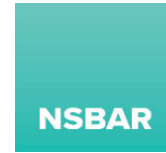


Monthly Indicators



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

April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the North Shore-Barrington region decreased 6.3 percent to 902. Listings Under Contract were down 5.4 percent to 573. Inventory levels fell 12.1 percent to 713 units.

Prices continued to gain traction. The Median Sales Price increased 3.1 percent to \$699,950. Market Times were down 4.0 percent to 37 days. Sellers were encouraged as Months Supply of Inventory was down 14.6 percent to 1.4 months.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 13.0% **+ 3.1%** **- 12.1%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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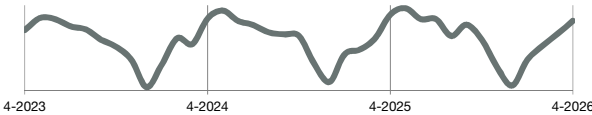
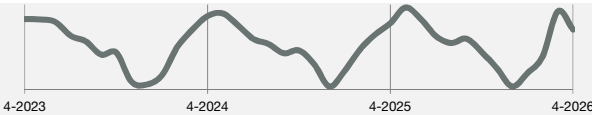
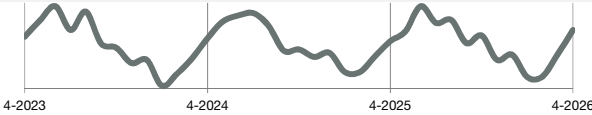
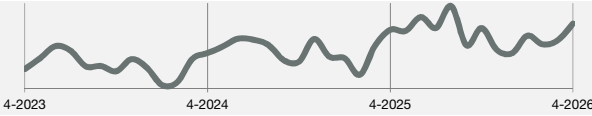
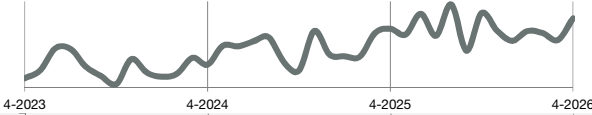
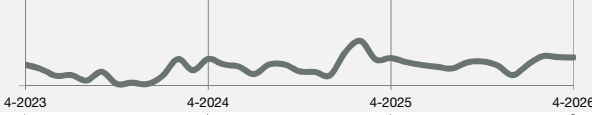

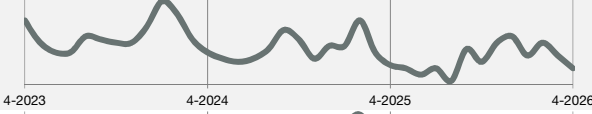





Market Overview

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

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NORTH SHORE-BARRINGTON
ASSOCIATION OF REALTORS®

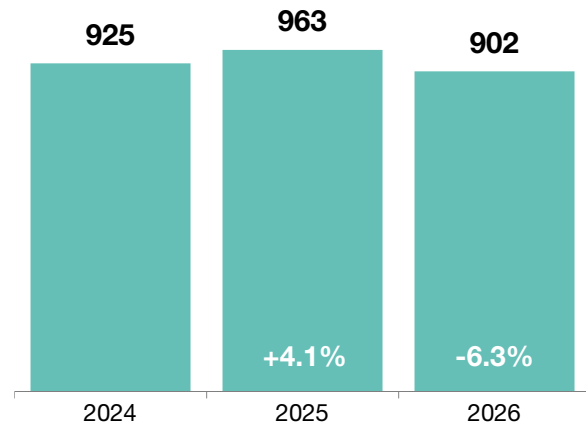
Key Metrics	Historical Sparklines	4-2025	4-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		963	902	- 6.3%	2,887	2,855	- 1.1%
Closed Sales		508	574	+ 13.0%	1,584	1,607	+ 1.5%
Under Contract (Contingent and Pending)		606	573	- 5.4%	1,975	2,016	+ 2.1%
Median Sales Price		\$679,000	\$699,950	+ 3.1%	\$618,750	\$660,000	+ 6.7%
Average Sales Price		\$899,667	\$941,962	+ 4.7%	\$848,689	\$897,438	+ 5.7%
Average List Price		\$1,002,853	\$1,007,949	+ 0.5%	\$1,044,445	\$999,924	- 4.3%
Percent of Original List Price Received		100.1%	101.5%	+ 1.5%	99.4%	100.2%	+ 0.8%
Housing Affordability Index		51	50	- 2.0%	56	53	- 5.4%
Market Time		39	37	- 4.0%	51	50	- 2.6%
Months Supply of Homes for Sale		1.7	1.4	- 14.6%	--	--	--
Inventory of Homes for Sale		811	713	- 12.1%	--	--	--

New Listings

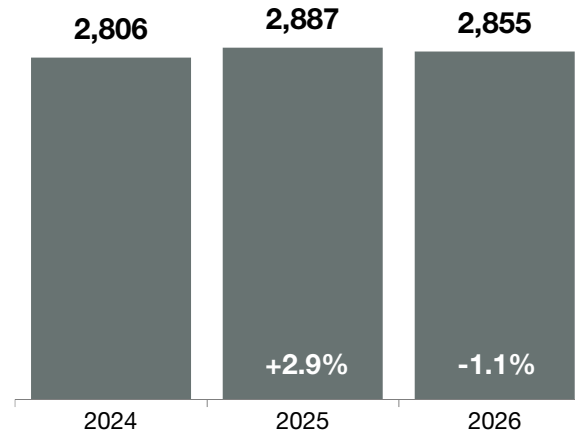
A count of the properties that have been newly listed on the market in a given month.



