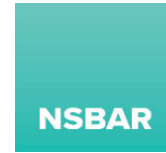


Monthly Indicators



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

May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the North Shore-Barrington region decreased 13.1 percent to 891. Listings Under Contract were down 8.9 percent to 628. Inventory levels fell 17.2 percent to 742 units.

Prices continued to gain traction. The Median Sales Price increased 9.0 percent to \$735,500. Market Times were down 12.3 percent to 32 days. Sellers were encouraged as Months Supply of Inventory was down 19.1 percent to 1.5 months.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

+ 8.6%

+ 9.0%

- 17.2%

Change in
Closed Sales

Change in
Median Sales Price

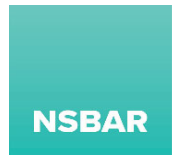
Change in
Inventory

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Market Overview

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



NORTH SHORE-BARRINGTON
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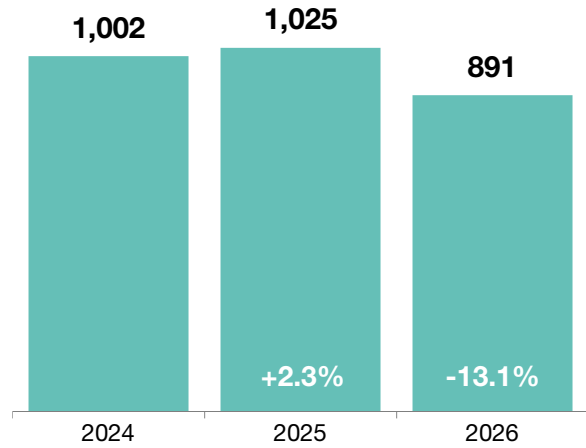
Key Metrics	Historical Sparklines	5-2025	5-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		1,025	891	- 13.1%	3,912	3,830	- 2.1%
Closed Sales		567	616	+ 8.6%	2,151	2,227	+ 3.5%
Under Contract (Contingent and Pending)		689	628	- 8.9%	2,665	2,700	+ 1.3%
Median Sales Price		\$675,000	\$735,500	+ 9.0%	\$625,100	\$685,000	+ 9.6%
Average Sales Price		\$876,104	\$967,564	+ 10.4%	\$855,916	\$916,481	+ 7.1%
Average List Price		\$964,929	\$956,221	- 0.9%	\$1,023,630	\$991,965	- 3.1%
Percent of Original List Price Received		100.7%	102.1%	+ 1.4%	99.7%	100.7%	+ 1.0%
Housing Affordability Index		50	47	- 6.0%	54	51	- 5.6%
Market Time		36	32	- 12.3%	47	45	- 5.1%
Months Supply of Homes for Sale		1.8	1.5	- 19.1%	--	--	--
Inventory of Homes for Sale		896	742	- 17.2%	--	--	--

New Listings

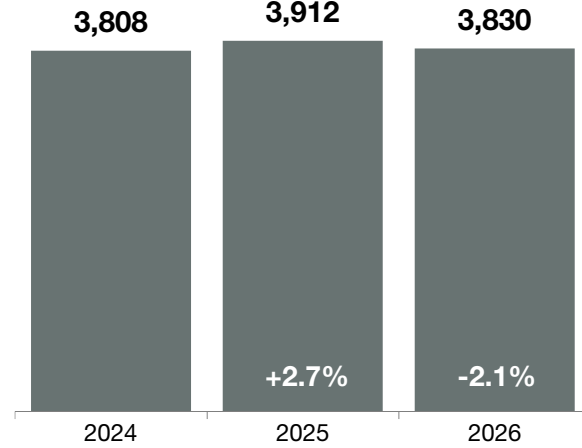
A count of the properties that have been newly listed on the market in a given month.



May

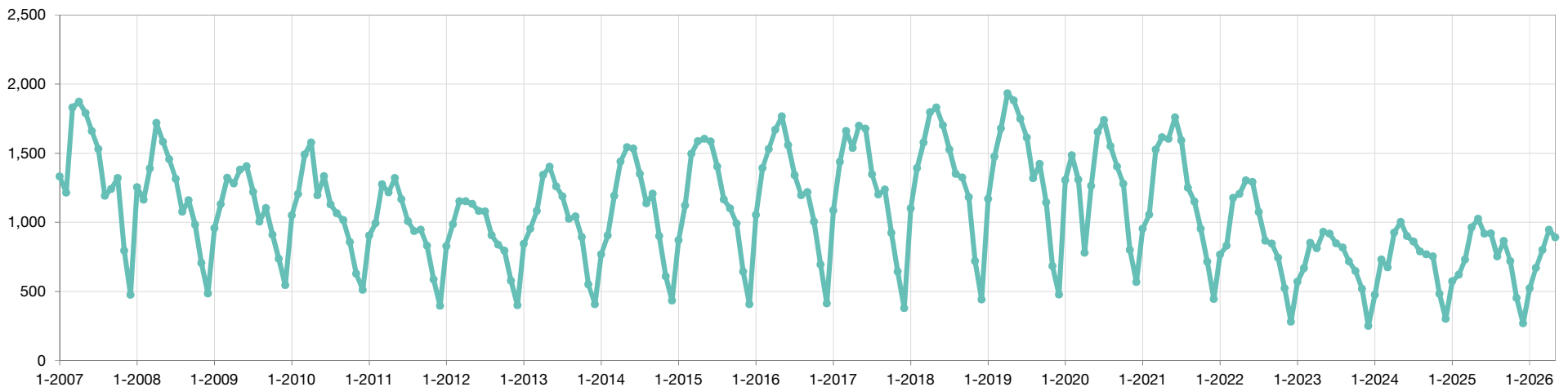


Year To Date



Month	Prior Year	Current Year	+ / -
June 2025	901	918	+1.9%
July 2025	861	919	+6.7%
August 2025	789	753	-4.6%
September 2025	769	864	+12.4%
October 2025	754	720	-4.5%
November 2025	483	453	-6.2%
December 2025	302	270	-10.6%
January 2026	574	523	-8.9%
February 2026	620	669	+7.9%
March 2026	730	801	+9.7%
April 2026	963	946	-1.8%
May 2026	1,025	891	-13.1%
12-Month Avg	731	727	-0.5%

