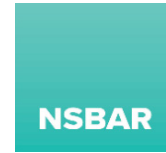


Monthly Indicators



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 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings in the North Shore-Barrington region decreased 25.2 percent to 547. Listings Under Contract were down 11.9 percent to 423. Inventory levels fell 16.4 percent to 591 units.

Prices continued to gain traction. The Median Sales Price increased 6.1 percent to \$530,000. Market Times were up 6.8 percent to 62 days. Sellers were encouraged as Months Supply of Inventory was down 16.2 percent to 1.2 months.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

+ 2.2%

+ 6.1%

- 16.4%

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

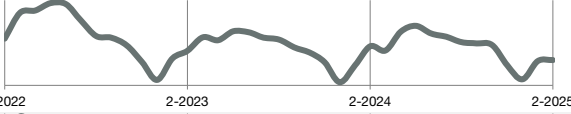
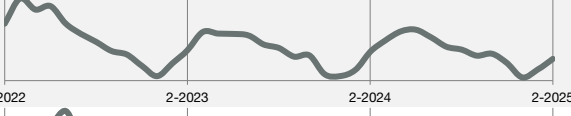

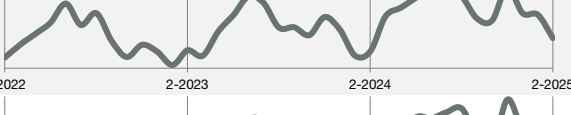



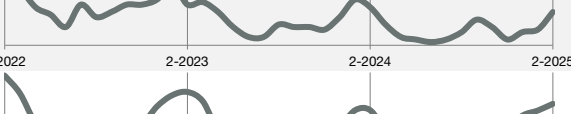


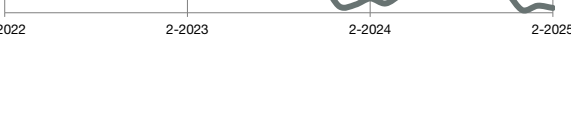


Market Overview

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

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NORTH SHORE-BARRINGTON
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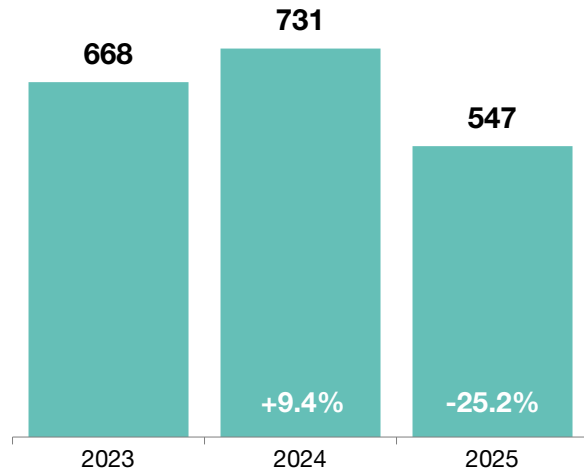
Key Metrics	Historical Sparklines	2-2024	2-2025	+ / -	YTD 2024	YTD 2025	+ / -
New Listings		731	547	- 25.2%	1,207	1,081	- 10.4%
Closed Sales		318	325	+ 2.2%	565	653	+ 15.6%
Under Contract (Contingent and Pending)		480	423	- 11.9%	812	760	- 6.4%
Median Sales Price		\$499,500	\$530,000	+ 6.1%	\$491,000	\$550,000	+ 12.0%
Average Sales Price		\$717,897	\$790,189	+ 10.1%	\$712,280	\$789,771	+ 10.9%
Average List Price		\$993,635	\$1,145,568	+ 15.3%	\$932,261	\$1,062,233	+ 13.9%
Percent of Original List Price Received		98.1%	98.4%	+ 0.3%	97.5%	98.1%	+ 0.7%
Housing Affordability Index		64	62	- 3.1%	65	60	- 7.7%
Market Time		58	62	+ 6.8%	58	60	+ 3.2%
Months Supply of Homes for Sale		1.5	1.2	- 16.2%	--	--	--
Inventory of Homes for Sale		707	591	- 16.4%	--	--	--

New Listings

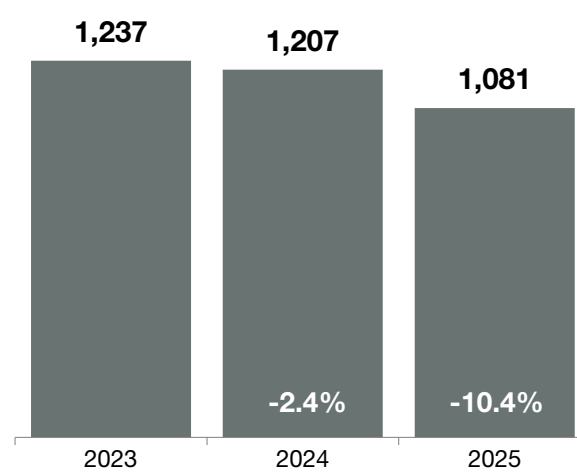
A count of the properties that have been newly listed on the market in a given month.