April

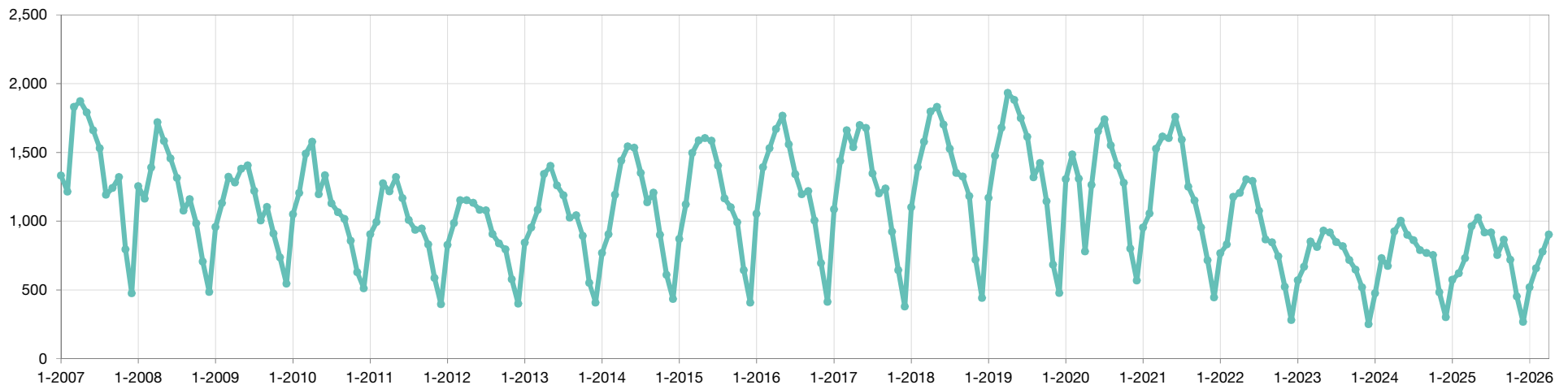


Year To Date



Month	Prior Year	Current Year	+ / -
May 2025	1,002	1,025	+2.3%
June 2025	901	918	+1.9%
July 2025	861	918	+6.6%
August 2025	789	753	-4.6%
September 2025	769	864	+12.4%
October 2025	754	720	-4.5%
November 2025	483	452	-6.4%
December 2025	302	267	-11.6%
January 2026	574	519	-9.6%
February 2026	620	657	+6.0%
March 2026	730	777	+6.4%
April 2026	963	902	-6.3%
12-Month Avg	729	731	+0.3%

Historical New Listing Activity

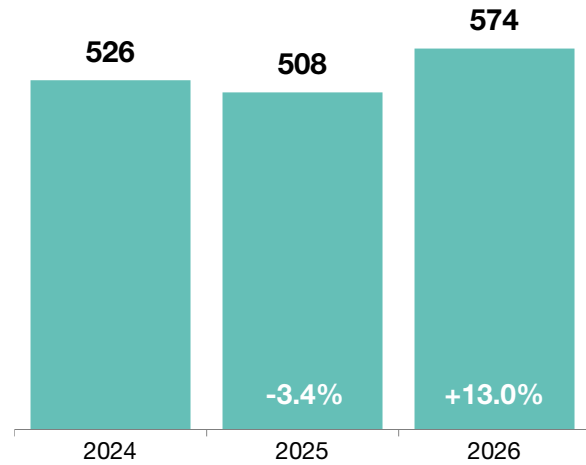


Closed Sales

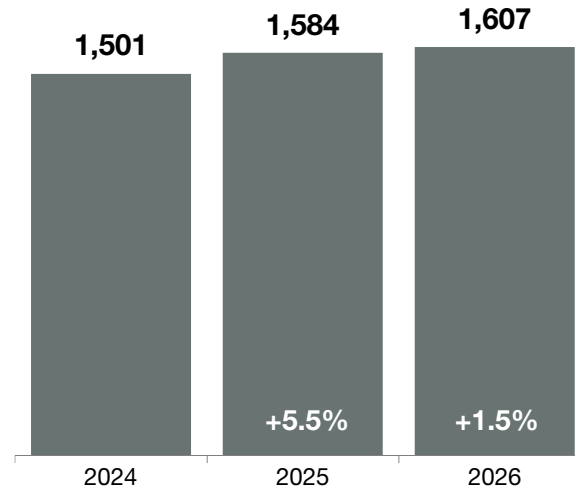
A count of the actual sales that have closed in a given month.



April

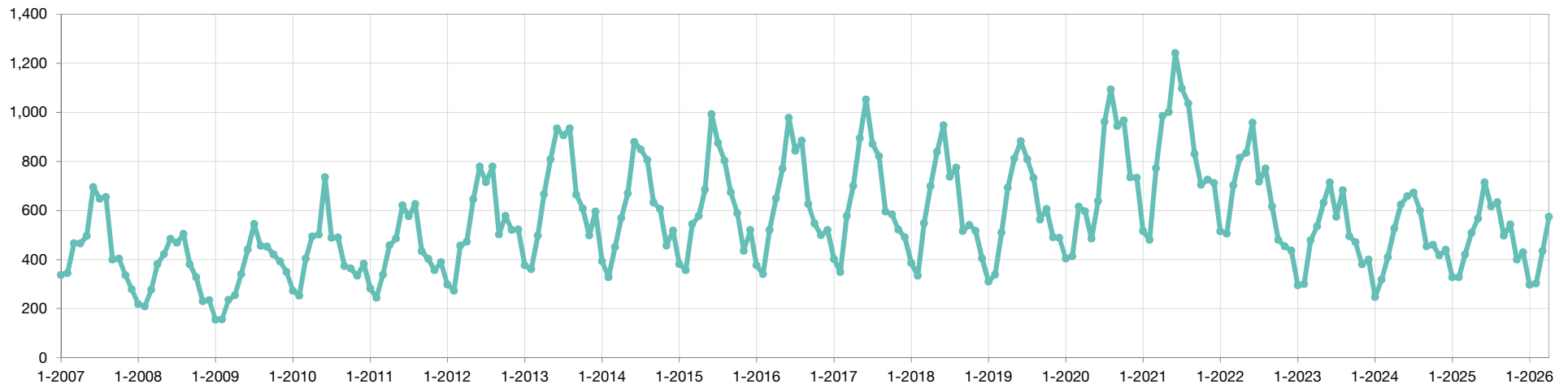


Year To Date



Month	Prior Year	Current Year	+ / -
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	434	+3.1%
April 2026	508	574	+13.0%
12-Month Avg	492	500	+1.4%