Historical New Listing Activity

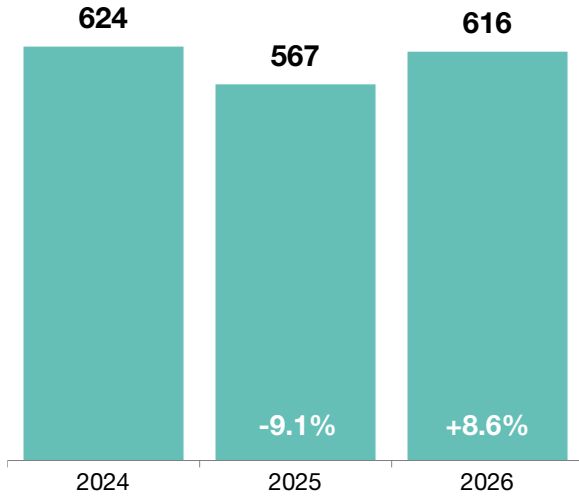


Closed Sales

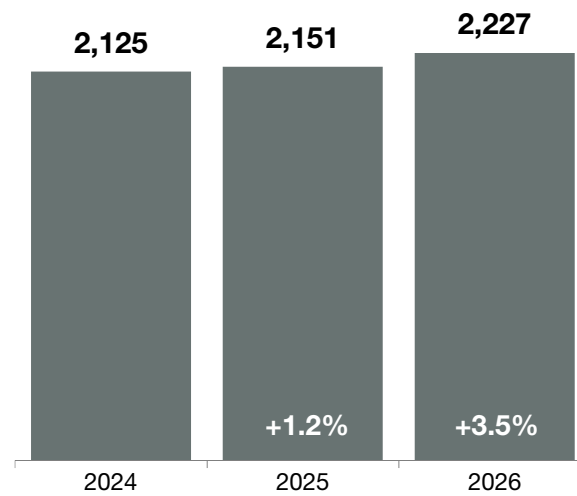
A count of the actual sales that have closed in a given month.



May

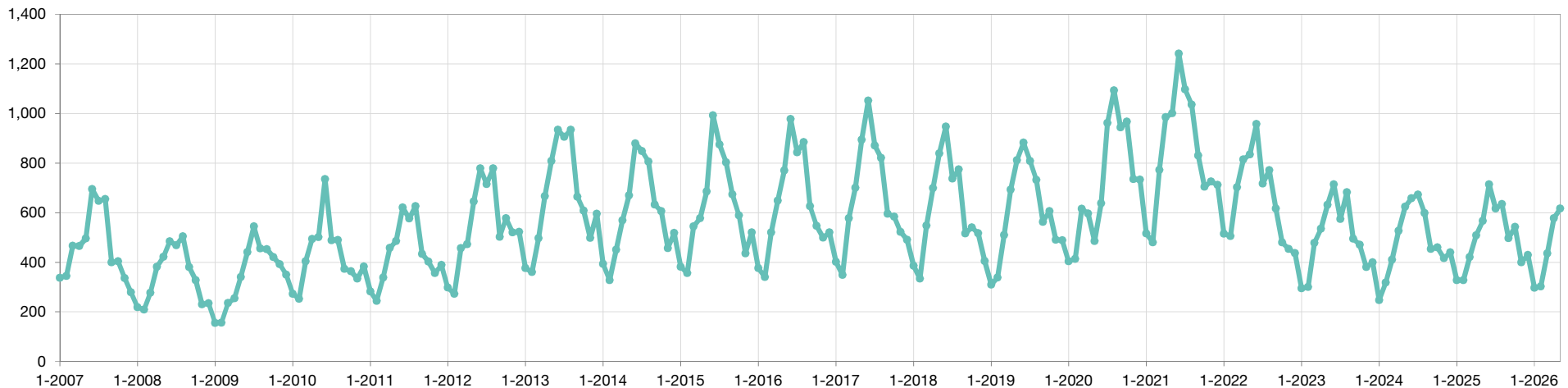


Year To Date



Month	Prior Year	Current Year	+ / -
June 2025	658	714	+8.5%
July 2025	673	616	-8.5%
August 2025	599	634	+5.8%
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	435	+3.3%
April 2026	508	577	+13.6%
May 2026	567	616	+8.6%
12-Month Avg	488	505	+2.9%

Historical Closed Sales Activity

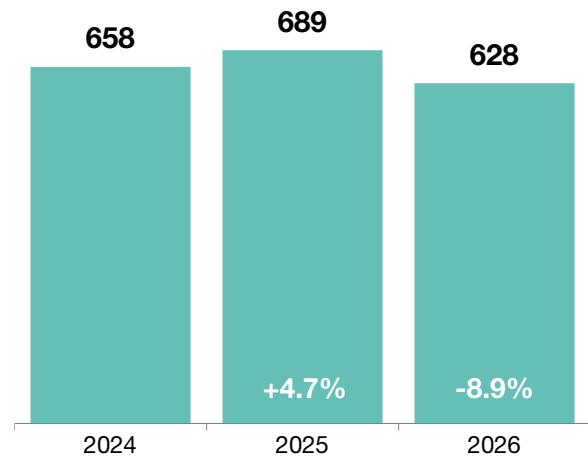


Under Contract

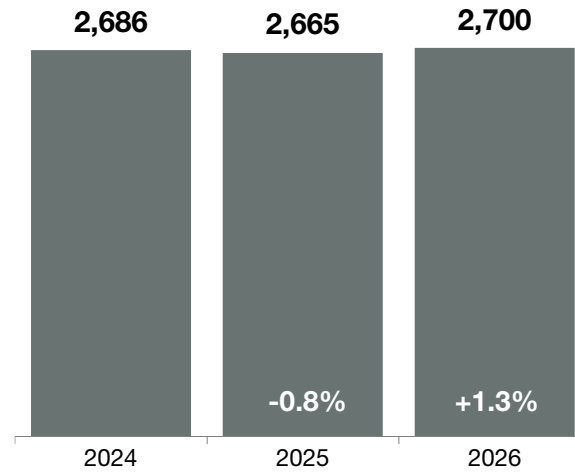
A count of the properties in either a contingent or pending status in a given month.