February

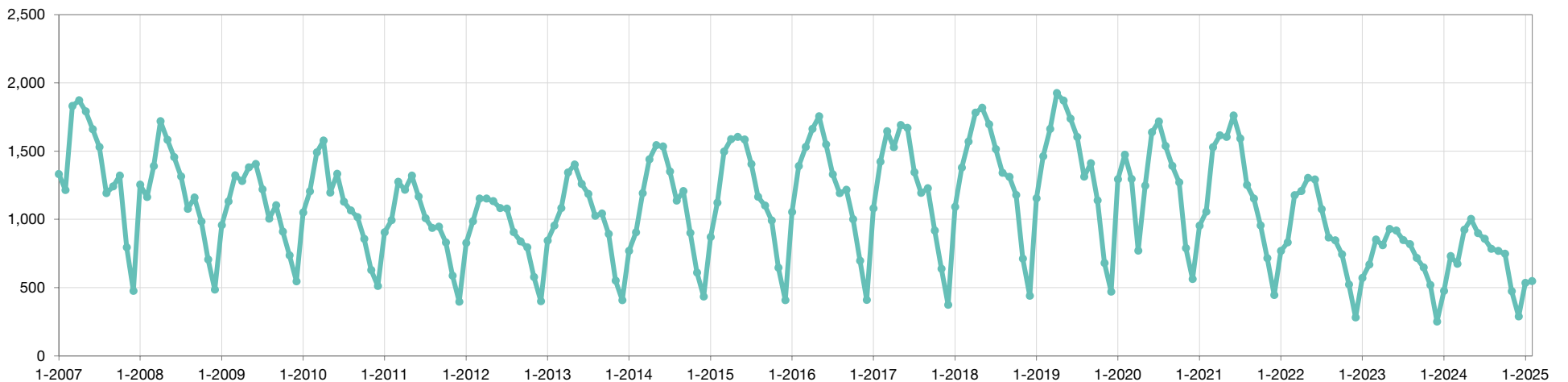


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	851	674	-20.8%
April 2024	809	924	+14.2%
May 2024	929	1,003	+8.0%
June 2024	917	899	-2.0%
July 2024	847	857	+1.2%
August 2024	818	783	-4.3%
September 2024	717	769	+7.3%
October 2024	647	748	+15.6%
November 2024	518	474	-8.5%
December 2024	251	288	+14.7%
January 2025	476	534	+12.2%
February 2025	731	547	-25.2%
12-Month Avg	709	708	-0.1%

Historical New Listing Activity

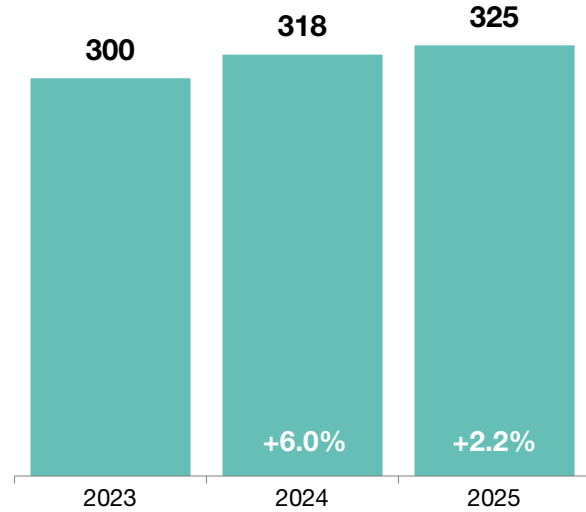


Closed Sales

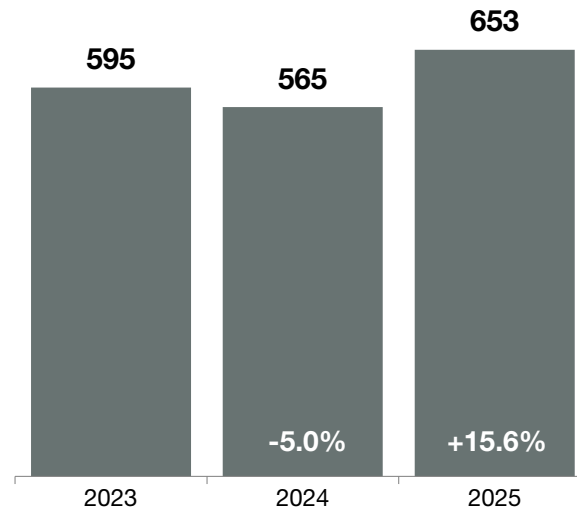
A count of the actual sales that have closed in a given month.



February

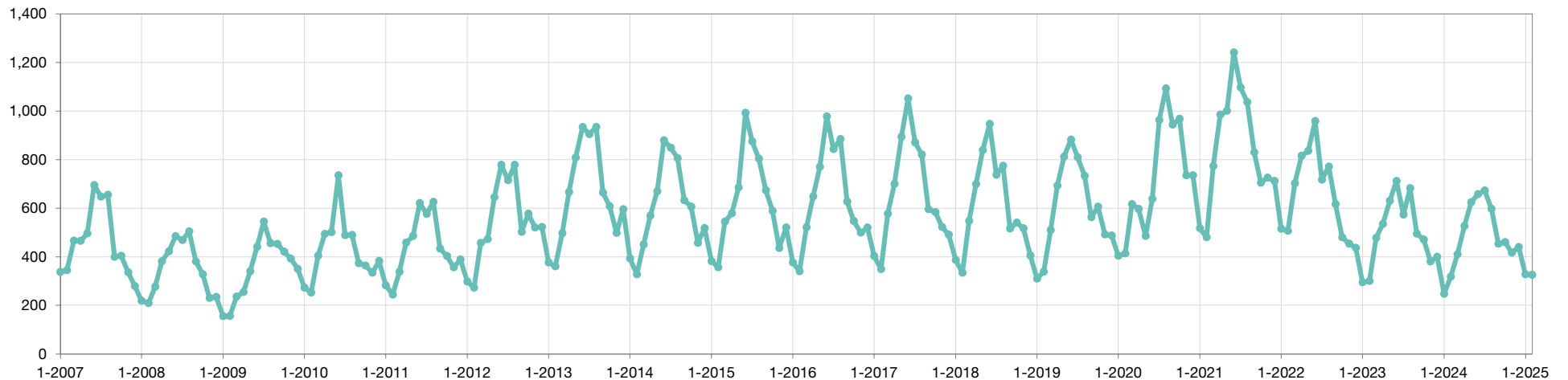


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	478	410	-14.2%
April 2024	535	526	-1.7%
May 2024	630	624	-1.0%
June 2024	712	658	-7.6%
July 2024	573	673	+17.5%
August 2024	682	597	-12.5%
September 2024	495	453	-8.5%
October 2024	470	460	-2.1%
November 2024	380	416	+9.5%
December 2024	399	440	+10.3%
January 2025	247	328	+32.8%
February 2025	318	325	+2.2%
12-Month Avg	493	493	+2.1%

