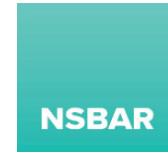


Monthly Indicators



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

March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings in the North Shore-Barrington region increased 1.5 percent to 741. Listings Under Contract were up 17.2 percent to 641. Inventory levels fell 13.5 percent to 591 units.

Prices continued to gain traction. The Median Sales Price increased 3.6 percent to \$647,500. Market Times were up 11.1 percent to 58 days. Sellers were encouraged as Months Supply of Inventory was down 15.1 percent to 1.2 months.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

+ 2.6%

+ 3.6%

- 13.5%

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

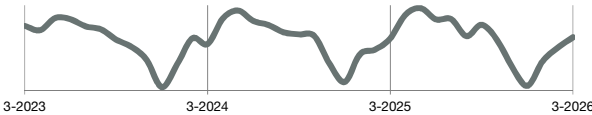
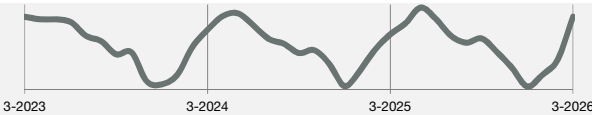
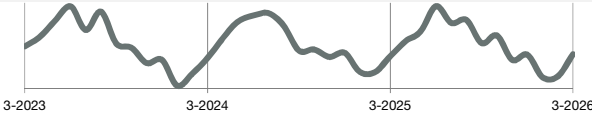
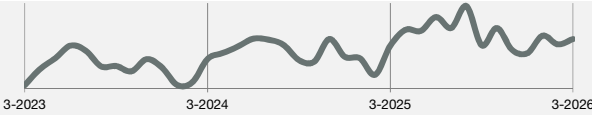
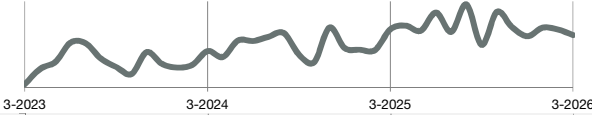
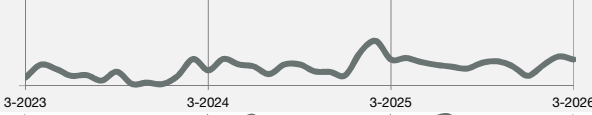

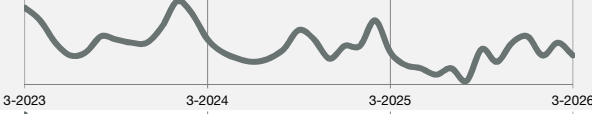





Market Overview

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

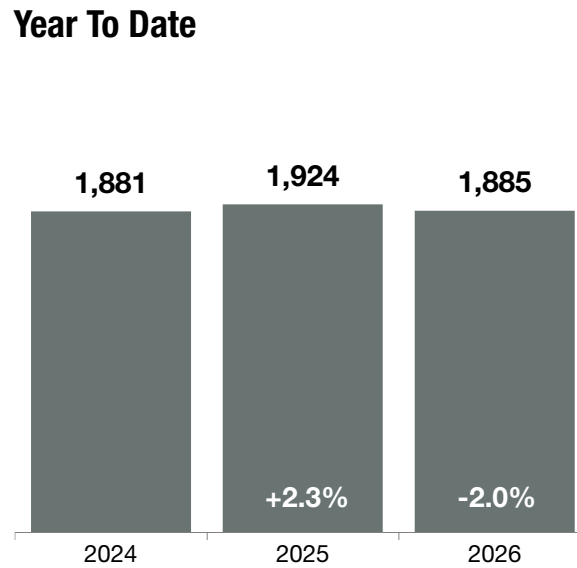
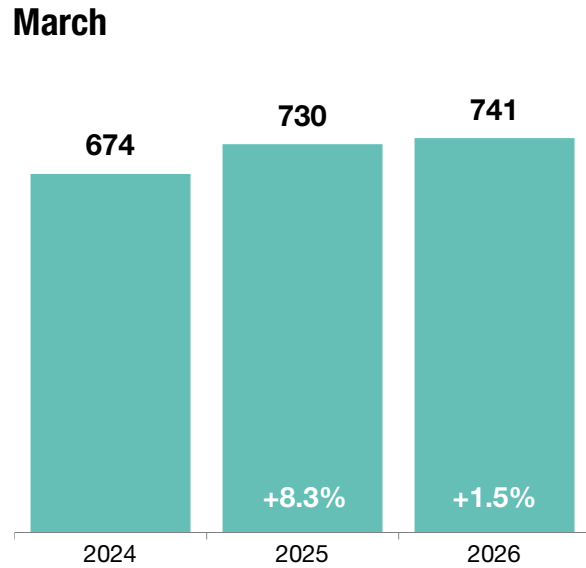
NSBAR

NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparklines	3-2025	3-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		730	741	+ 1.5%	1,924	1,885	- 2.0%
Closed Sales		421	432	+ 2.6%	1,076	1,031	- 4.2%
Under Contract (Contingent and Pending)		547	641	+ 17.2%	1,369	1,389	+ 1.5%
Median Sales Price		\$625,000	\$647,500	+ 3.6%	\$585,000	\$640,000	+ 9.4%
Average Sales Price		\$882,782	\$856,138	- 3.0%	\$824,621	\$873,602	+ 5.9%
Average List Price		\$989,065	\$989,095	+ 0.0%	\$1,065,284	\$984,623	- 7.6%
Percent of Original List Price Received		100.6%	100.1%	- 0.5%	99.1%	99.4%	+ 0.3%
Housing Affordability Index		55	54	- 1.8%	59	55	- 6.8%
Market Time		52	58	+ 11.1%	57	57	- 0.3%
Months Supply of Homes for Sale		1.4	1.2	- 15.1%	--	--	--
Inventory of Homes for Sale		683	591	- 13.5%	--	--	--