May

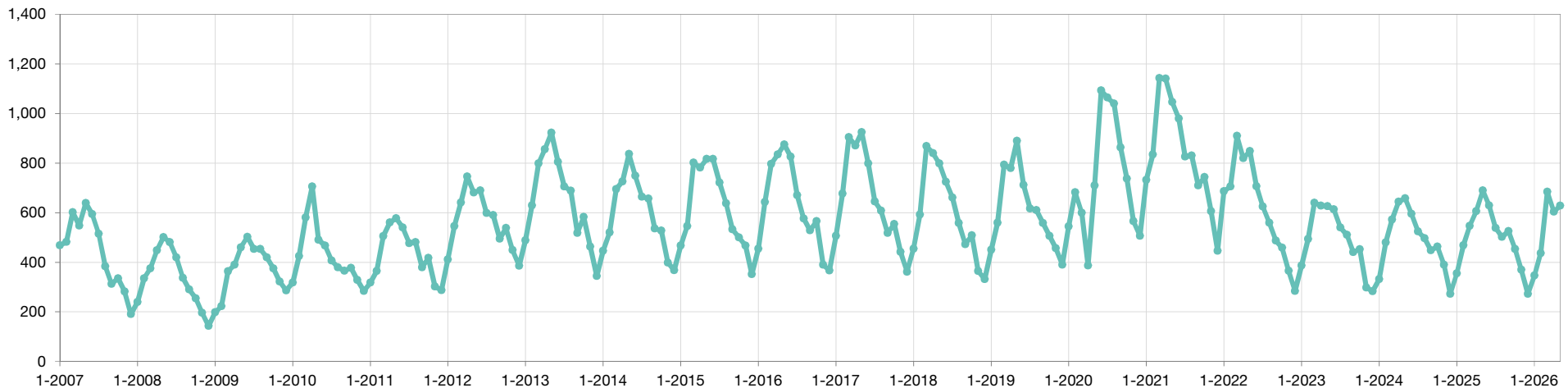


Year To Date



Month	Prior Year	Current Year	+ / -
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	454	-1.9%
November 2025	390	370	-5.1%
December 2025	273	273	0.0%
January 2026	355	347	-2.3%
February 2026	468	437	-6.6%
March 2026	547	684	+25.0%
April 2026	606	604	-0.3%
May 2026	689	628	-8.9%
12-Month Avg	488	499	+2.3%

Historical Under Contract Activity

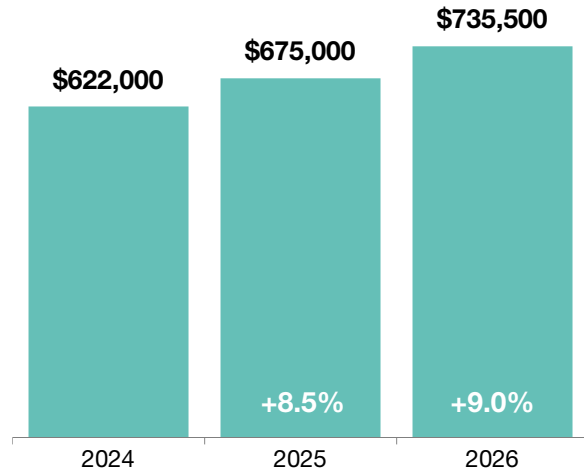


Median Sales Price

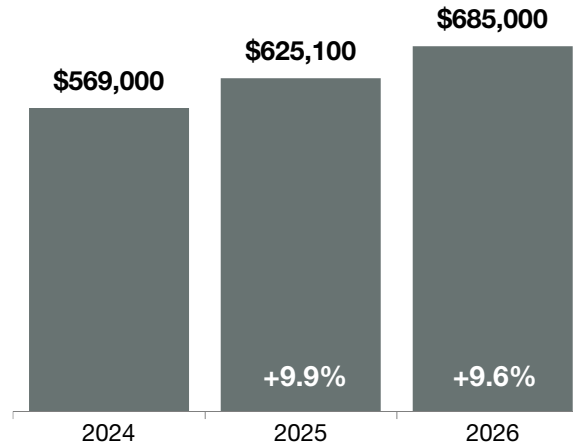
Median price point for all closed sales, not accounting for seller concessions, in a given month.