Historical Closed Sales Activity

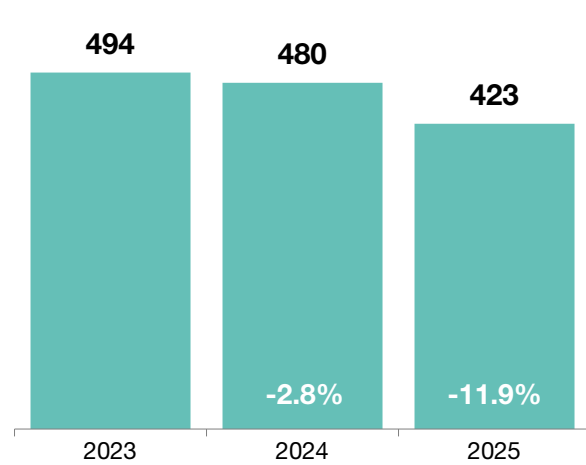


Under Contract

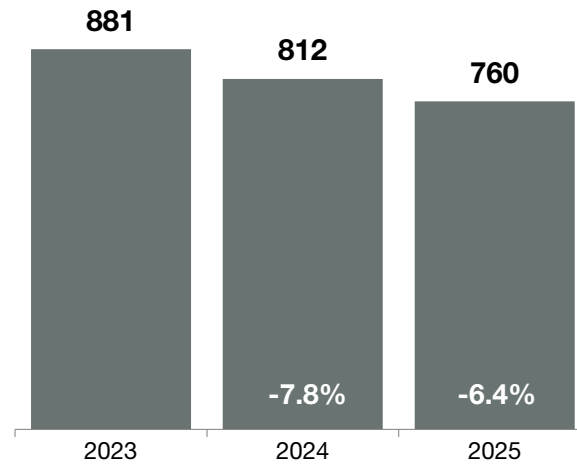
A count of the properties in either a contingent or pending status in a given month.



February

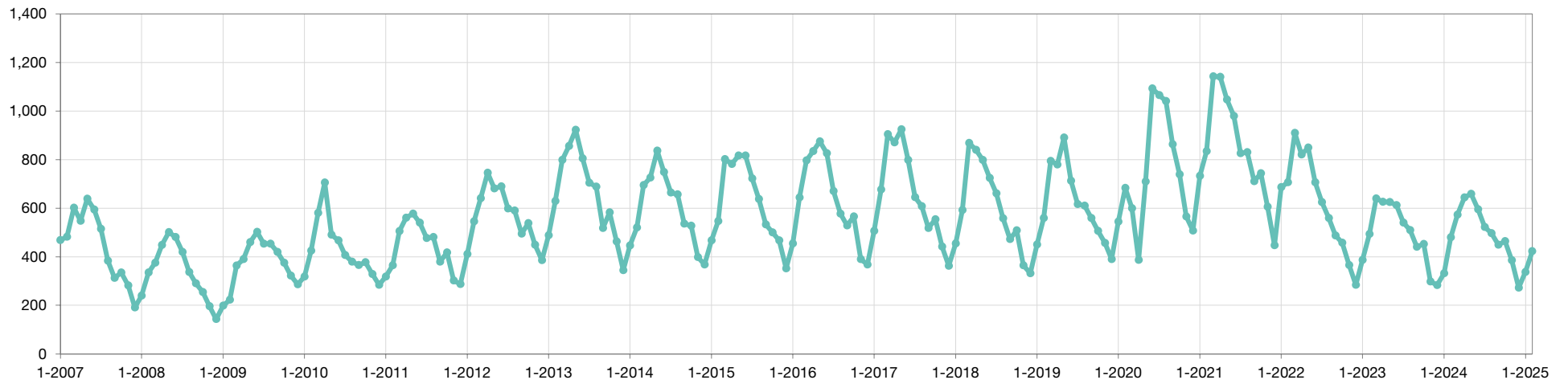


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	640	573	-10.5%
April 2024	626	644	+2.9%
May 2024	625	659	+5.4%
June 2024	612	595	-2.8%
July 2024	540	522	-3.3%
August 2024	510	497	-2.5%
September 2024	441	449	+1.8%
October 2024	452	464	+2.7%
November 2024	298	386	+29.5%
December 2024	283	273	-3.5%
January 2025	332	337	+1.5%
February 2025	480	423	-11.9%
12-Month Avg	487	485	-0.3%

Historical Under Contract Activity

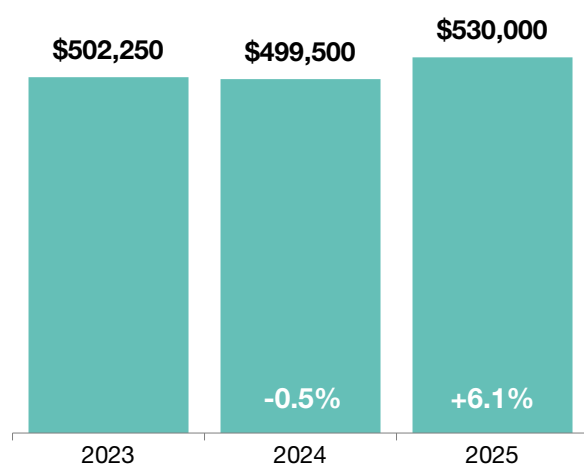


Median Sales Price

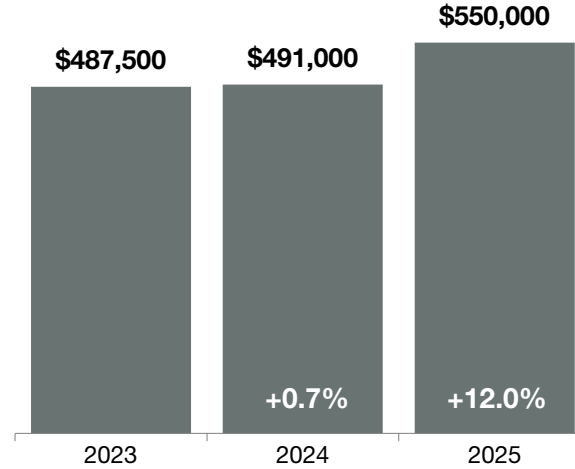
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