Historical Closed Sales Activity

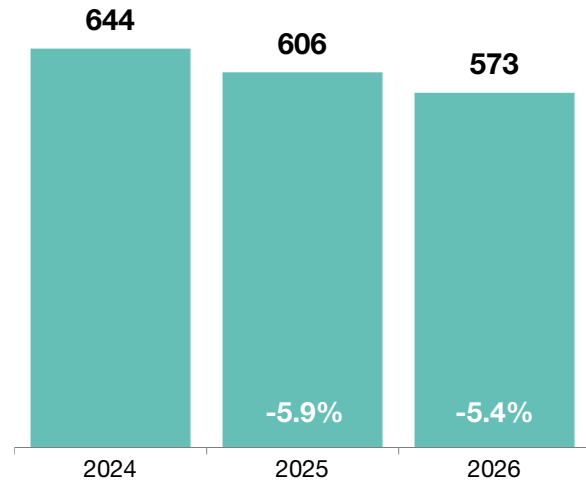


Under Contract

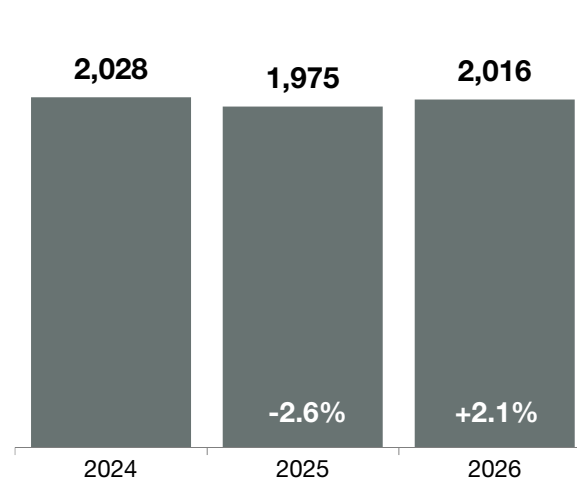
A count of the properties in either a contingent or pending status in a given month.



April

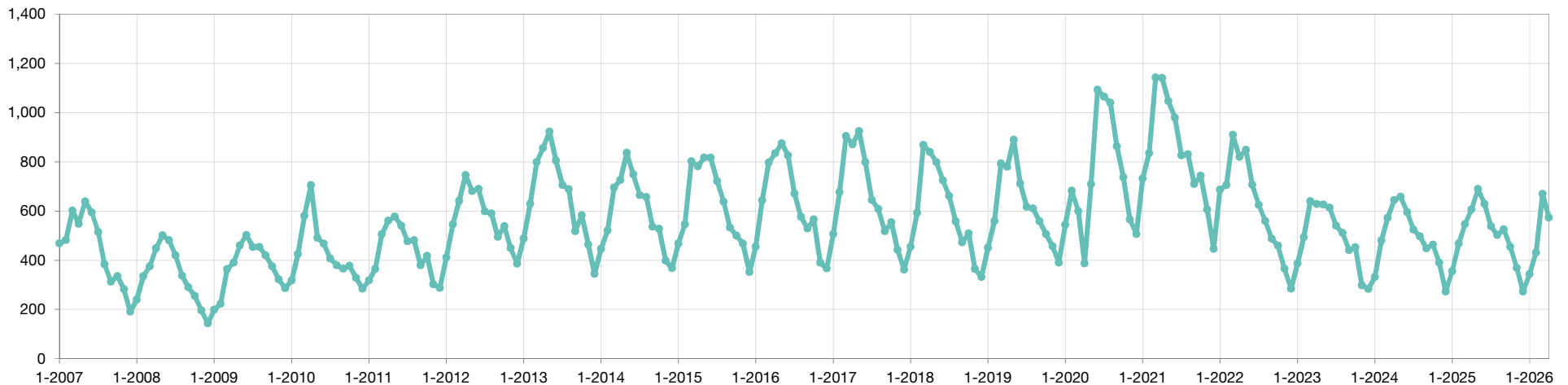


Year To Date



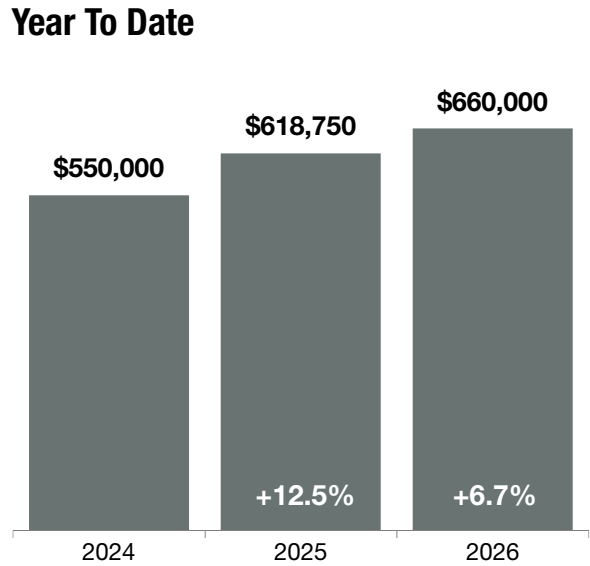
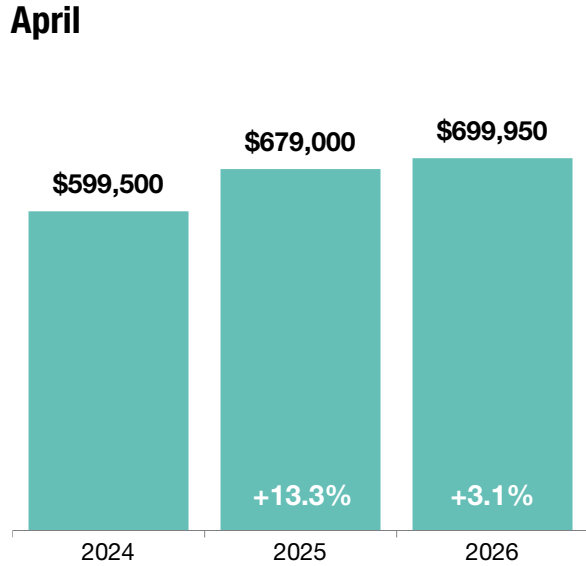
Month	Prior Year	Current Year	+ / -
May 2025	658	689	+4.7%
June 2025	595	629	+5.7%
July 2025	524	538	+2.7%
August 2025	497	502	+1.0%
September 2025	448	525	+17.2%
October 2025	463	455	-1.7%
November 2025	390	369	-5.4%
December 2025	273	273	0.0%
January 2026	355	343	-3.4%
February 2026	467	431	-7.7%
March 2026	547	669	+22.3%
April 2026	606	573	-5.4%
12-Month Avg	485	500	+3.0%