May

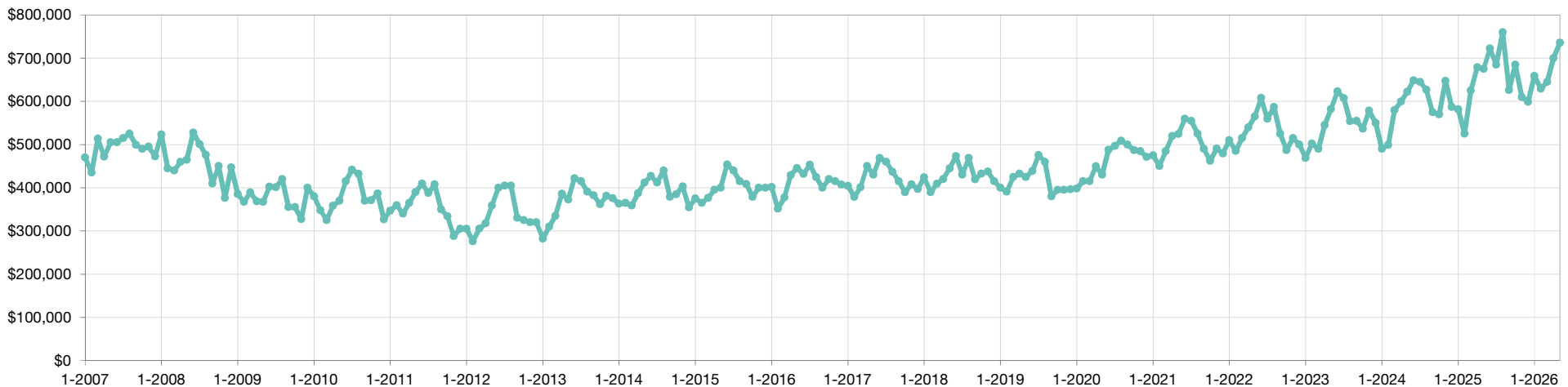


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$645,000	+3.2%
April 2026	\$679,000	\$699,900	+3.1%
May 2026	\$675,000	\$735,500	+9.0%
12-Month Med	\$623,500	\$675,000	+8.3%

Historical Median Sales Price



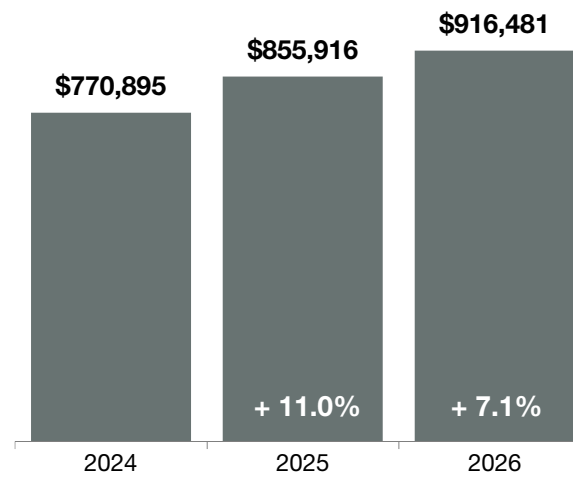
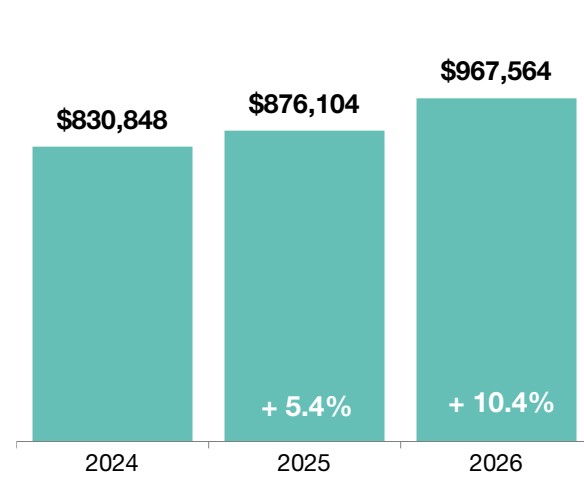
Average Sales Price

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



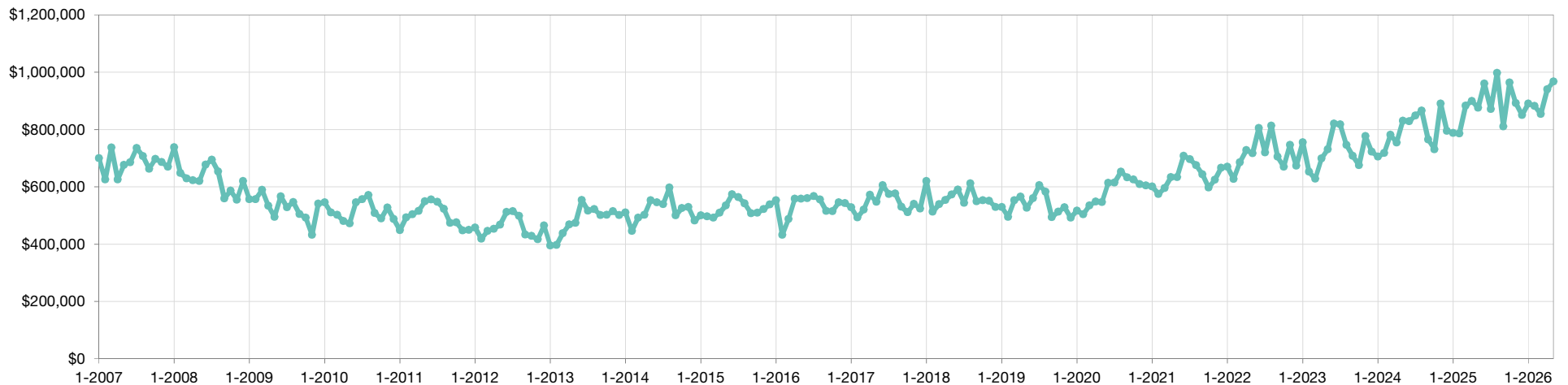
May

Year To Date



Month	Prior Year	Current Year	+ / -
June 2025	\$828,466	\$960,348	+15.9%
July 2025	\$848,299	\$870,898	+2.7%
August 2025	\$865,616	\$997,655	+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	\$853,711	-3.3%
April 2026	\$899,667	\$940,707	+4.6%
May 2026	\$876,104	\$967,564	+10.4%
12-Month Avg	\$834,004	\$914,790	+9.7%