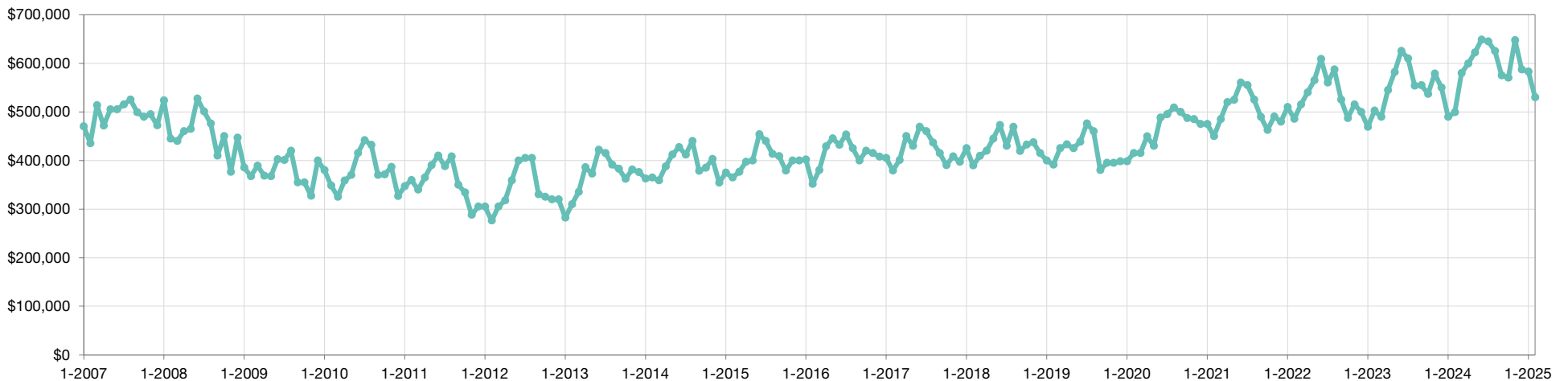


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	\$490,000	\$579,500	+18.3%
April 2024	\$545,000	\$599,500	+10.0%
May 2024	\$582,000	\$622,000	+6.9%
June 2024	\$625,000	\$648,500	+3.8%
July 2024	\$610,000	\$645,000	+5.7%
August 2024	\$554,000	\$625,000	+12.8%
September 2024	\$555,000	\$575,000	+3.6%
October 2024	\$537,000	\$569,950	+6.1%
November 2024	\$578,500	\$647,500	+11.9%
December 2024	\$550,000	\$587,000	+6.7%
January 2025	\$490,000	\$583,000	+19.0%
February 2025	\$499,500	\$530,000	+6.1%
12-Month Med	\$551,000	\$609,500	+10.6%

Historical Median Sales Price

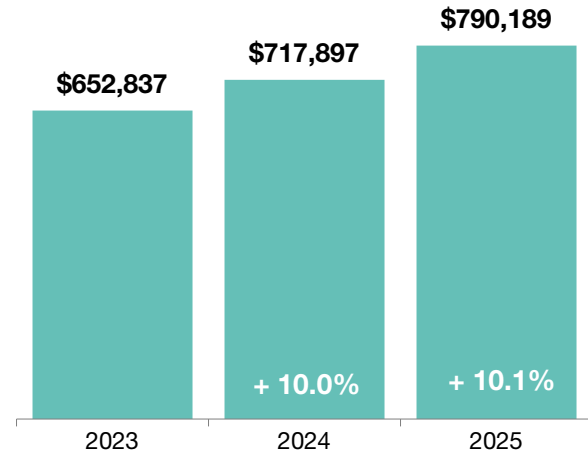


Average Sales Price

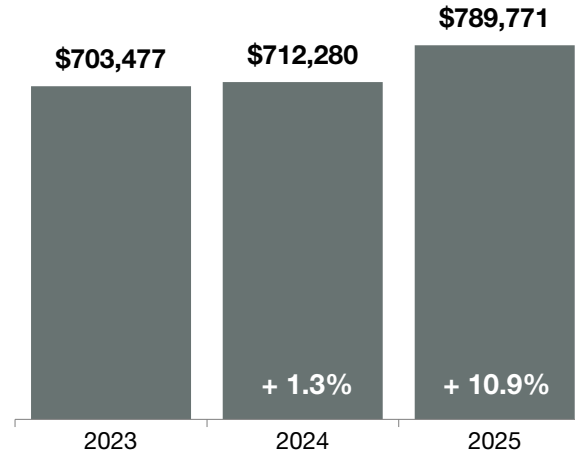
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

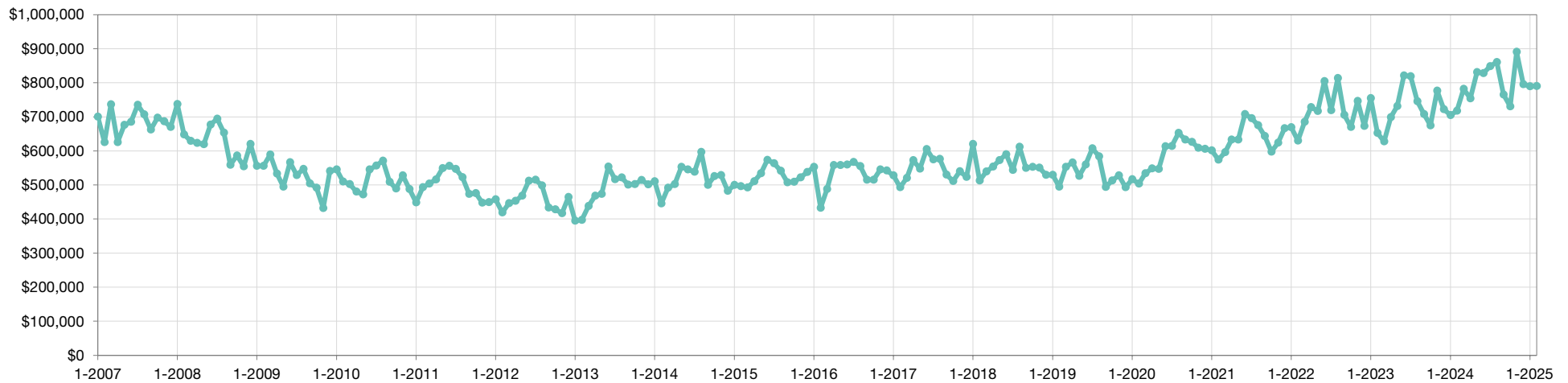


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	\$628,101	\$781,736	+24.5%
April 2024	\$699,229	\$754,284	+7.9%
May 2024	\$731,236	\$830,848	+13.6%
June 2024	\$821,620	\$828,466	+0.8%
July 2024	\$818,871	\$848,299	+3.6%
August 2024	\$746,072	\$860,798	+15.4%
September 2024	\$708,096	\$765,617	+8.1%
October 2024	\$674,997	\$730,341	+8.2%
November 2024	\$776,825	\$890,665	+14.7%
December 2024	\$722,231	\$795,495	+10.1%
January 2025	\$705,050	\$789,360	+12.0%
February 2025	\$717,897	\$790,189	+10.1%
12-Month Avg	\$735,189	\$809,604	+10.1%

