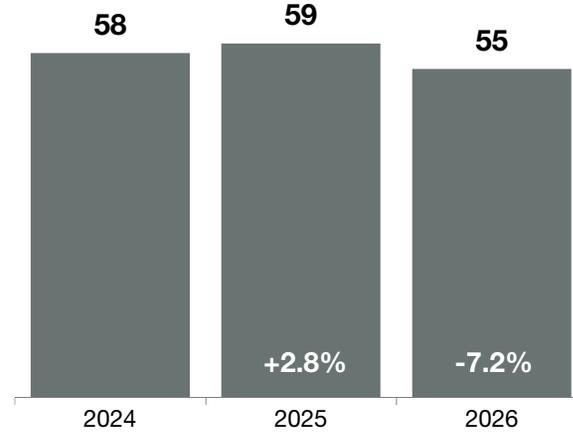
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

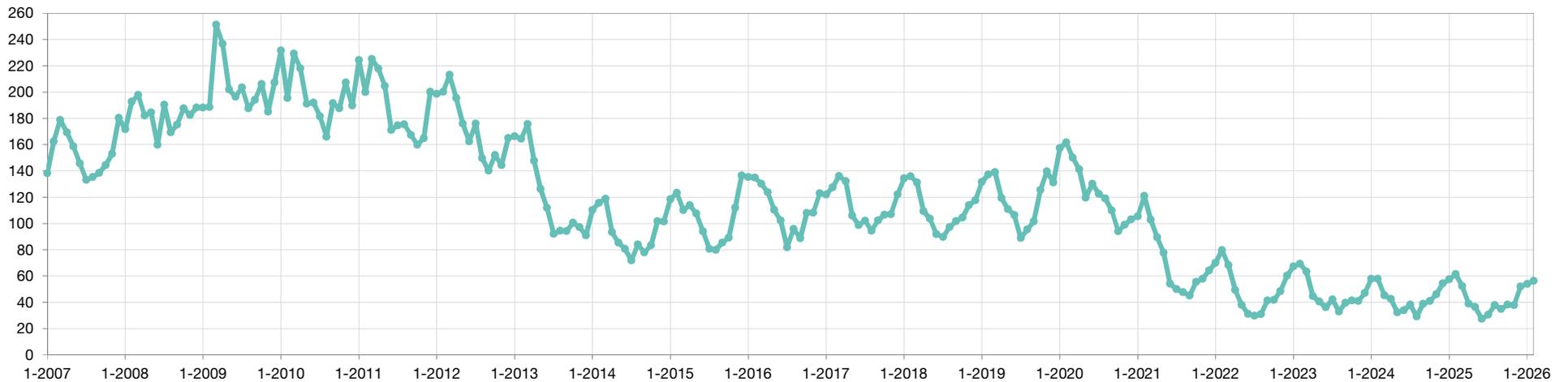


Year To Date



Month	Prior Year	Current Year	+ / -
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	-6.0%
February 2026	61	56	-8.3%
12-Month Avg	41	39	-5.0%

Historical Market Times

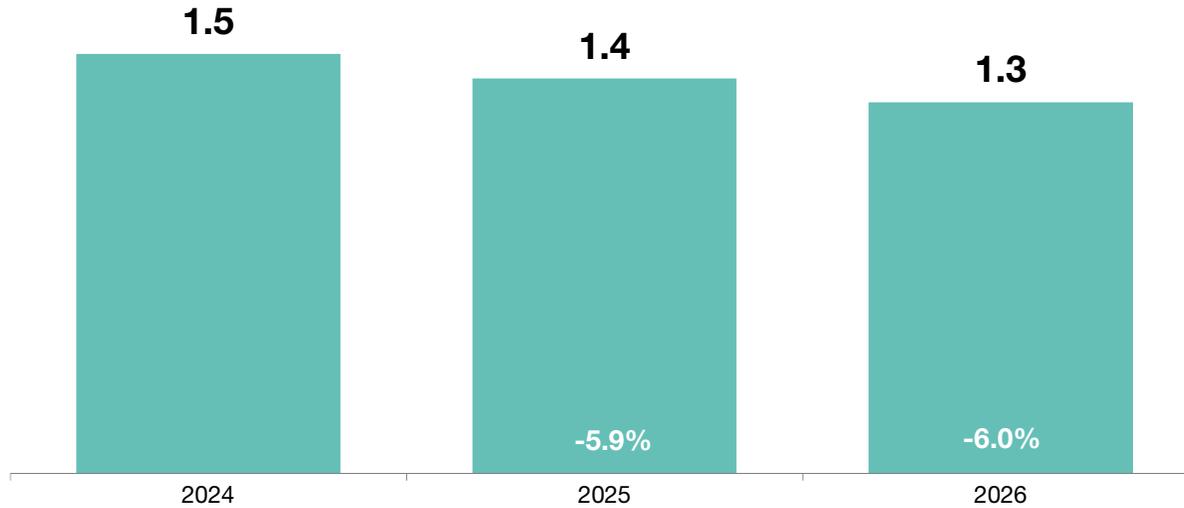


Months Supply of Inventory

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.