Historical Average Sales Price



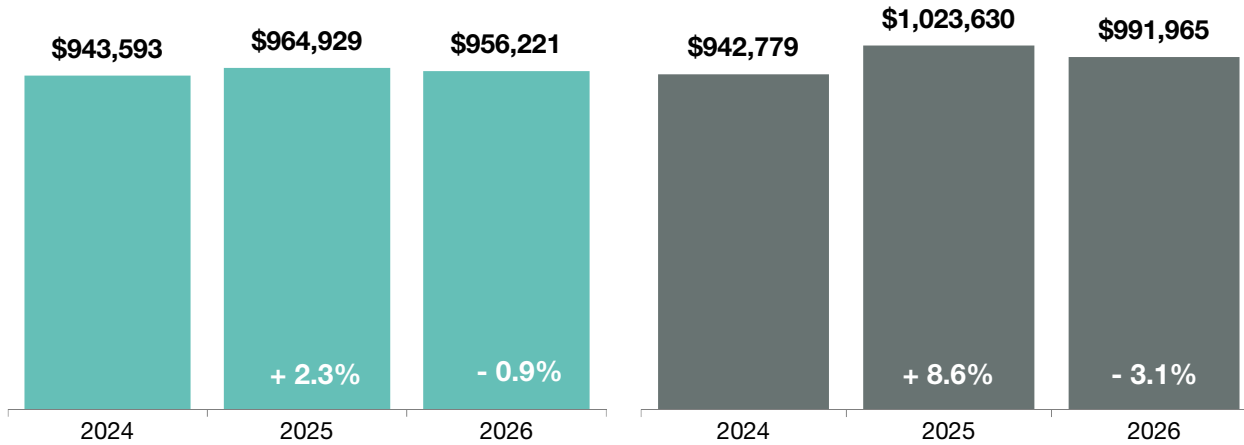
Average List Price

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



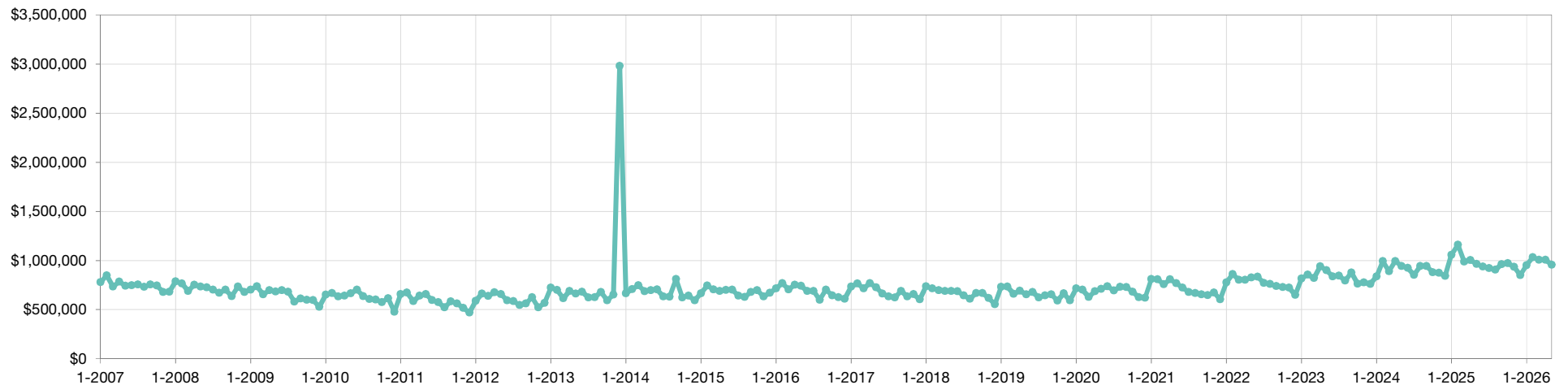
May

Year To Date



Month	Prior Year	Current Year	+ / -
June 2025	\$924,727	\$938,603	+1.5%
July 2025	\$853,889	\$922,923	+8.1%
August 2025	\$943,517	\$905,778	-4.0%
September 2025	\$943,360	\$961,324	+1.9%
October 2025	\$878,977	\$971,092	+10.5%
November 2025	\$873,765	\$934,018	+6.9%
December 2025	\$843,253	\$850,355	+0.8%
January 2026	\$1,058,138	\$952,262	-10.0%
February 2026	\$1,161,397	\$1,032,719	-11.1%
March 2026	\$989,065	\$1,006,432	+1.8%
April 2026	\$1,002,853	\$1,006,570	+0.4%
May 2026	\$964,929	\$956,221	-0.9%
12-Month Avg	\$955,649	\$959,500	+0.4%

Historical Average List Price



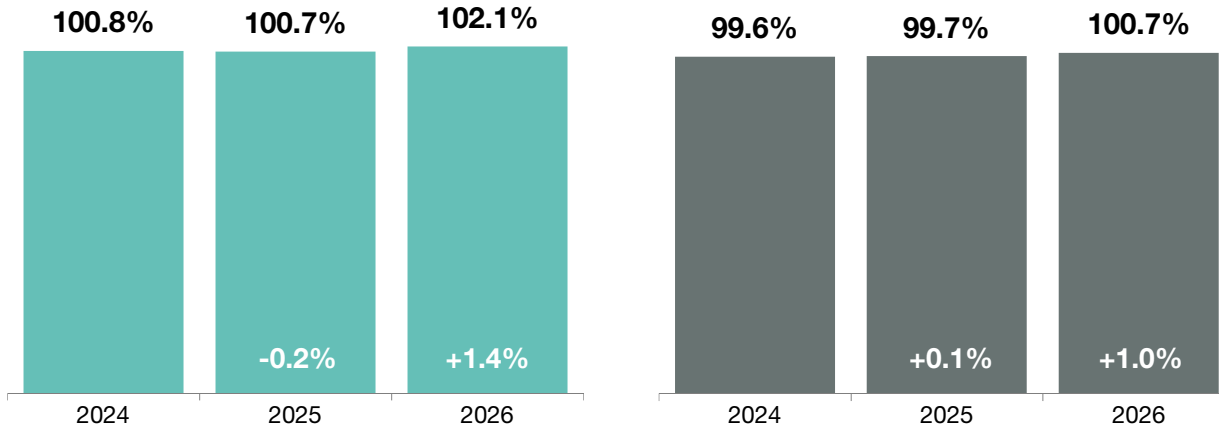
Percent of Original List Price Received



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.