Historical Average Sales Price

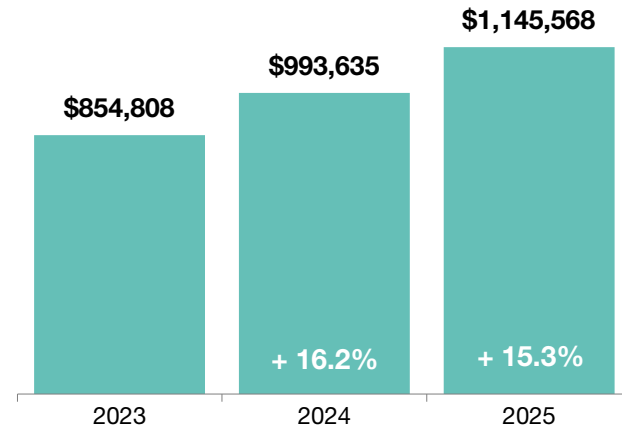


Average List Price

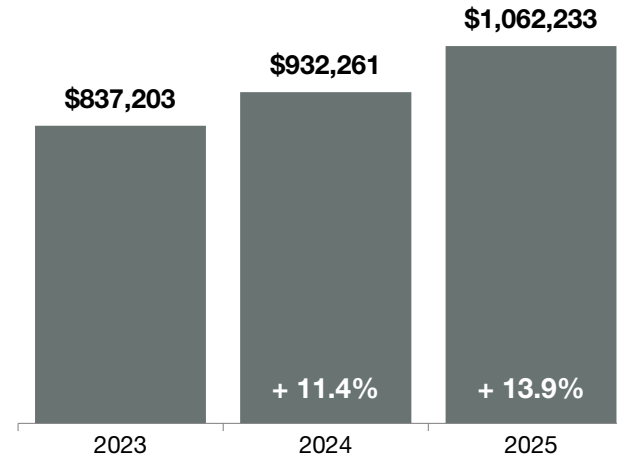
Average list price for all new listings in a given month.



February

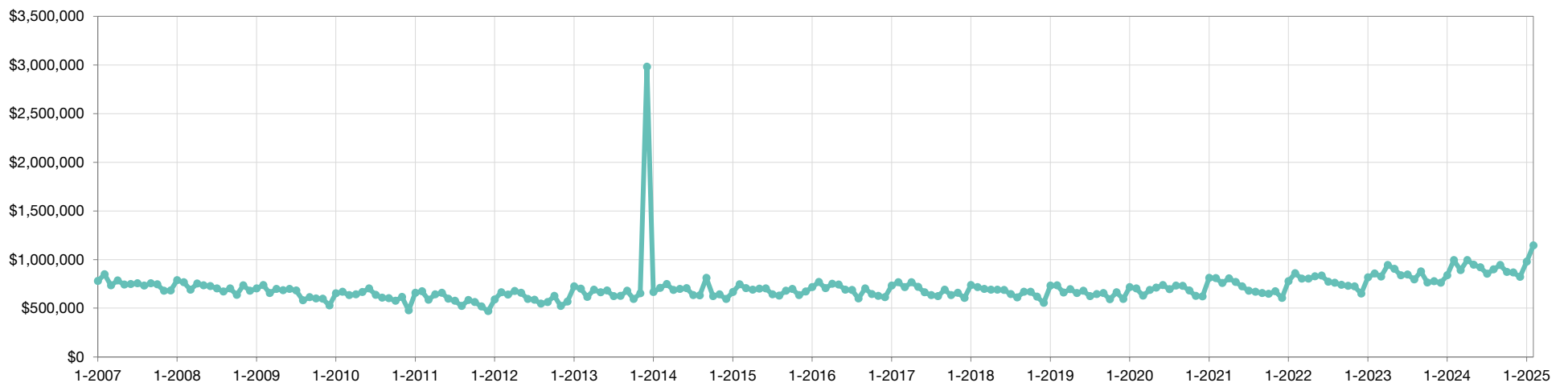


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	\$823,045	\$889,445	+8.1%
April 2024	\$941,901	\$993,727	+5.5%
May 2024	\$902,351	\$946,735	+4.9%
June 2024	\$838,185	\$919,761	+9.7%
July 2024	\$844,870	\$852,886	+0.9%
August 2024	\$794,222	\$897,468	+13.0%
September 2024	\$875,883	\$943,500	+7.7%
October 2024	\$762,125	\$871,315	+14.3%
November 2024	\$775,463	\$866,949	+11.8%
December 2024	\$761,878	\$821,113	+7.8%
January 2025	\$838,266	\$977,178	+16.6%
February 2025	\$993,635	\$1,145,568	+15.3%
12-Month Avg	\$854,603	\$929,458	+8.8%

Historical Average List Price



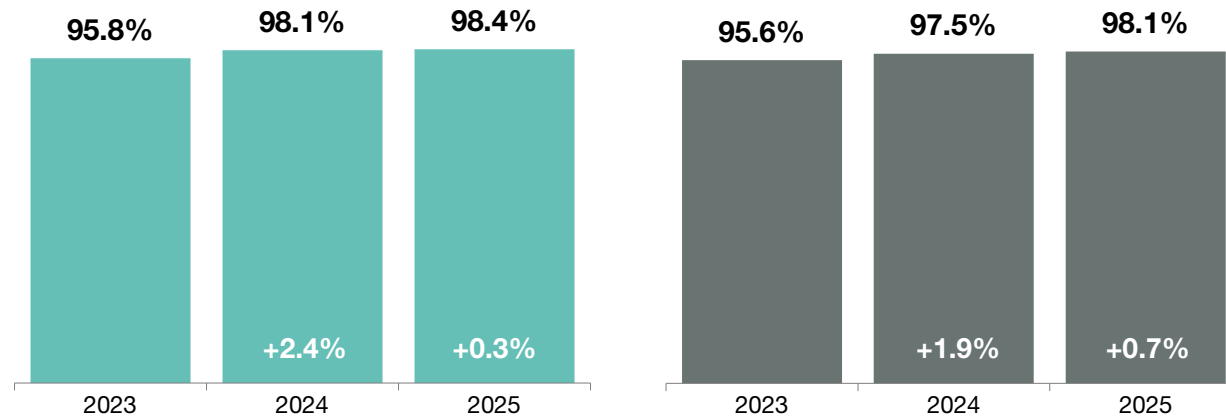
Percent of Original List Price Received



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.