Historical Under Contract Activity



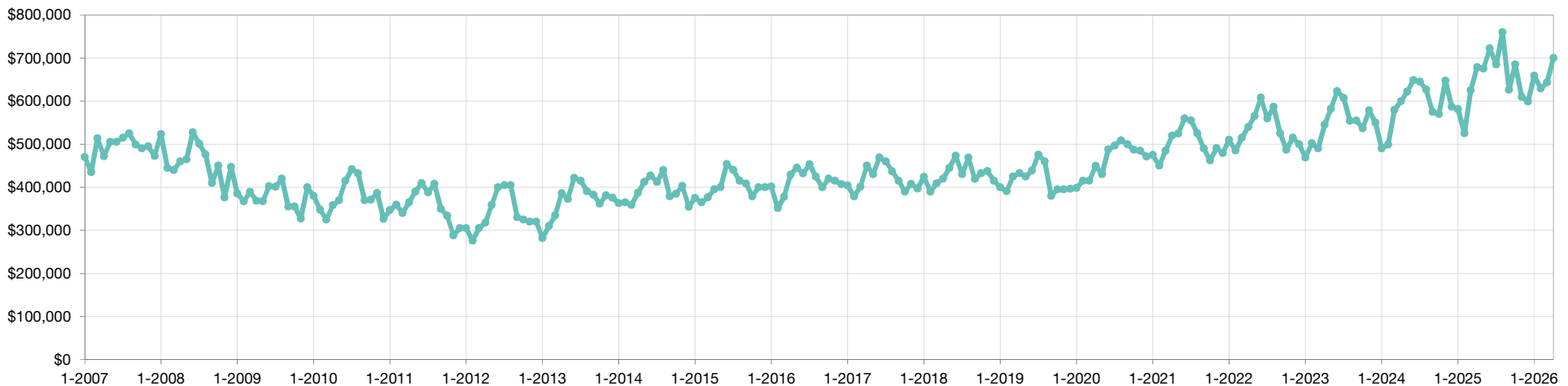
Median Sales Price

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



Month	Prior Year	Current Year	+ / -
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	\$643,000	+2.9%
April 2026	\$679,000	\$699,950	+3.1%
12-Month Med	\$620,000	\$670,000	+8.1%

Historical Median Sales Price

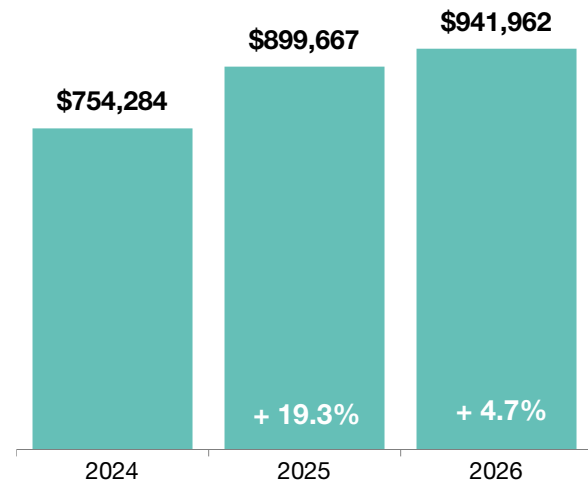


Average Sales Price

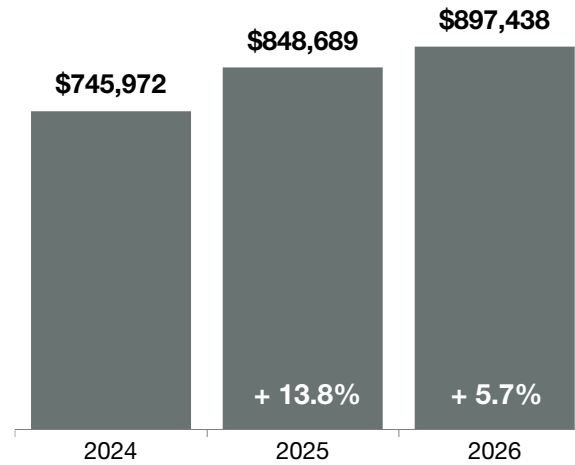
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

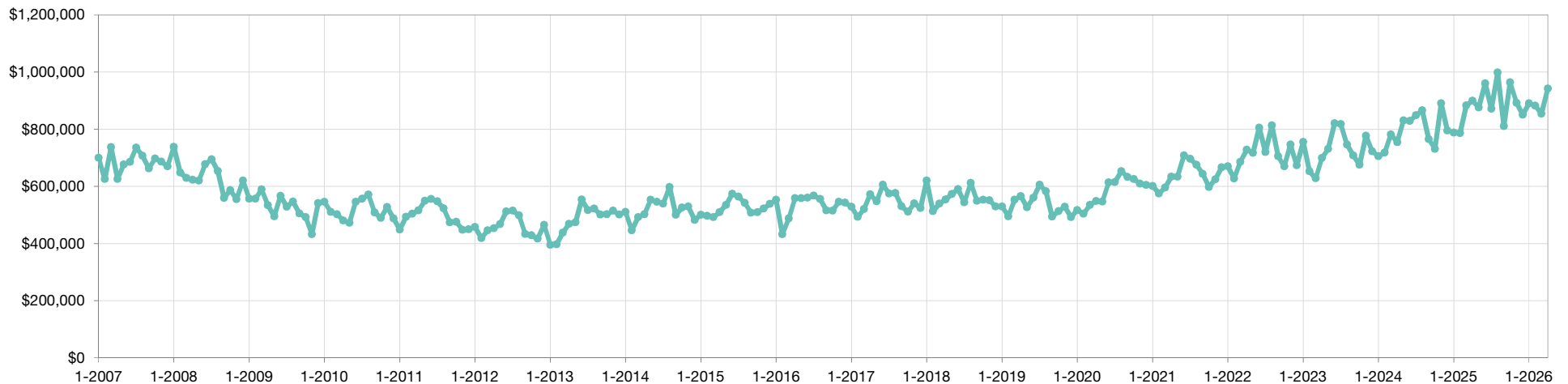


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$854,065	-3.3%
April 2026	\$899,667	\$941,962	+4.7%
12-Month Avg	\$829,630	\$905,924	+9.2%