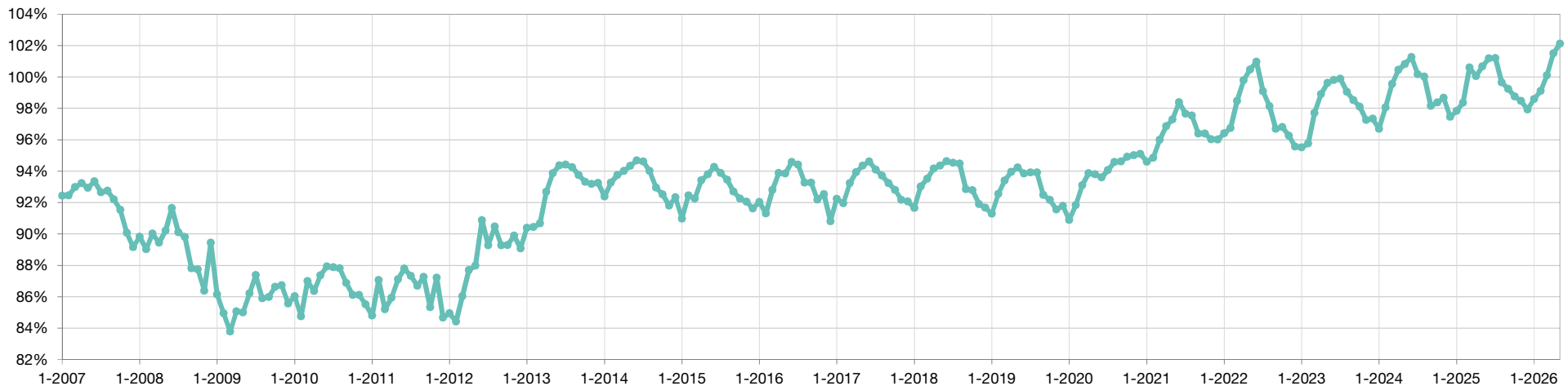
May

Year To Date



Month	Prior Year	Current Year	+ / -
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%	+1.4%
May 2026	100.7%	102.1%	+1.4%
12-Month Avg	99.5%	100.1%	+0.6%

Historical Percent of Original List Price Received



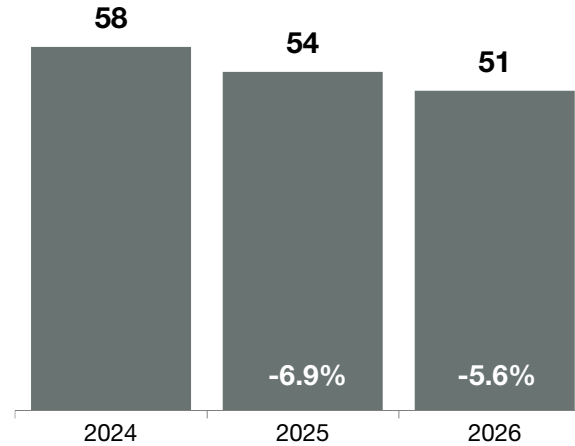
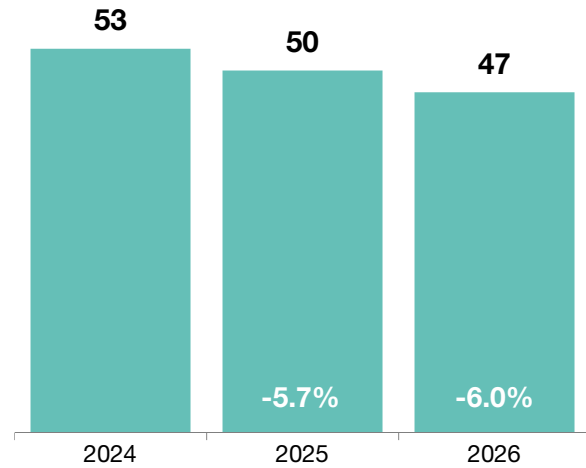
Housing Affordability Index



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.**

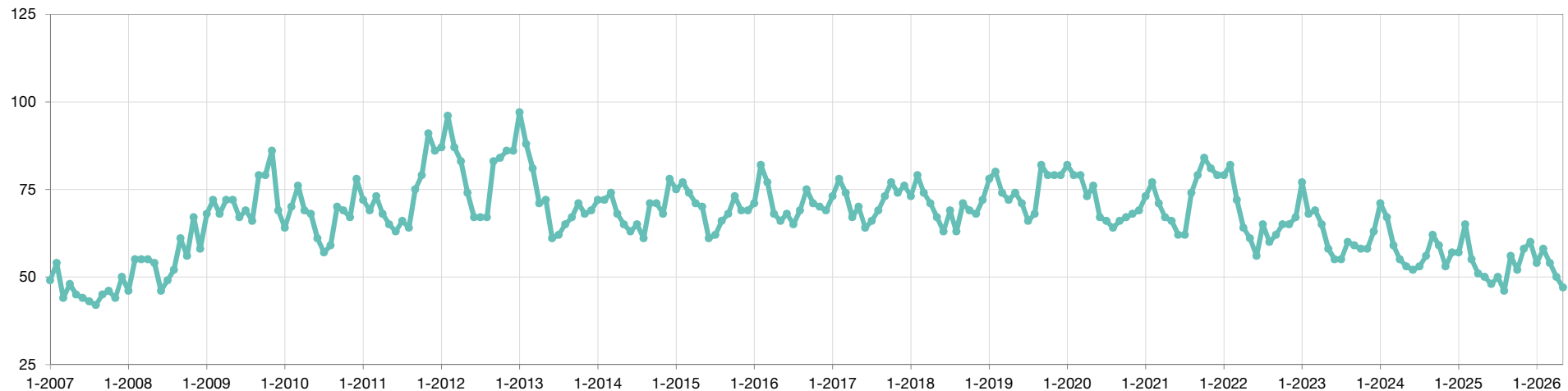
May

Year To Date



Month	Prior Year	Current Year	+ / -
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%
May 2026	50	47	-6.0%
12-Month Avg	56	53	-5.3%