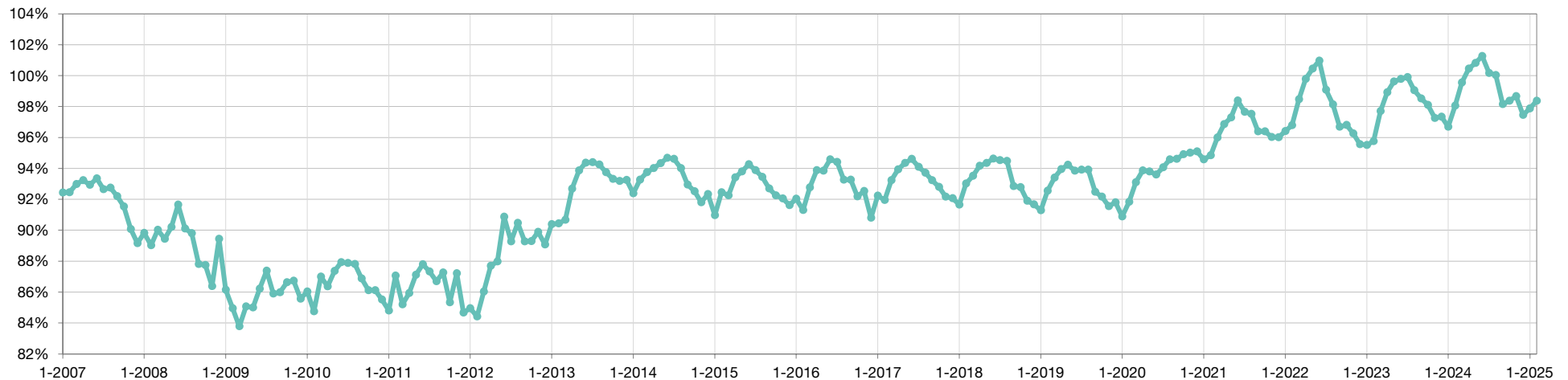
February

Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	97.7%	99.6%	+1.9%
April 2024	98.9%	100.5%	+1.6%
May 2024	99.6%	100.8%	+1.2%
June 2024	99.8%	101.3%	+1.5%
July 2024	99.9%	100.2%	+0.3%
August 2024	99.0%	100.0%	+1.0%
September 2024	98.5%	98.2%	-0.4%
October 2024	98.1%	98.4%	+0.3%
November 2024	97.3%	98.7%	+1.4%
December 2024	97.3%	97.5%	+0.1%
January 2025	96.7%	97.9%	+1.2%
February 2025	98.1%	98.4%	+0.3%
12-Month Avg	98.7%	99.5%	+0.9%