Historical Average Sales Price



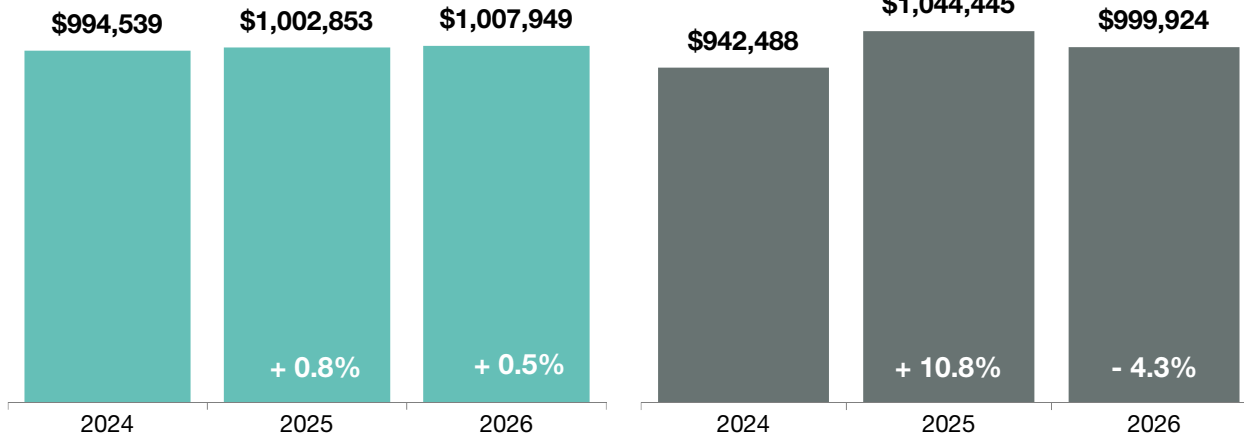
Average List Price

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



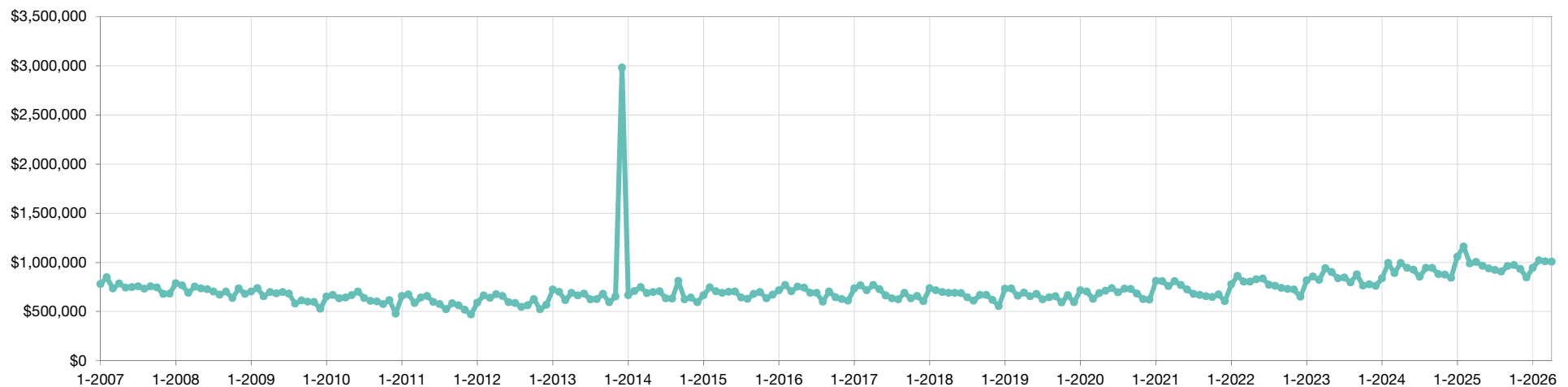
April

Year To Date



Month	Prior Year	Current Year	+ / -
May 2025	\$943,593	\$964,952	+2.3%
June 2025	\$924,727	\$938,603	+1.5%
July 2025	\$853,889	\$922,848	+8.1%
August 2025	\$943,517	\$905,778	-4.0%
September 2025	\$943,360	\$961,614	+1.9%
October 2025	\$878,977	\$971,155	+10.5%
November 2025	\$873,765	\$933,466	+6.8%
December 2025	\$843,253	\$844,483	+0.1%
January 2026	\$1,058,138	\$943,631	-10.8%
February 2026	\$1,161,397	\$1,020,806	-12.1%
March 2026	\$989,065	\$1,010,591	+2.2%
April 2026	\$1,002,853	\$1,007,949	+0.5%
12-Month Avg	\$953,182	\$958,979	+0.6%