Historical Housing Affordability Index

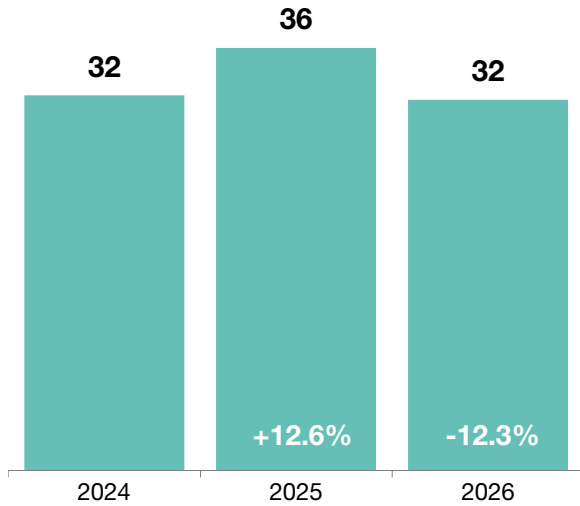


Market Time

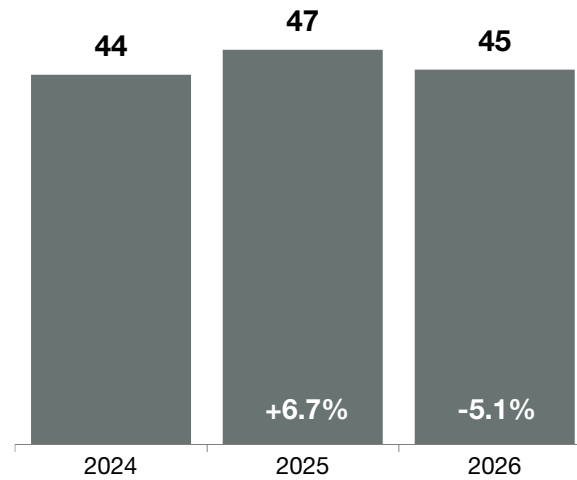
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

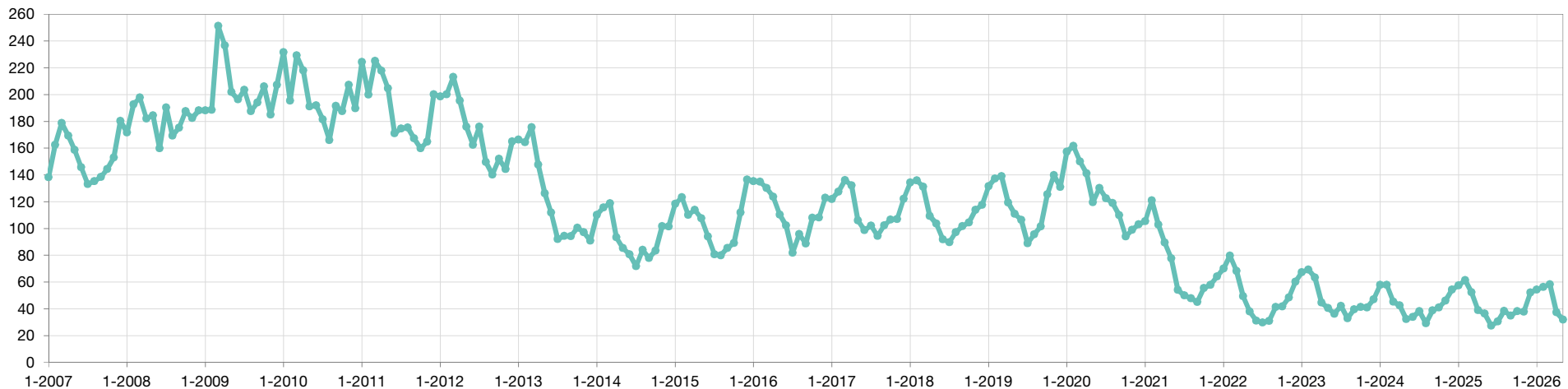


Year To Date



Month	Prior Year	Current Year	+ / -
June 2025	34	27	-19.2%
July 2025	38	31	-20.0%
August 2025	29	38	+31.4%
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%
April 2026	39	37	-4.0%
May 2026	36	32	-12.3%
12-Month Avg	42	39	-6.8%

Historical Market Times

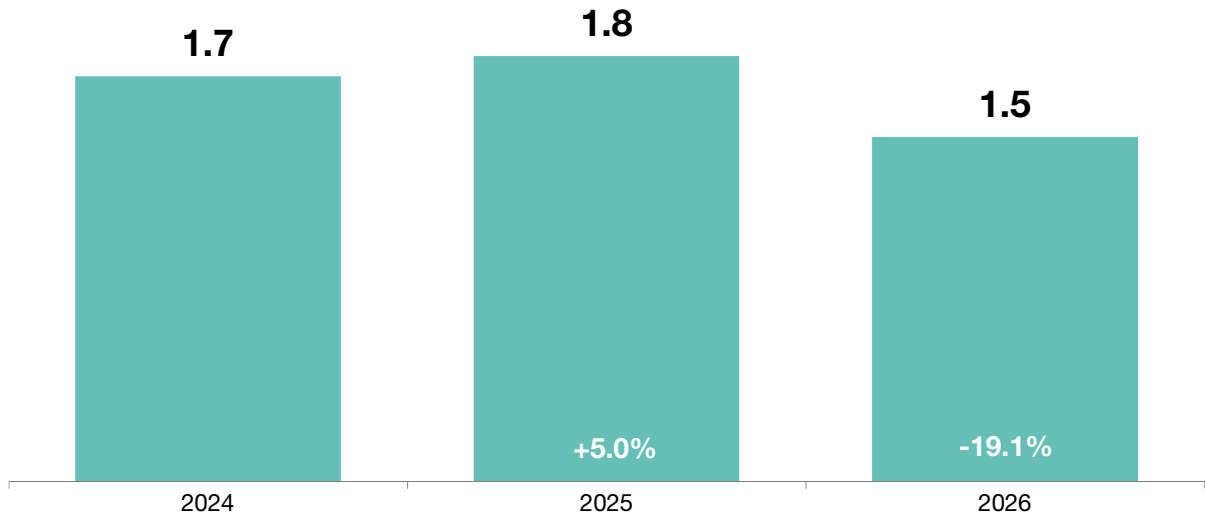


Months Supply of Inventory

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.