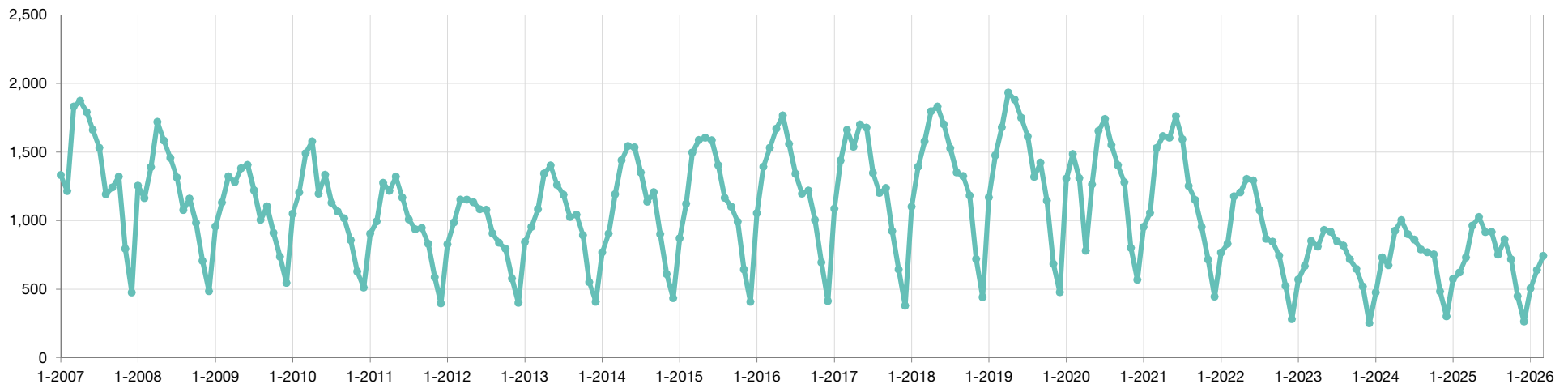
New Listings

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



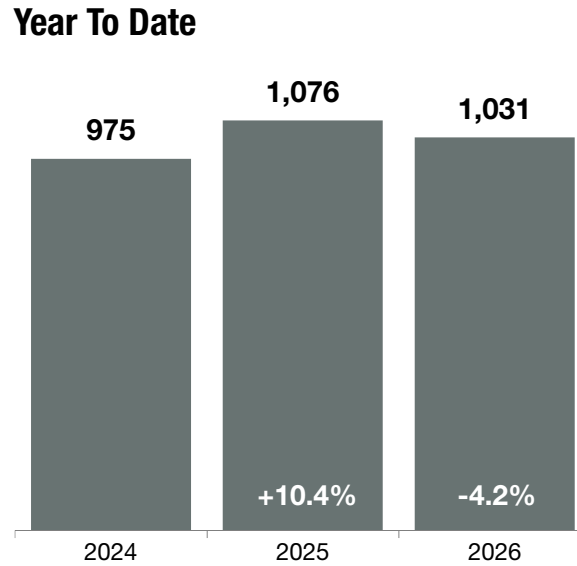
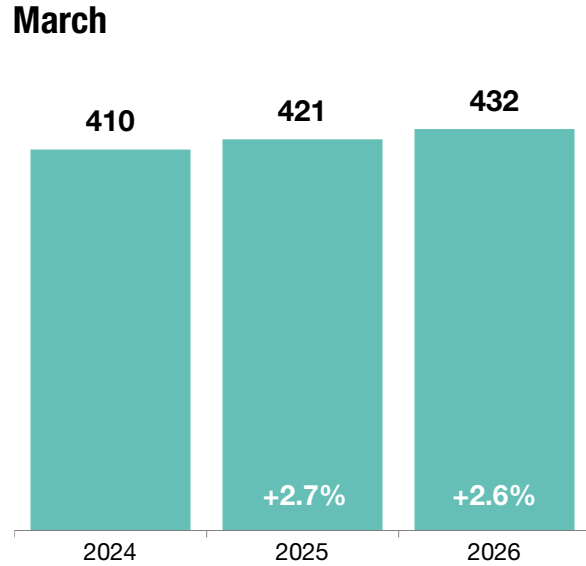
Month	Prior Year	Current Year	+ / -
April 2025	925	963	+4.1%
May 2025	1,002	1,025	+2.3%
June 2025	901	916	+1.7%
July 2025	861	918	+6.6%
August 2025	789	752	-4.7%
September 2025	769	863	+12.2%
October 2025	754	717	-4.9%
November 2025	483	449	-7.0%
December 2025	302	264	-12.6%
January 2026	574	505	-12.0%
February 2026	620	639	+3.1%
March 2026	730	741	+1.5%
12-Month Avg	726	729	+0.5%

Historical New Listing Activity



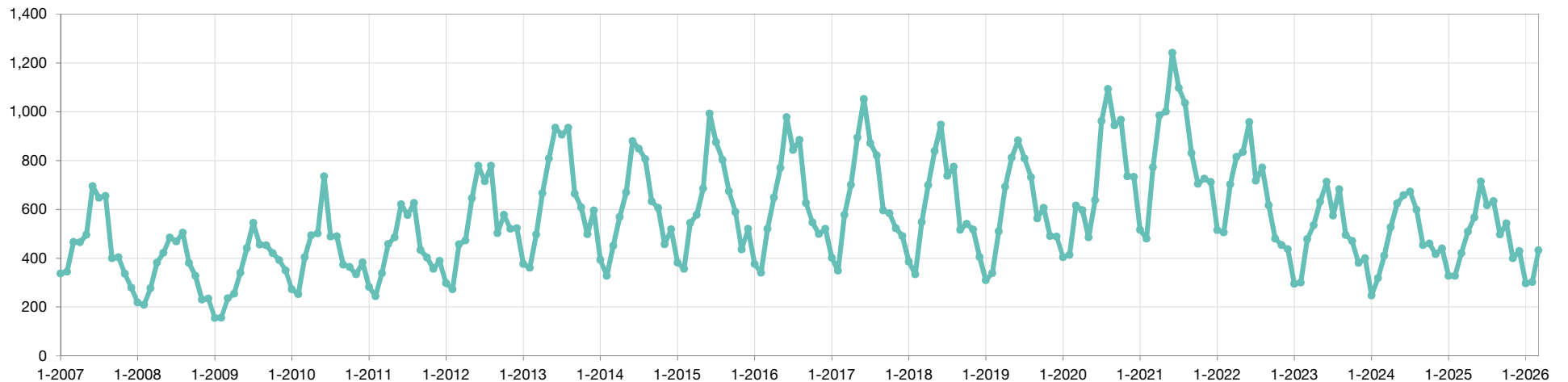
Closed Sales

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



Month	Prior Year	Current Year	+ / -
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	497	+9.7%
October 2025	460	542	+17.8%
November 2025	416	399	-4.1%
December 2025	440	429	-2.5%
January 2026	328	297	-9.5%
February 2026	327	302	-7.6%
March 2026	421	432	+2.6%
12-Month Avg	494	495	-0.0%