Historical Average List Price



Percent of Original List Price Received

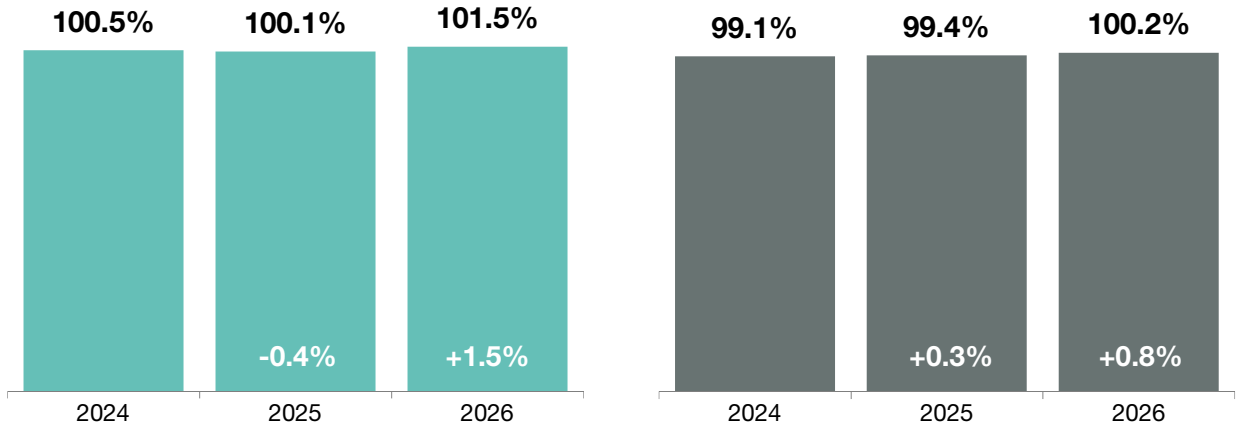


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

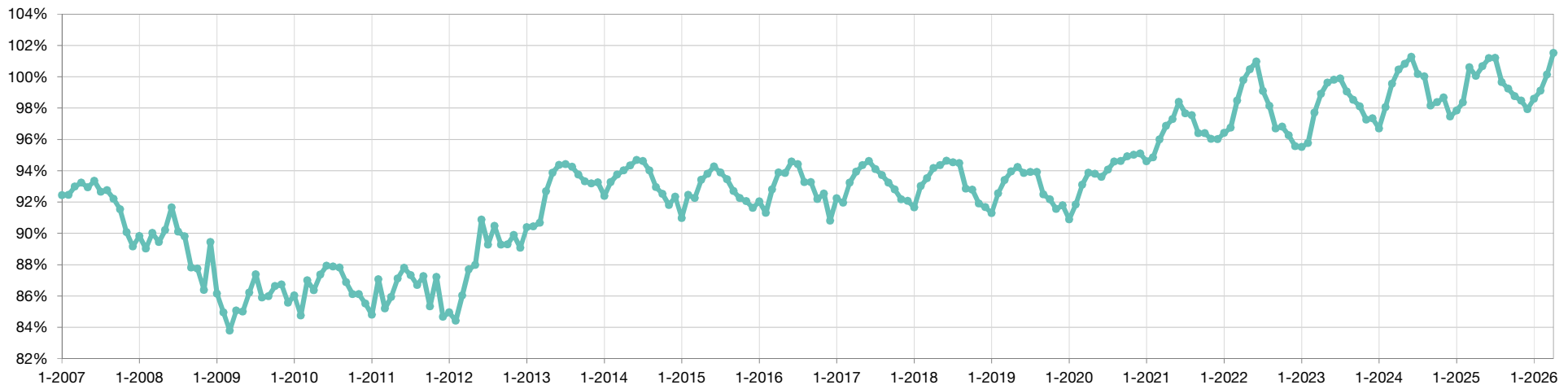
April

Year To Date

Month	Prior Year	Current Year	+ / -
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%
April 2026	100.1%	101.5%	+1.5%
12-Month Avg	99.5%	99.9%	+0.4%