Historical Percent of Original List Price Received

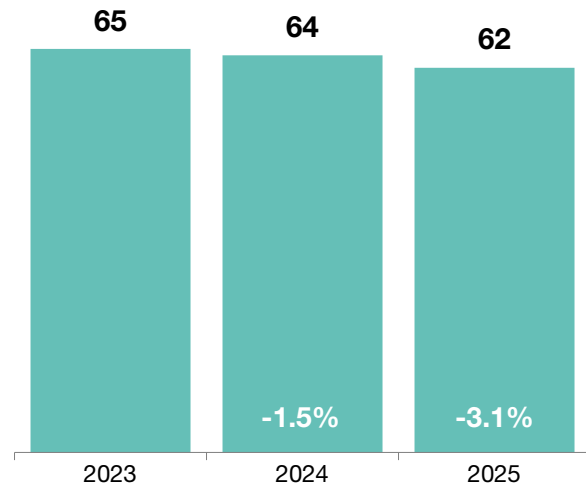


Housing Affordability Index

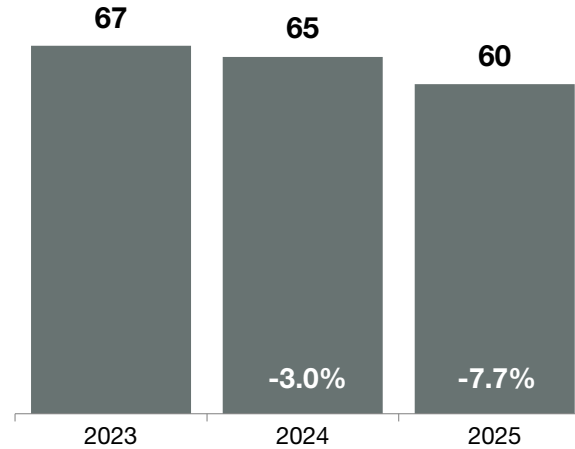


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

February

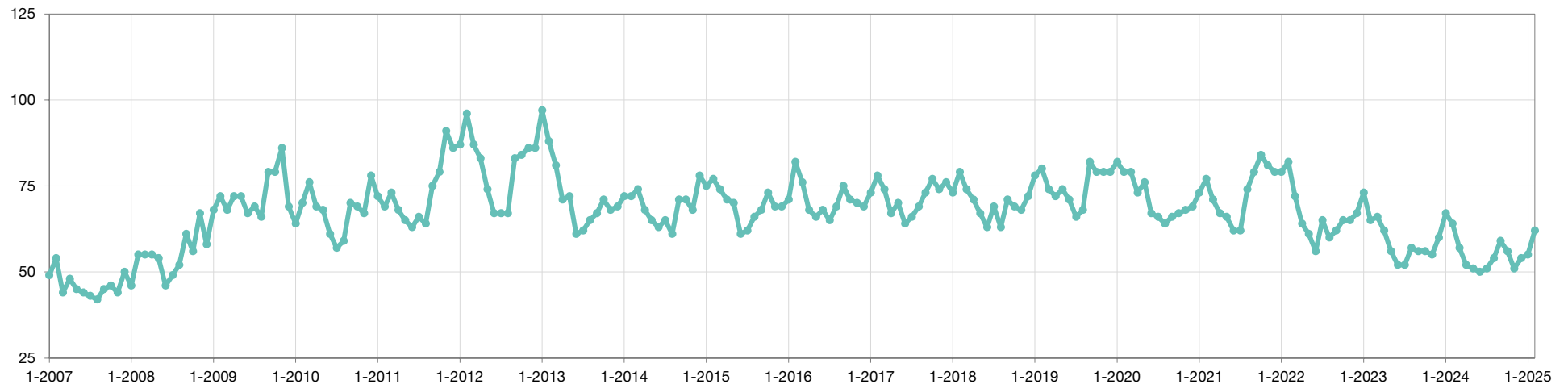


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	66	57	-13.6%
April 2024	62	52	-16.1%
May 2024	56	51	-8.9%
June 2024	52	50	-3.8%
July 2024	52	51	-1.9%
August 2024	57	54	-5.3%
September 2024	56	59	+5.4%
October 2024	56	56	0.0%
November 2024	55	51	-7.3%
December 2024	60	54	-10.0%
January 2025	67	55	-17.9%
February 2025	64	62	-3.1%
12-Month Avg	59	54	-6.9%

Historical Housing Affordability Index

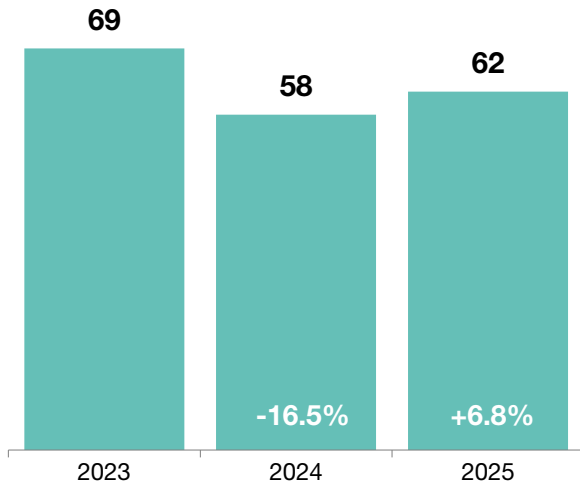


Market Time

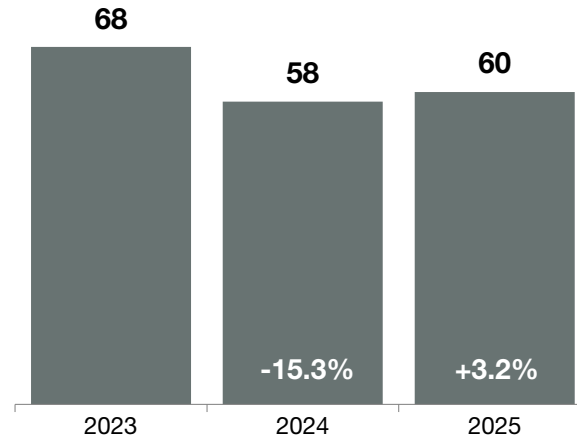
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

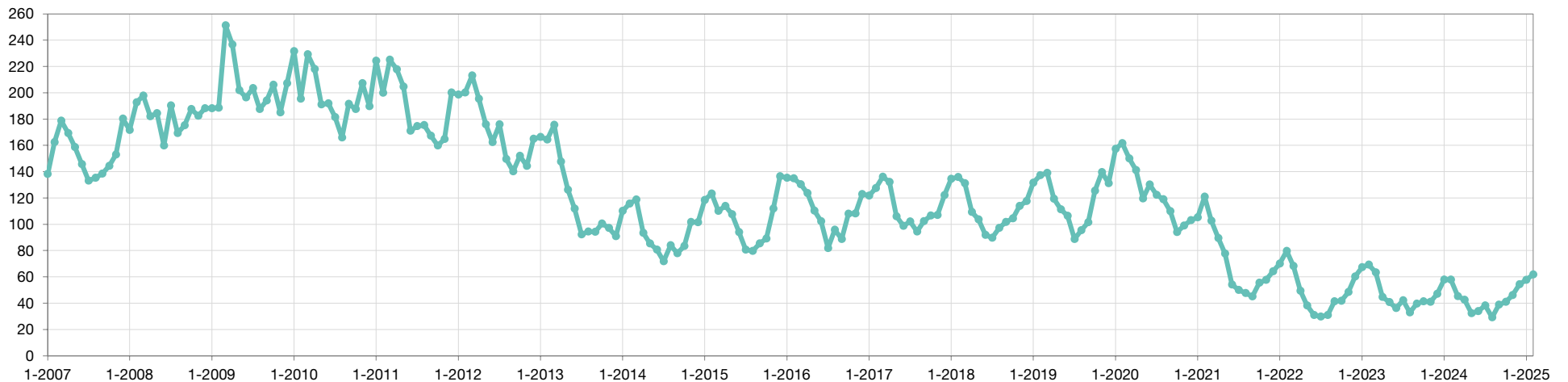


Year To Date



Month	Prior Year	Current Year	+ / -
March 2024	63	45	-28.5%
April 2024	45	43	-4.8%
May 2024	41	32	-20.6%
June 2024	36	34	-6.7%
July 2024	42	38	-9.2%
August 2024	33	29	-11.4%
September 2024	40	39	-2.0%
October 2024	41	41	-1.0%
November 2024	41	46	+12.7%
December 2024	47	54	+15.4%
January 2025	58	58	-0.3%
February 2025	58	62	+6.8%
12-Month Avg	44	41	-5.0%