Historical Closed Sales Activity

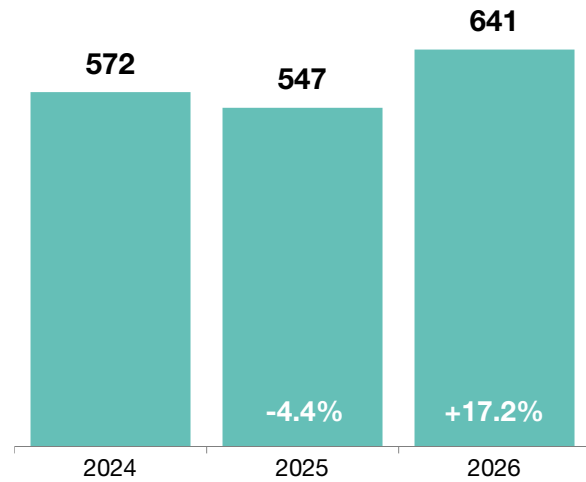


Under Contract

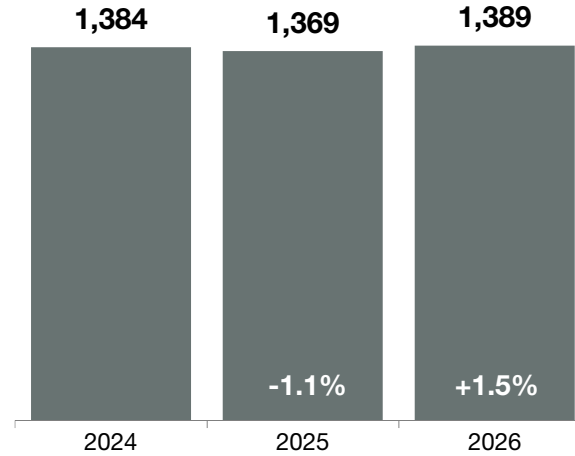
A count of the properties in either a contingent or pending status in a given month.



March

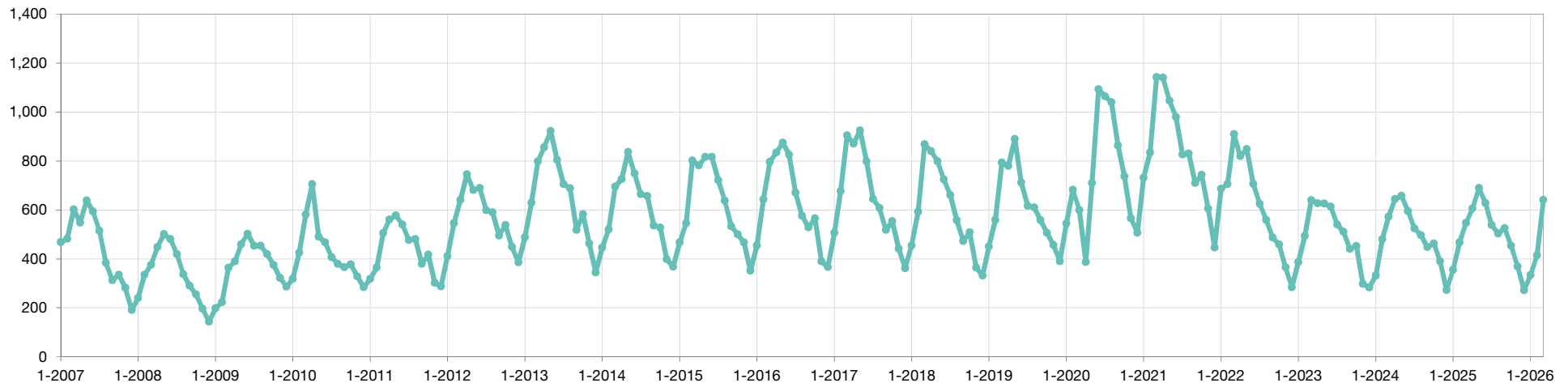


Year To Date



Month	Prior Year	Current Year	+ / -
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	525	+17.2%
October 2025	463	454	-1.9%
November 2025	390	369	-5.4%
December 2025	273	271	-0.7%
January 2026	355	334	-5.9%
February 2026	467	414	-11.3%
March 2026	547	641	+17.2%
12-Month Avg	488	498	+1.9%

Historical Under Contract Activity

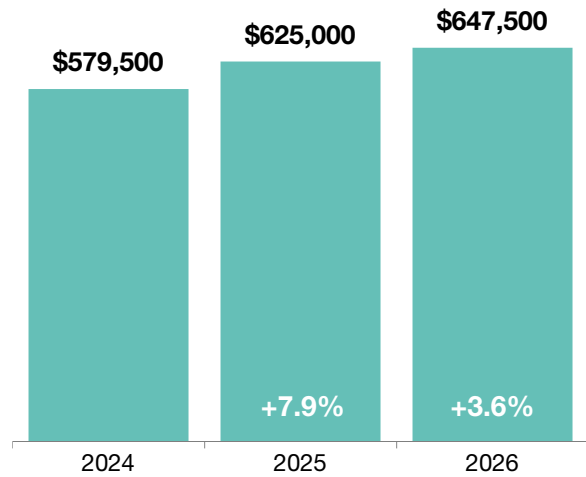


Median Sales Price

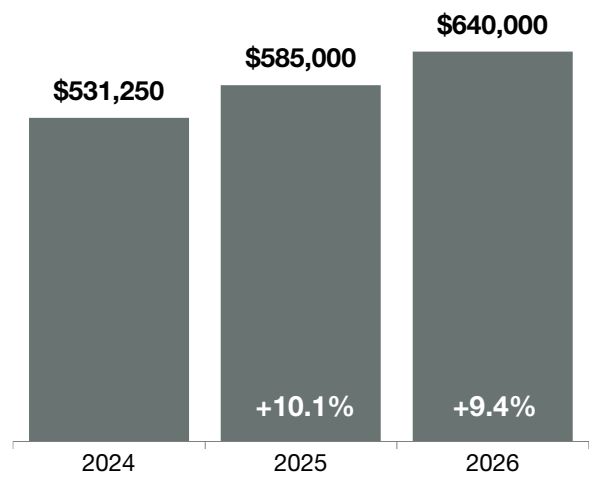
Median price point for all closed sales, not accounting for seller concessions, in a given month.