Historical Percent of Original List Price Received

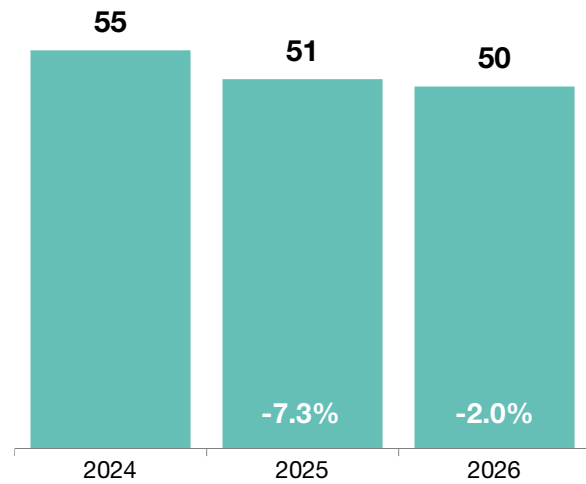


Housing Affordability Index

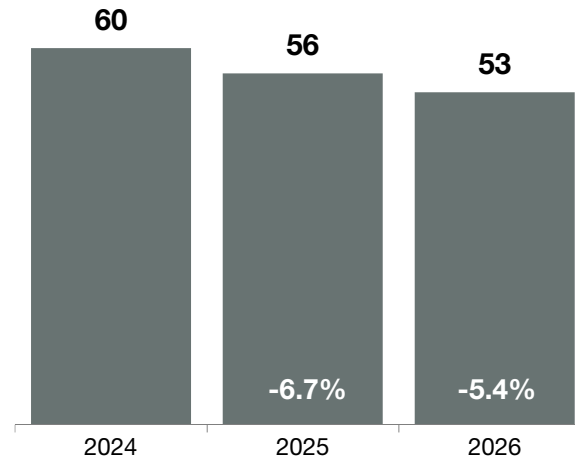


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

April

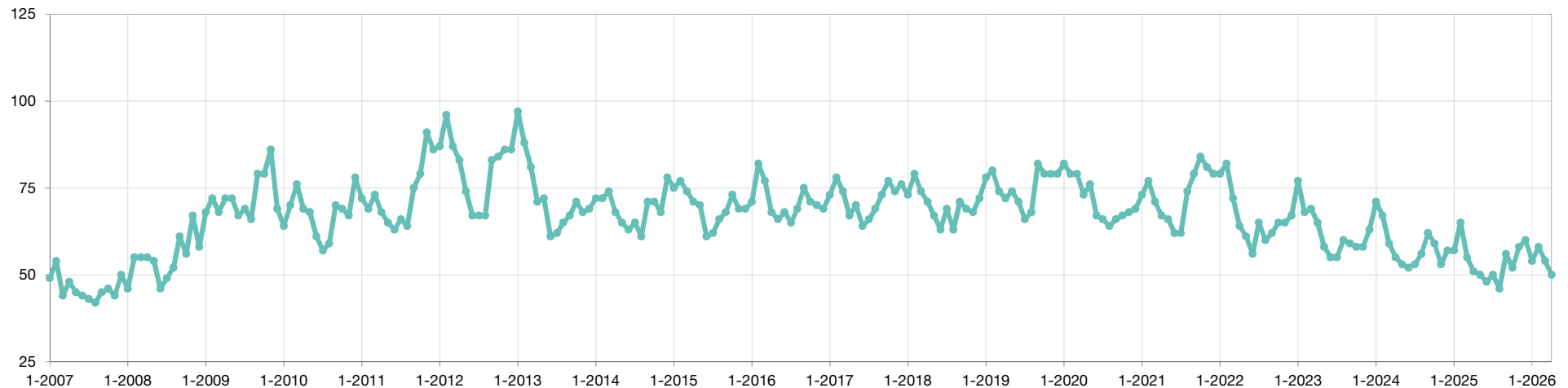


Year To Date



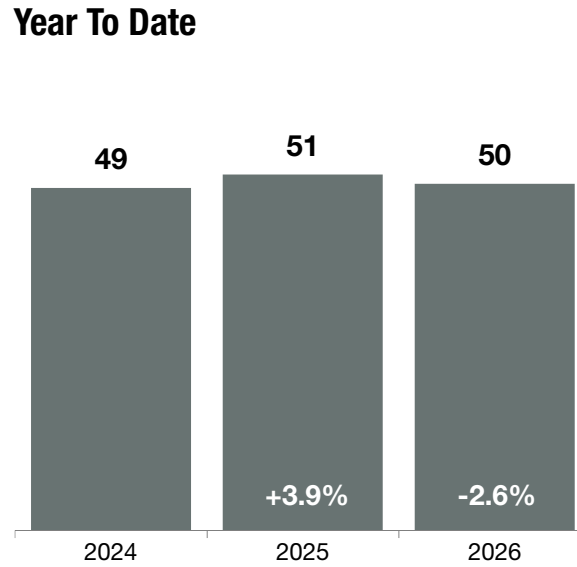
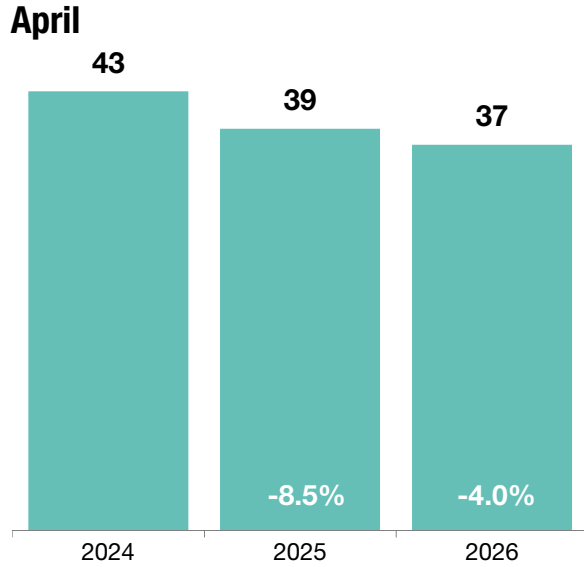
Month	Prior Year	Current Year	+ / -
May 2025	53	50	-5.7%
June 2025	52	48	-7.7%
July 2025	53	50	-5.7%
August 2025	56	46	-17.9%
September 2025	62	56	-9.7%
October 2025	59	52	-11.9%
November 2025	53	58	+9.4%
December 2025	57	60	+5.3%
January 2026	57	54	-5.3%
February 2026	65	58	-10.8%
March 2026	55	54	-1.8%
April 2026	51	50	-2.0%
12-Month Avg	56	53	-5.3%

Historical Housing Affordability Index



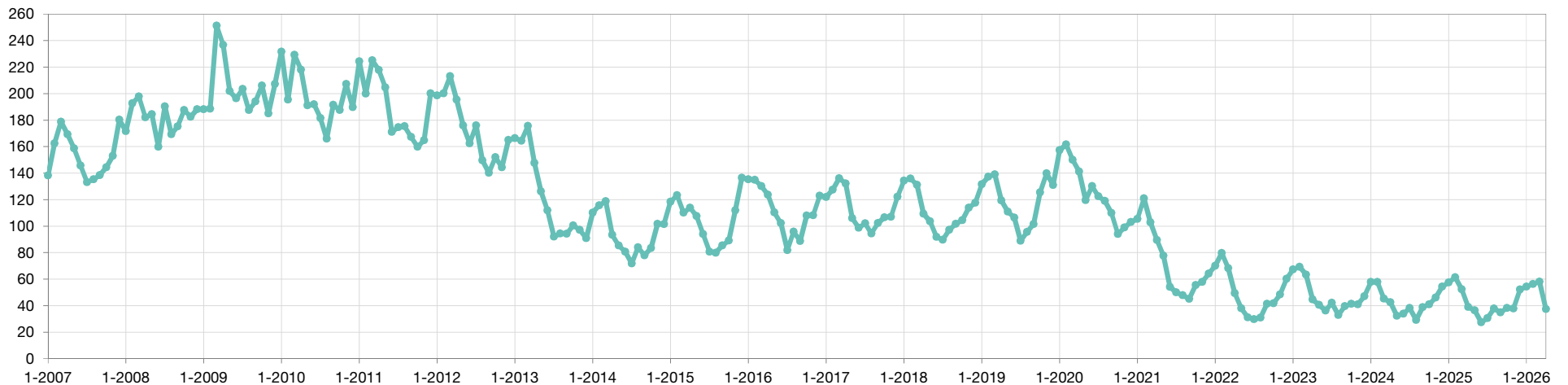
Market Time

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



Month	Prior Year	Current Year	+ / -
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	+11.0%
April 2026	39	37	-4.0%
12-Month Avg	42	40	-4.7%