Historical Market Times

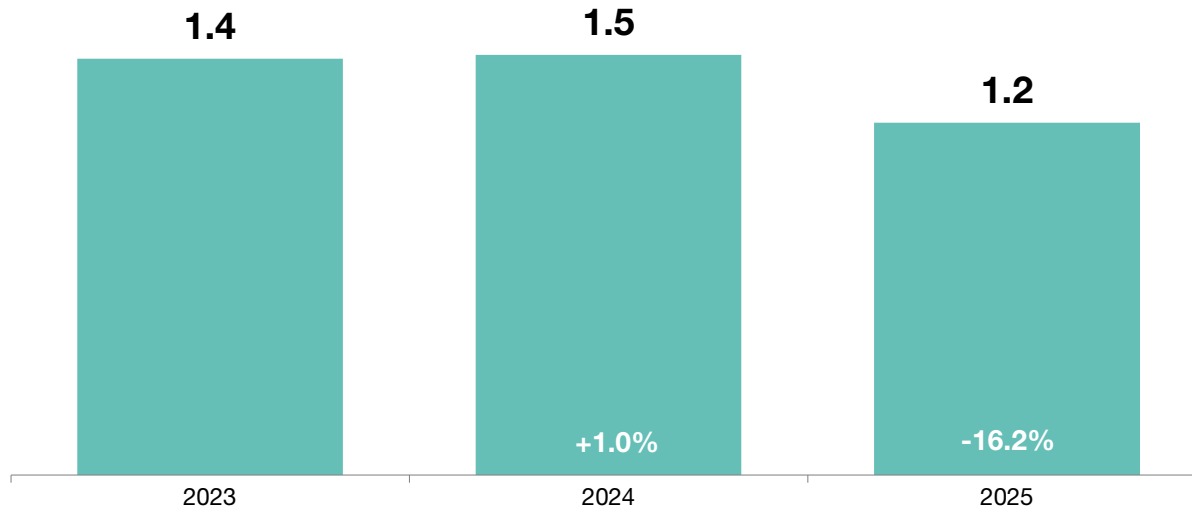


Months Supply of Inventory

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.

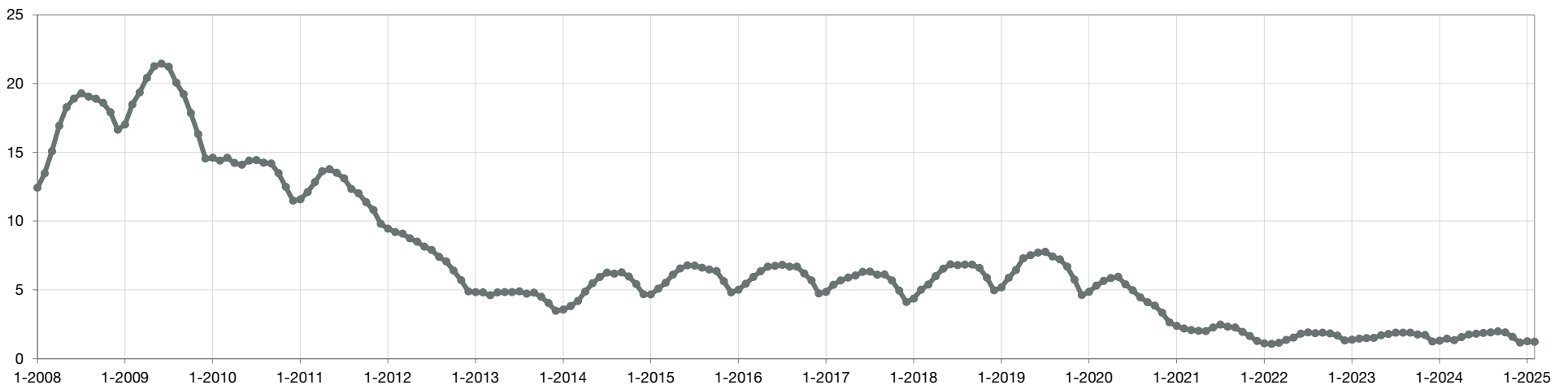


February



Month	Prior Year	Current Year	+ / -
March 2024	1.5	1.3	-9.4%
April 2024	1.5	1.6	+3.2%
May 2024	1.7	1.7	+3.3%
June 2024	1.8	1.8	+1.2%
July 2024	1.9	1.9	-1.2%
August 2024	1.9	1.9	+0.3%
September 2024	1.9	2.0	+4.5%
October 2024	1.7	1.9	+9.7%
November 2024	1.7	1.6	-7.6%
December 2024	1.2	1.2	-6.4%
January 2025	1.3	1.3	-2.3%
February 2025	1.5	1.2	-16.2%
12-Month Avg	1.6	1.6	-1.3%

Historical Months Supply of Inventory

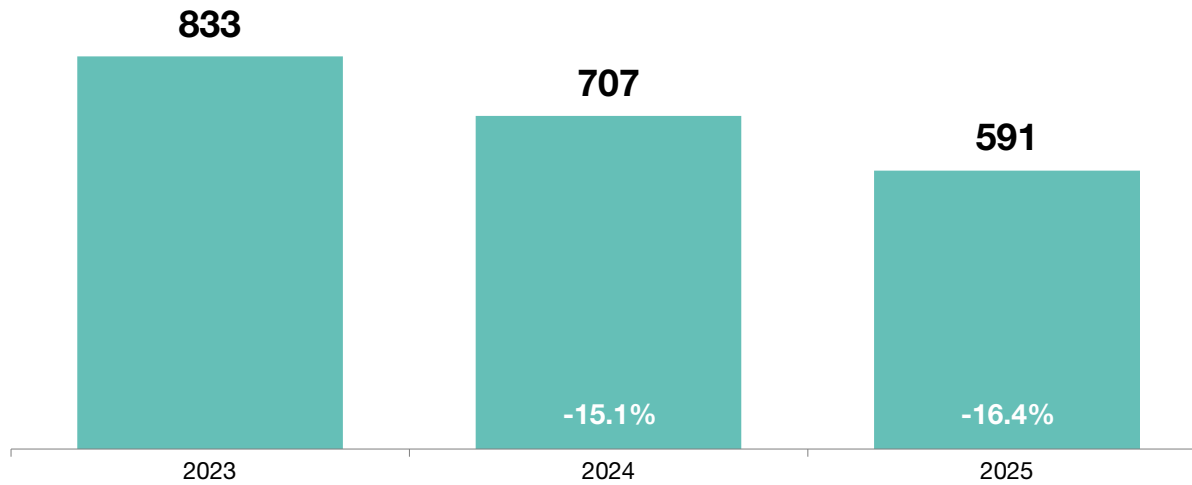


Inventory of Homes for Sale

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



February



Month	Prior Year	Current Year	+ / -
March 2024	823	645	-21.6%
April 2024	816	752	-7.8%
May 2024	879	845	-3.9%
June 2024	913	871	-4.6%
July 2024	954	898	-5.9%
August 2024	949	912	-3.9%
September 2024	938	948	+1.1%
October 2024	866	921	+6.4%
November 2024	840	773	-8.0%
December 2024	606	564	-6.9%
January 2025	629	617	-1.9%
February 2025	707	591	-16.4%
12-Month Avg	827	778	-6.1%

Historical Inventory of Homes for Sale