March

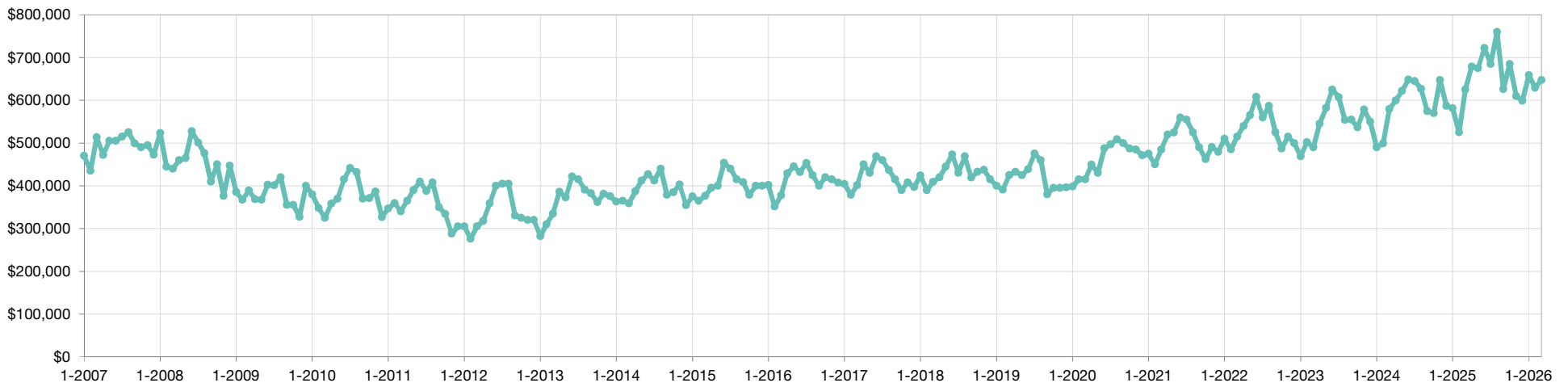


Year To Date



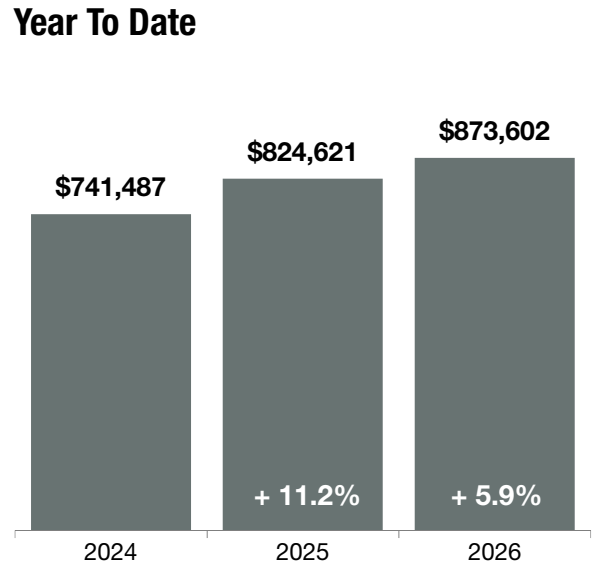
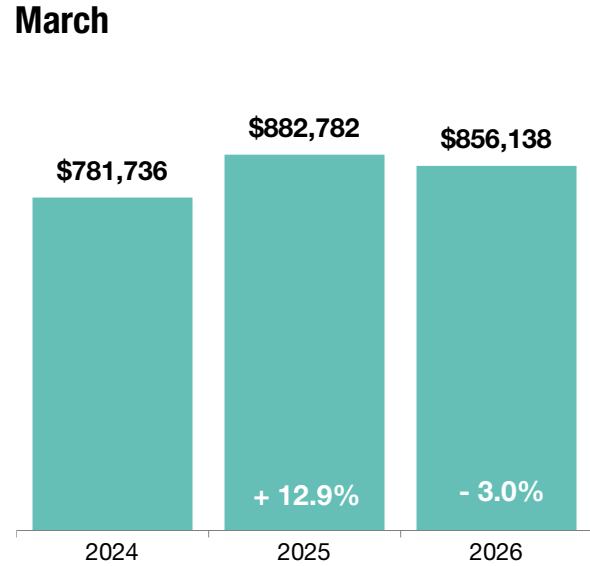
Month	Prior Year	Current Year	+ / -
April 2025	\$599,500	\$679,000	+13.3%
May 2025	\$622,000	\$675,000	+8.5%
June 2025	\$648,500	\$722,500	+11.4%
July 2025	\$645,000	\$685,000	+6.2%
August 2025	\$627,000	\$760,000	+21.2%
September 2025	\$575,000	\$626,000	+8.9%
October 2025	\$569,950	\$685,000	+20.2%
November 2025	\$647,500	\$610,000	-5.8%
December 2025	\$587,000	\$599,000	+2.0%
January 2026	\$581,500	\$658,800	+13.3%
February 2026	\$525,000	\$629,050	+19.8%
March 2026	\$625,000	\$647,500	+3.6%
12-Month Med	\$610,000	\$665,283	+9.1%