Historical Market Times

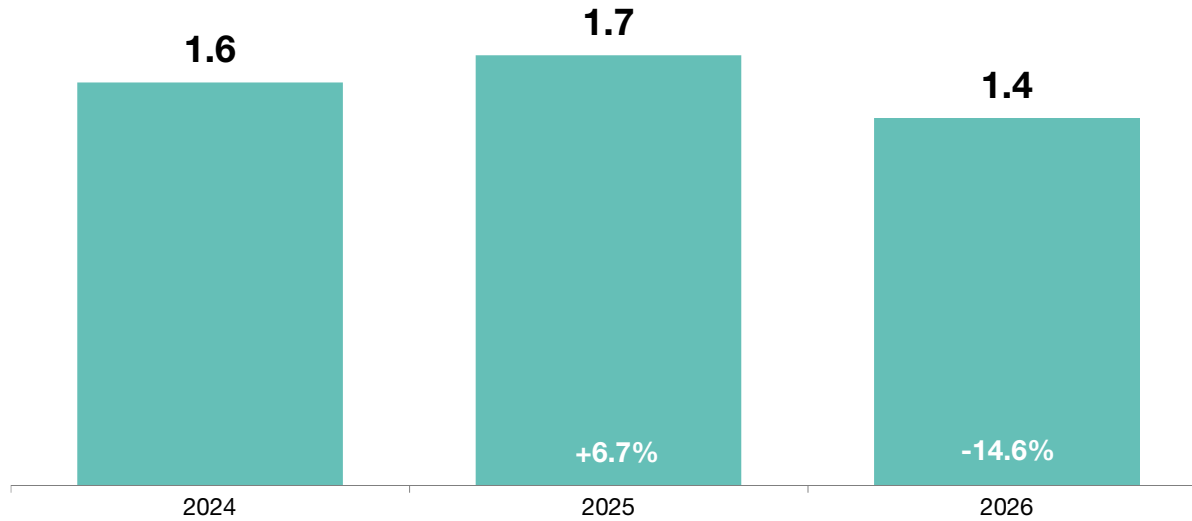


Months Supply of Inventory

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.

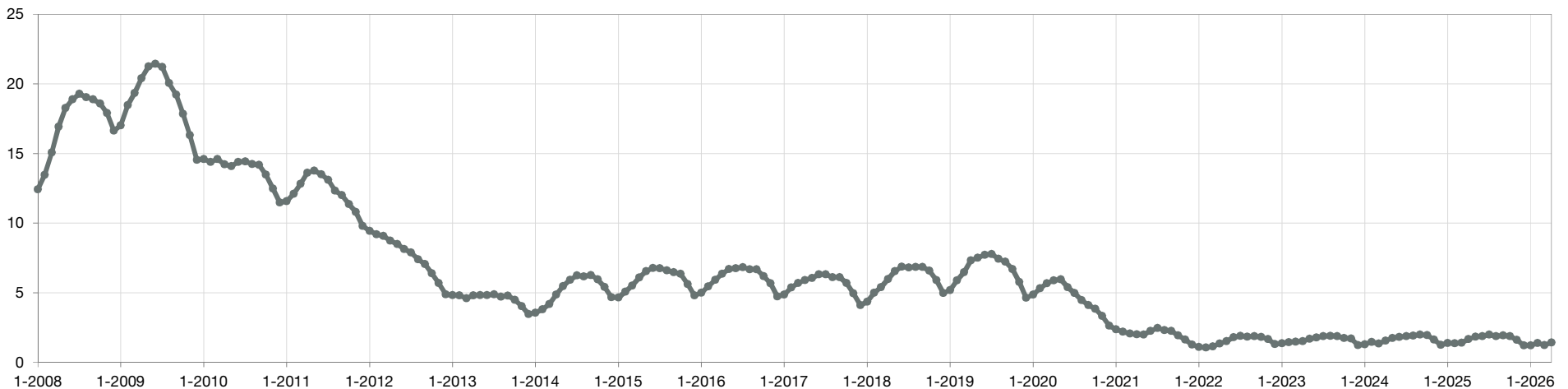


April



Month	Prior Year	Current Year	+ / -
May 2025	1.7	1.8	+4.9%
June 2025	1.8	1.9	+3.1%
July 2025	1.9	2.0	+5.7%
August 2025	1.9	1.9	-1.9%
September 2025	2.0	1.9	-3.6%
October 2025	2.0	1.9	-4.1%
November 2025	1.6	1.6	-1.7%
December 2025	1.2	1.2	-2.6%
January 2026	1.4	1.2	-12.5%
February 2026	1.4	1.4	+0.4%
March 2026	1.4	1.2	-12.2%
April 2026	1.7	1.4	-14.6%
12-Month Avg	1.7	1.6	-2.9%

Historical Months Supply of Inventory

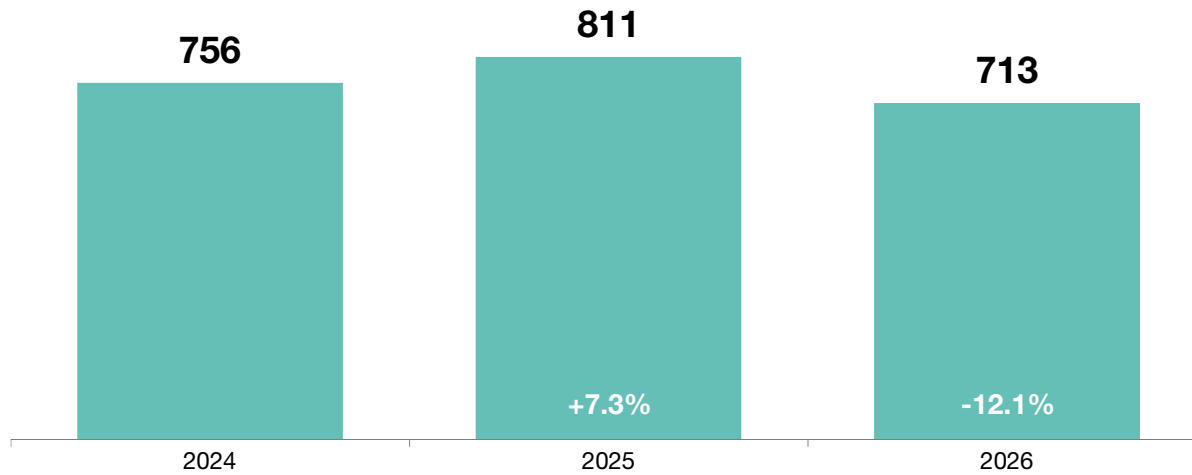


Inventory of Homes for Sale

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



April



Month	Prior Year	Current Year	+ / -
May 2025	849	895	+5.4%
June 2025	880	920	+4.5%
July 2025	908	978	+7.7%
August 2025	925	928	+0.3%
September 2025	963	961	-0.2%
October 2025	945	935	-1.1%
November 2025	804	800	-0.5%
December 2025	611	603	-1.3%
January 2026	686	605	-11.8%
February 2026	674	679	+0.7%
March 2026	684	618	-9.6%
April 2026	811	713	-12.1%
12-Month Avg	812	803	-1.5%

Historical Inventory of Homes for Sale