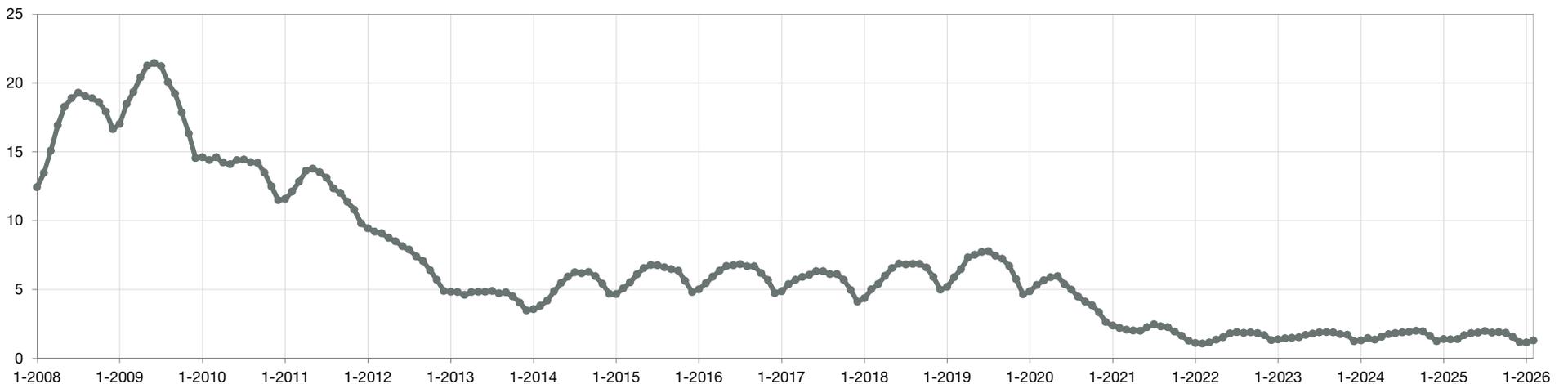


February



Month	Prior Year	Current Year	+ / -
March 2025	1.3	1.4	+3.9%
April 2025	1.6	1.7	+6.4%
May 2025	1.7	1.8	+4.5%
June 2025	1.8	1.9	+2.6%
July 2025	1.9	2.0	+5.1%
August 2025	1.9	1.9	-2.8%
September 2025	2.0	1.9	-4.5%
October 2025	2.0	1.8	-5.7%
November 2025	1.6	1.6	-4.9%
December 2025	1.2	1.2	-6.4%
January 2026	1.4	1.1	-17.7%
February 2026	1.4	1.3	-6.0%
12-Month Avg	1.7	1.6	-1.9%

Historical Months Supply of Inventory

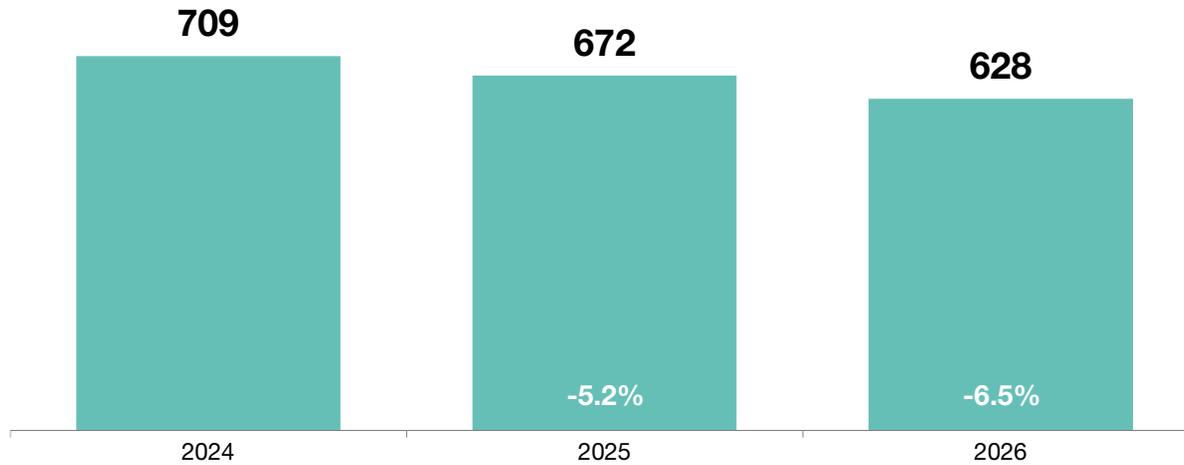


Inventory of Homes for Sale

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



February



Month	Prior Year	Current Year	+ / -
March 2025	647	682	+5.4%
April 2025	755	807	+6.9%
May 2025	848	890	+5.0%
June 2025	879	914	+4.0%
July 2025	907	971	+7.1%
August 2025	924	918	-0.6%
September 2025	962	950	-1.2%
October 2025	944	917	-2.9%
November 2025	803	772	-3.9%
December 2025	610	577	-5.4%
January 2026	685	565	-17.5%
February 2026	672	628	-6.5%
12-Month Avg	803	799	-0.8%

Historical Inventory of Homes for Sale