Historical Median Sales Price



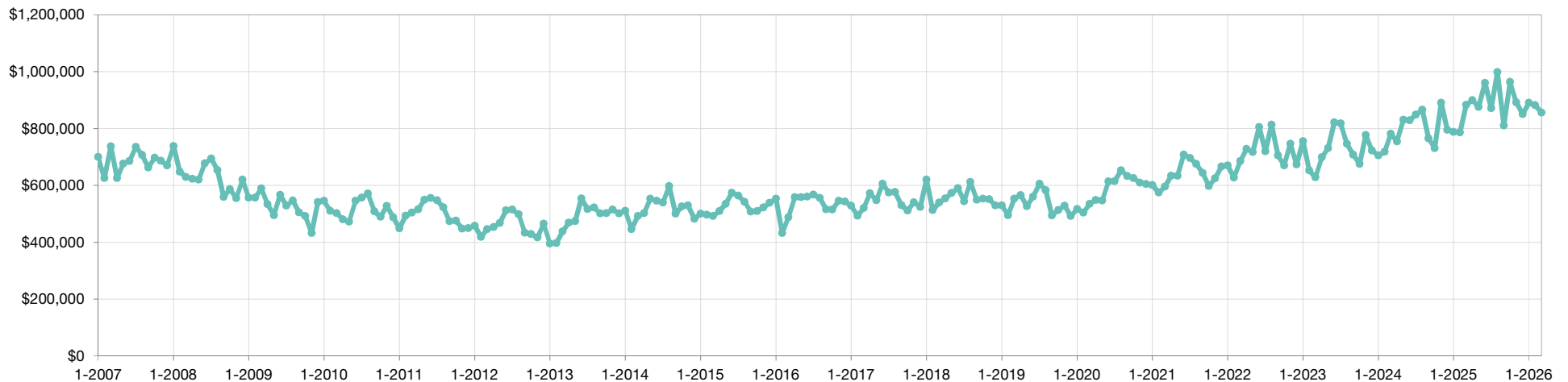
Average Sales Price

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



Month	Prior Year	Current Year	+ / -
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	\$810,455	+5.9%
October 2025	\$730,341	\$963,722	+32.0%
November 2025	\$890,665	\$892,412	+0.2%
December 2025	\$795,495	\$850,618	+6.9%
January 2026	\$788,043	\$890,286	+13.0%
February 2026	\$786,431	\$882,178	+12.2%
March 2026	\$882,782	\$856,138	-3.0%
12-Month Avg	\$816,936	\$902,072	+10.4%

Historical Average Sales Price

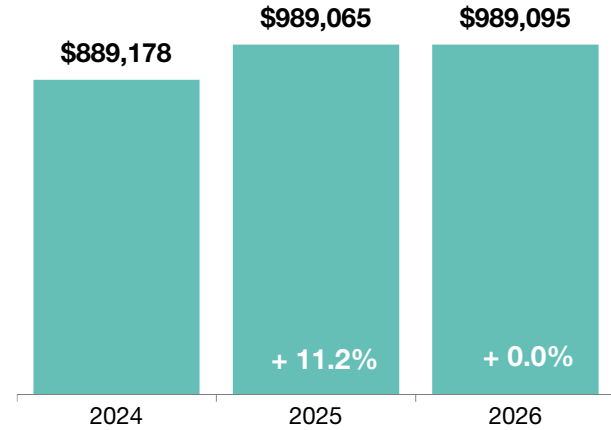


Average List Price

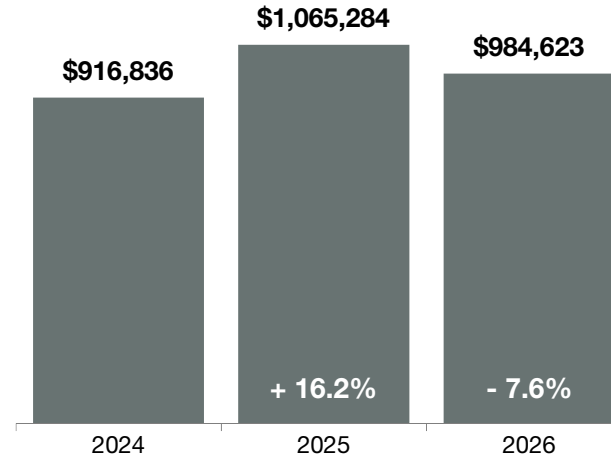
Average list price for all new listings in a given month.



March

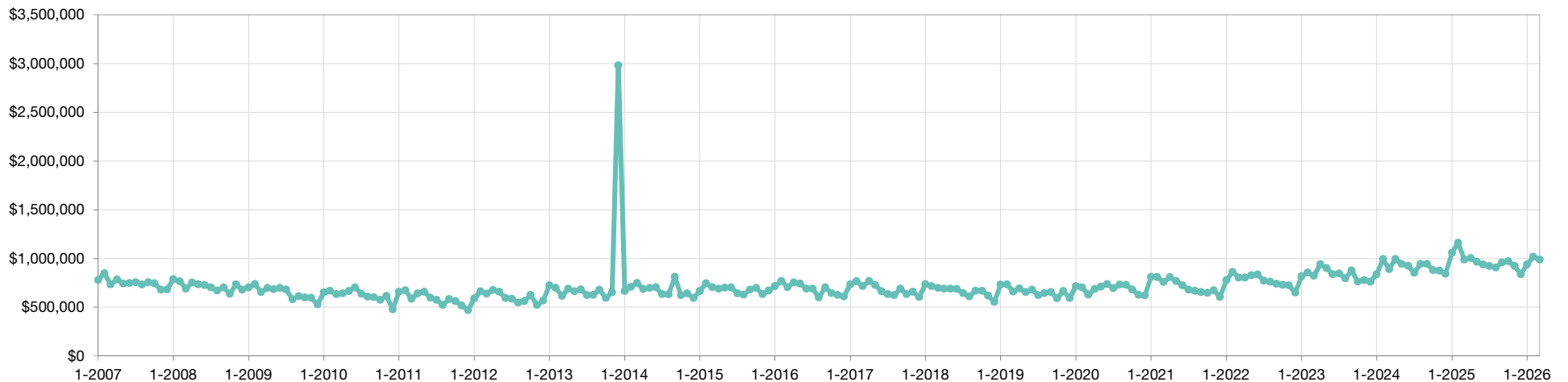


Year To Date



Month	Prior Year	Current Year	+ / -
April 2025	\$994,539	\$1,003,268	+0.9%
May 2025	\$943,593	\$964,952	+2.3%
June 2025	\$924,727	\$938,943	+1.5%
July 2025	\$853,889	\$922,643	+8.1%
August 2025	\$943,517	\$905,255	-4.1%
September 2025	\$943,360	\$958,973	+1.7%
October 2025	\$878,977	\$972,371	+10.6%
November 2025	\$873,765	\$925,538	+5.9%
December 2025	\$843,319	\$838,077	-0.6%
January 2026	\$1,058,138	\$937,346	-11.4%
February 2026	\$1,161,397	\$1,016,851	-12.4%
March 2026	\$989,065	\$989,095	+0.0%
12-Month Avg	\$952,084	\$955,284	+0.3%