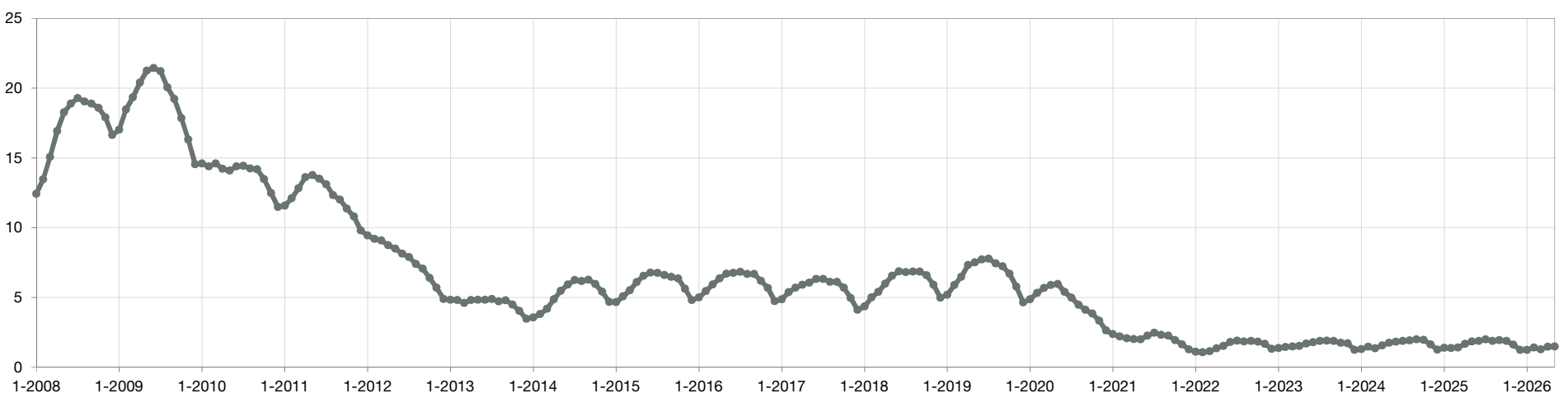


May



Month	Prior Year	Current Year	+ / -
June 2025	1.8	1.9	+3.2%
July 2025	1.9	2.0	+5.9%
August 2025	1.9	1.9	-1.7%
September 2025	2.0	1.9	-3.3%
October 2025	2.0	1.9	-3.8%
November 2025	1.6	1.6	-1.4%
December 2025	1.2	1.2	-1.5%
January 2026	1.4	1.2	-11.5%
February 2026	1.4	1.4	+2.2%
March 2026	1.4	1.3	-9.5%
April 2026	1.7	1.5	-11.8%
May 2026	1.8	1.5	-19.1%
12-Month Avg	1.7	1.6	-4.3%

Historical Months Supply of Inventory

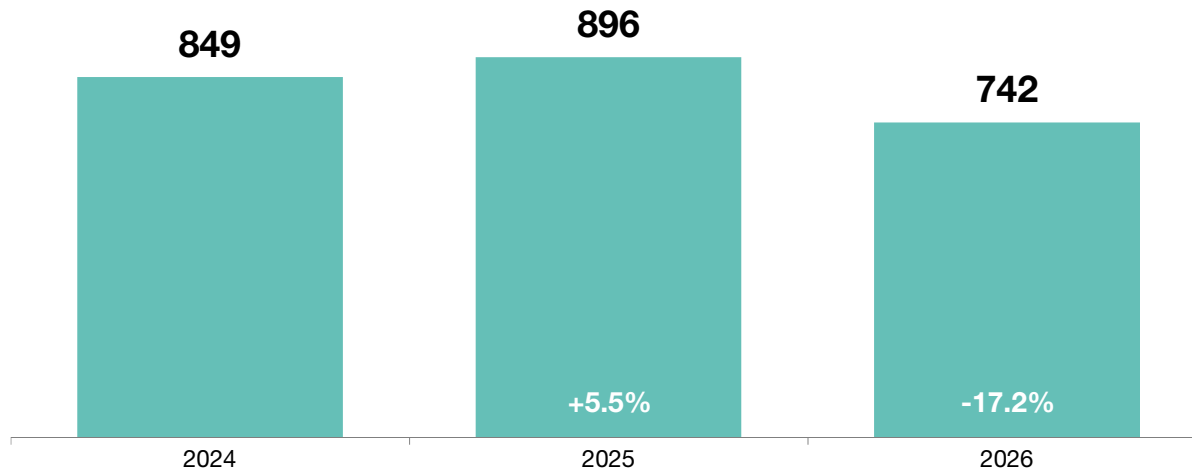


Inventory of Homes for Sale

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



May



Month	Prior Year	Current Year	+ / -
June 2025	880	921	+4.7%
July 2025	908	980	+7.9%
August 2025	925	930	+0.5%
September 2025	963	964	+0.1%
October 2025	945	938	-0.7%
November 2025	805	803	-0.2%
December 2025	611	610	-0.2%
January 2026	686	612	-10.8%
February 2026	674	692	+2.7%
March 2026	684	639	-6.6%
April 2026	811	743	-8.4%
May 2026	896	742	-17.2%
12-Month Avg	816	798	-2.3%

Historical Inventory of Homes for Sale