Historical Average List Price



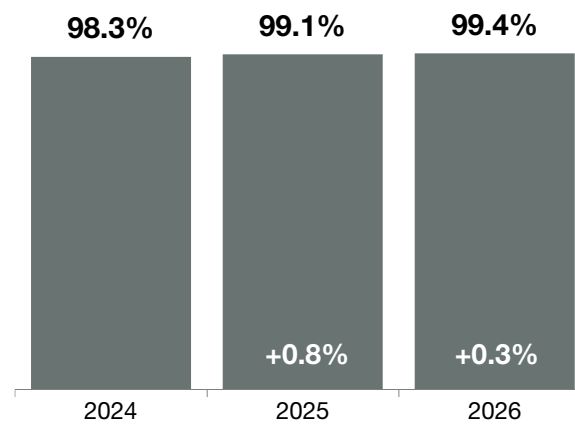
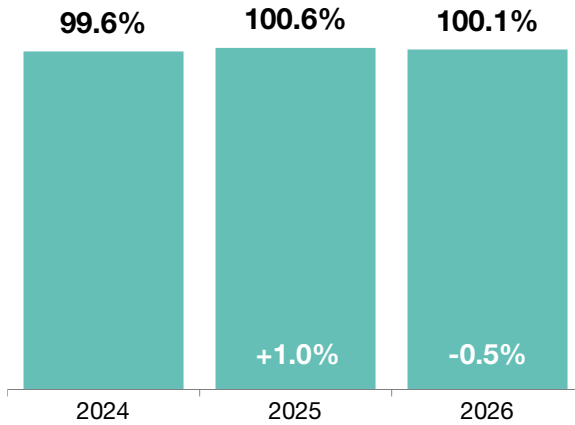
Percent of Original List Price Received

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.



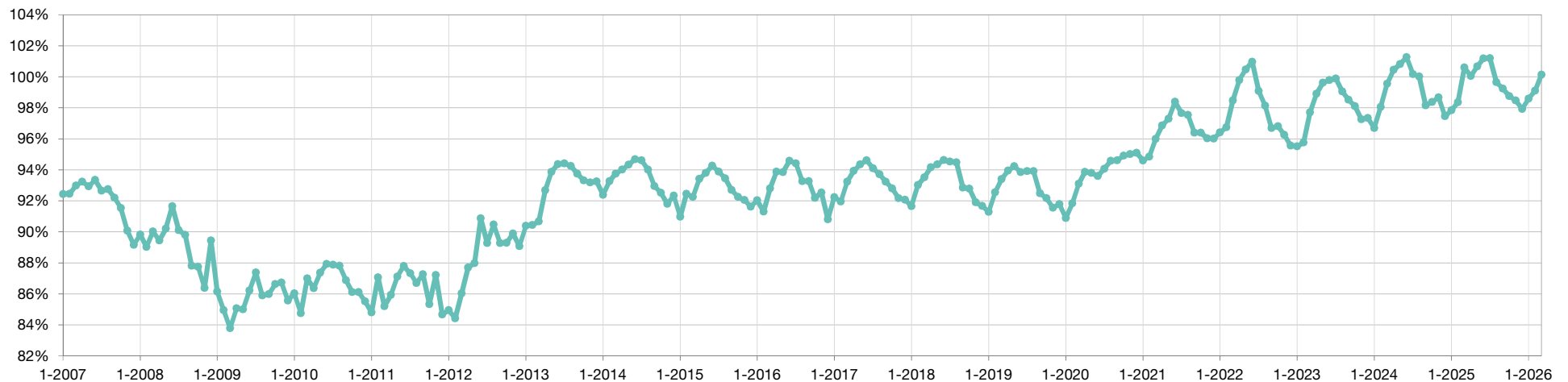
March

Year To Date



Month	Prior Year	Current Year	+ / -
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%	99.2%	+1.1%
October 2025	98.4%	98.8%	+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%	+0.8%
March 2026	100.6%	100.1%	-0.5%
12-Month Avg	99.6%	99.8%	+0.2%

Historical Percent of Original List Price Received

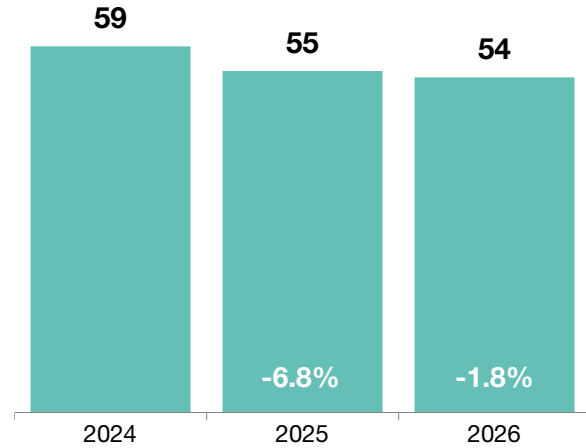


Housing Affordability Index

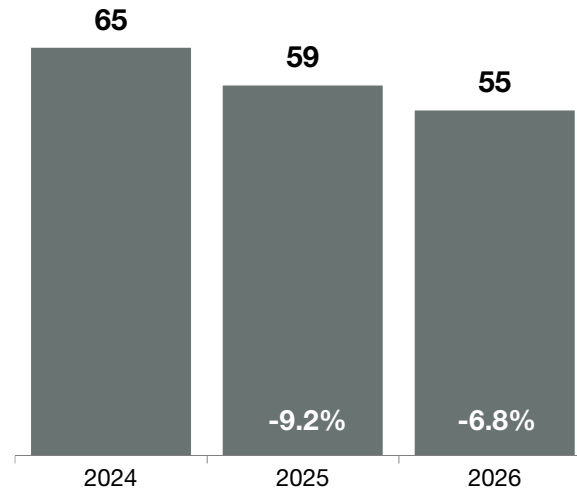


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

March

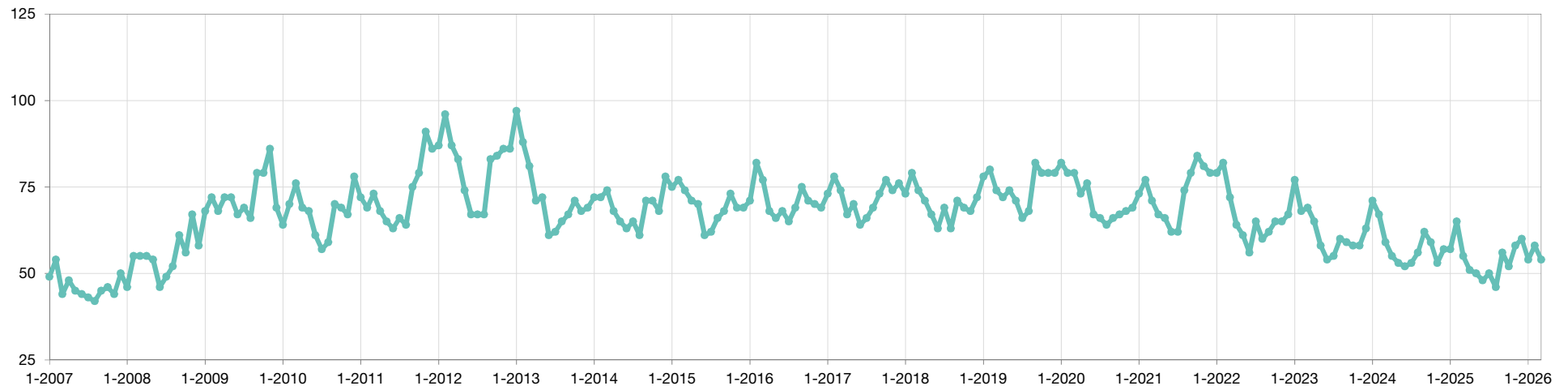


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March 2026	55	54	-1.8%
12-Month Avg	56	53	-5.7%

Historical Housing Affordability Index

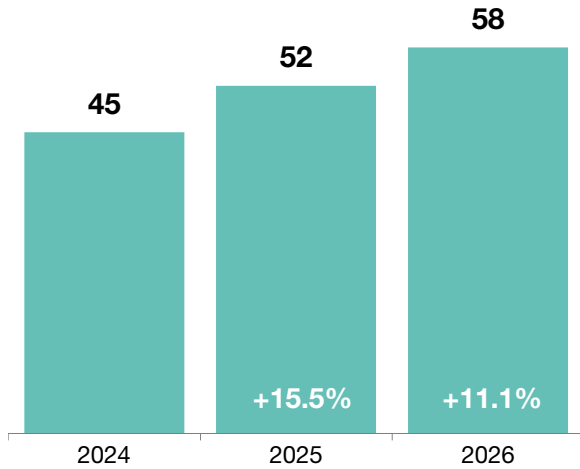


Market Time

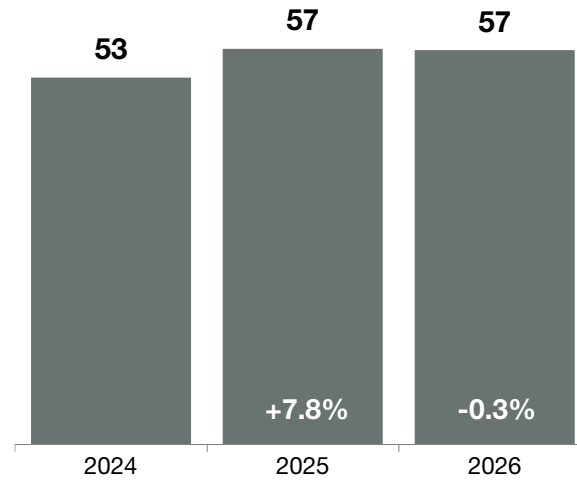
Average number of days between when a property is listed and when an offer is accepted in a given month.



March

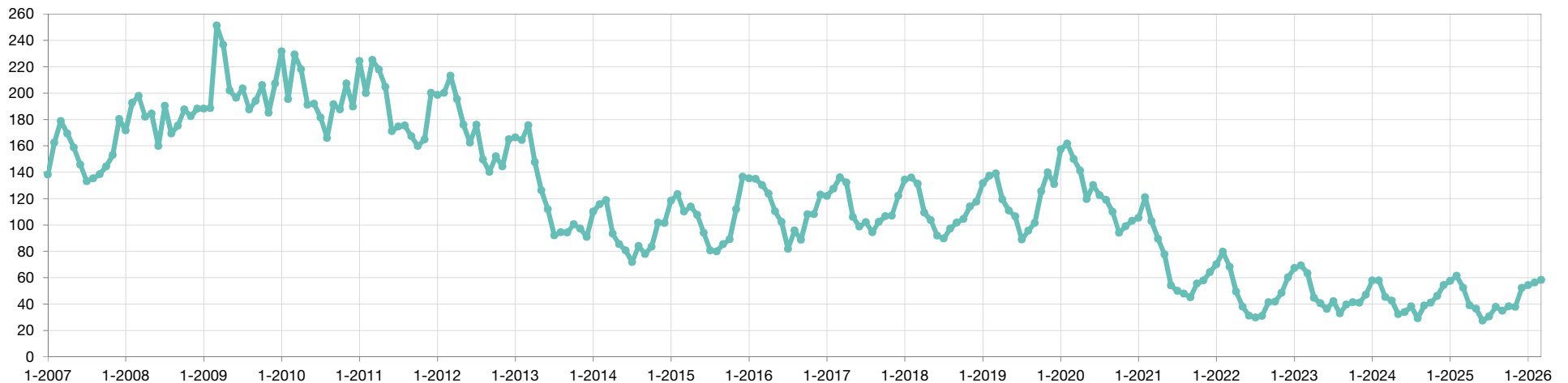


Year To Date



Month	Prior Year	Current Year	+ / -
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	-3.8%
January 2026	58	54	-5.5%
February 2026	61	56	-8.3%
March 2026	52	58	+11.1%
12-Month Avg	42	40	-5.0%

Historical Market Times

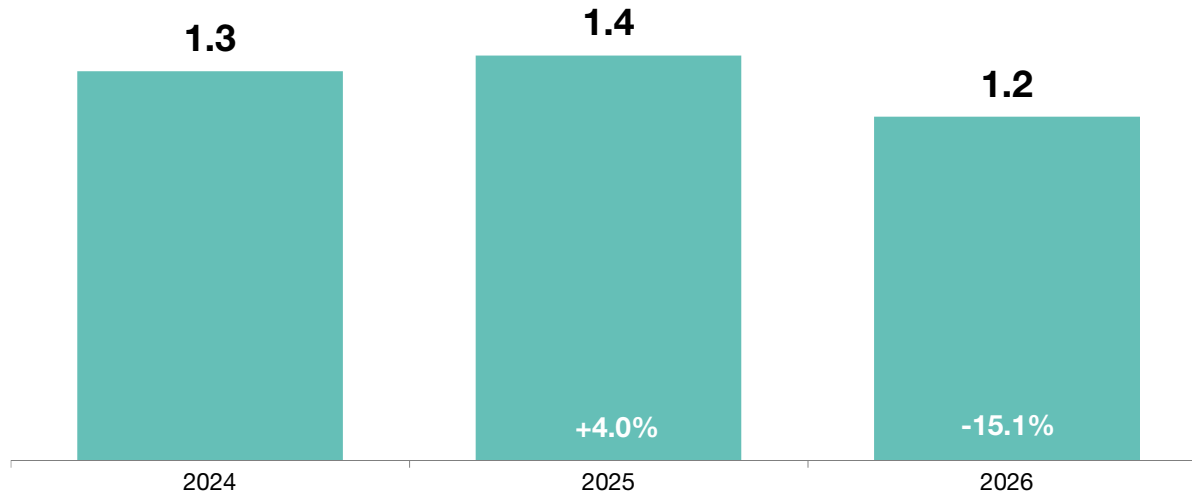


Months Supply of Inventory

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.

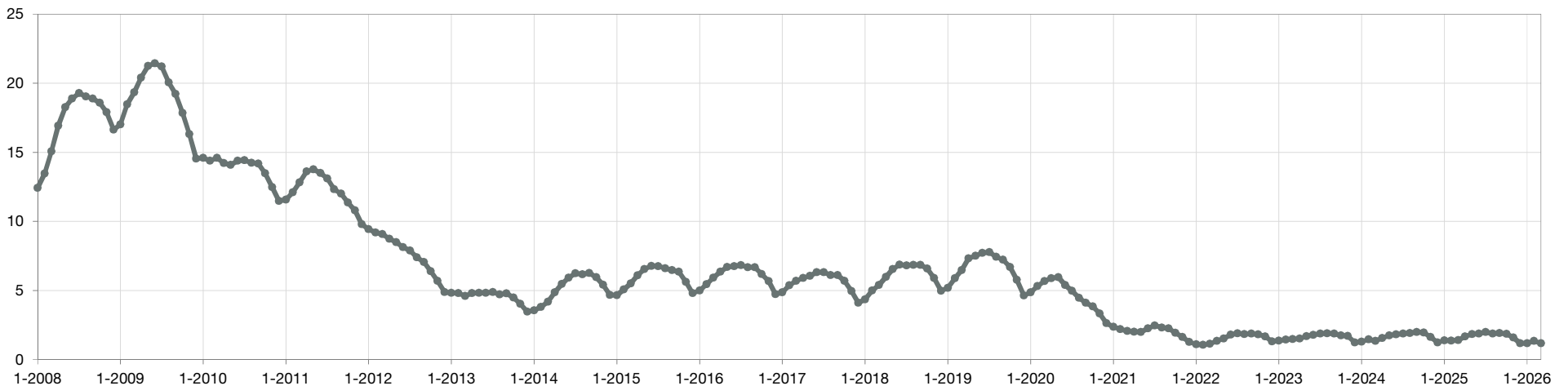


March



Month	Prior Year	Current Year	+ / -
April 2025	1.6	1.7	+6.7%
May 2025	1.7	1.8	+4.9%
June 2025	1.8	1.9	+3.0%
July 2025	1.9	2.0	+5.6%
August 2025	1.9	1.9	-2.1%
September 2025	2.0	1.9	-3.9%
October 2025	2.0	1.9	-4.8%
November 2025	1.6	1.6	-2.7%
December 2025	1.2	1.2	-4.7%
January 2026	1.4	1.2	-14.9%
February 2026	1.4	1.3	-1.9%
March 2026	1.4	1.2	-15.1%
12-Month Avg	1.7	1.6	-2.1%

Historical Months Supply of Inventory

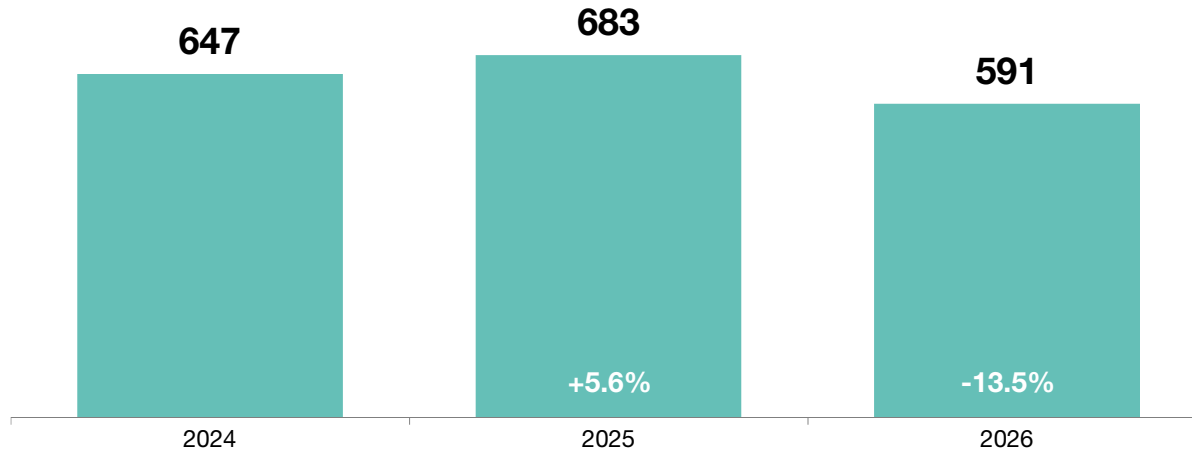


Inventory of Homes for Sale

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



March



Month	Prior Year	Current Year	+ / -
April 2025	755	810	+7.3%
May 2025	848	894	+5.4%
June 2025	879	918	+4.4%
July 2025	907	976	+7.6%
August 2025	924	925	+0.1%
September 2025	962	957	-0.5%
October 2025	944	927	-1.8%
November 2025	803	790	-1.6%
December 2025	610	589	-3.4%
January 2026	685	586	-14.5%
February 2026	673	659	-2.1%
March 2026	683	591	-13.5%
12-Month Avg	806	802	-1.0%

Historical Inventory of Homes for Sale

