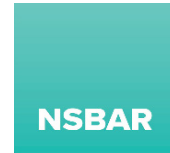


Monthly Indicators



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 2022

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

New Listings in the North Shore-Barrington region decreased 21.0 percent to 1,236. Listings Under Contract were down 22.8 percent to 808. Inventory levels fell 38.6 percent to 1,138 units.

Prices continued to gain traction. The Median Sales Price increased 7.6 percent to \$565,000. Market Times were down 51.0 percent to 38 days. Sellers were encouraged as Months Supply of Inventory was down 26.7 percent to 1.5 months.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next

Quick Facts

- 17.7% **+ 7.6%** **- 38.6%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

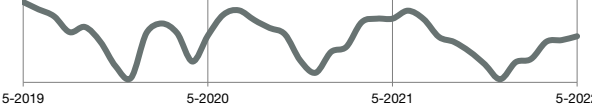

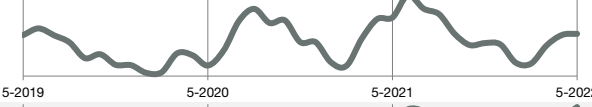
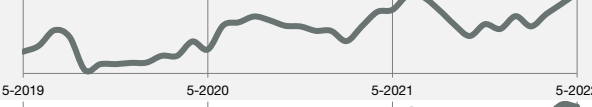
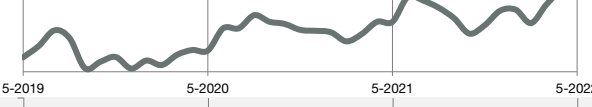






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Inventory of Homes for Sale	13

Market Overview

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

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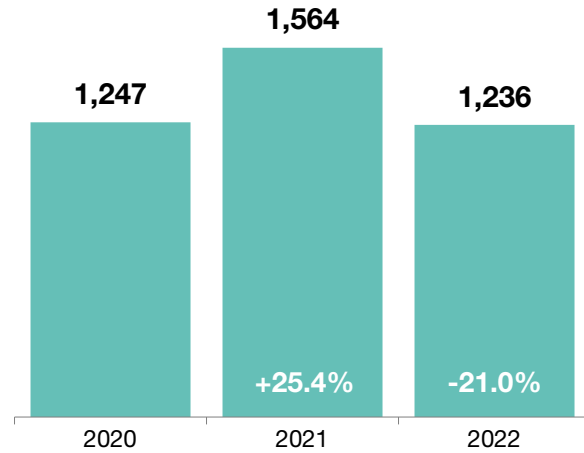
Key Metrics	Historical Sparklines	5-2021	5-2022	+ / -	YTD 2021	YTD 2022	+ / -
New Listings		1,564	1,236	- 21.0%	6,620	5,113	- 22.8%
Closed Sales		1,001	824	- 17.7%	3,756	3,357	- 10.6%
Under Contract (Contingent and Pending)		1,046	808	- 22.8%	4,897	3,875	- 20.9%
Median Sales Price		\$524,900	\$565,000	+ 7.6%	\$499,000	\$531,000	+ 6.4%
Average Sales Price		\$633,435	\$720,058	+ 13.7%	\$613,841	\$692,775	+ 12.9%
Average List Price		\$765,242	\$823,863	+ 7.7%	\$786,125	\$803,155	+ 2.2%
Percent of Original List Price Received		97.3%	100.5%	+ 3.3%	96.2%	98.7%	+ 2.6%
Housing Affordability Index		66	57	- 13.6%	70	60	- 14.3%
Market Time		78	38	- 51.0%	95	58	- 39.0%
Months Supply of Homes for Sale		2.1	1.5	- 26.7%	--	--	--
Inventory of Homes for Sale		1,853	1,138	- 38.6%	--	--	--

New Listings

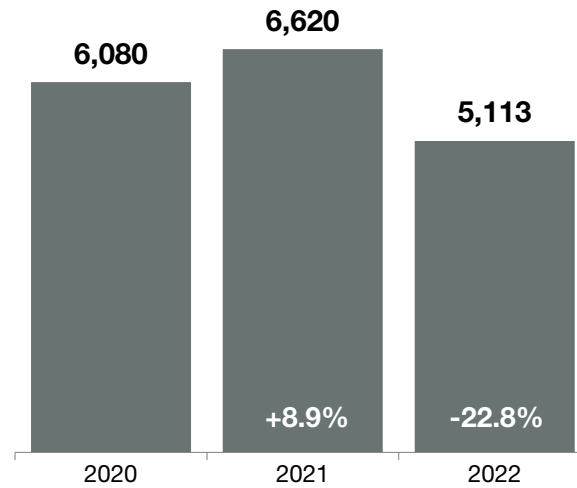
A count of the properties that have been newly listed on the market in a given month.



May

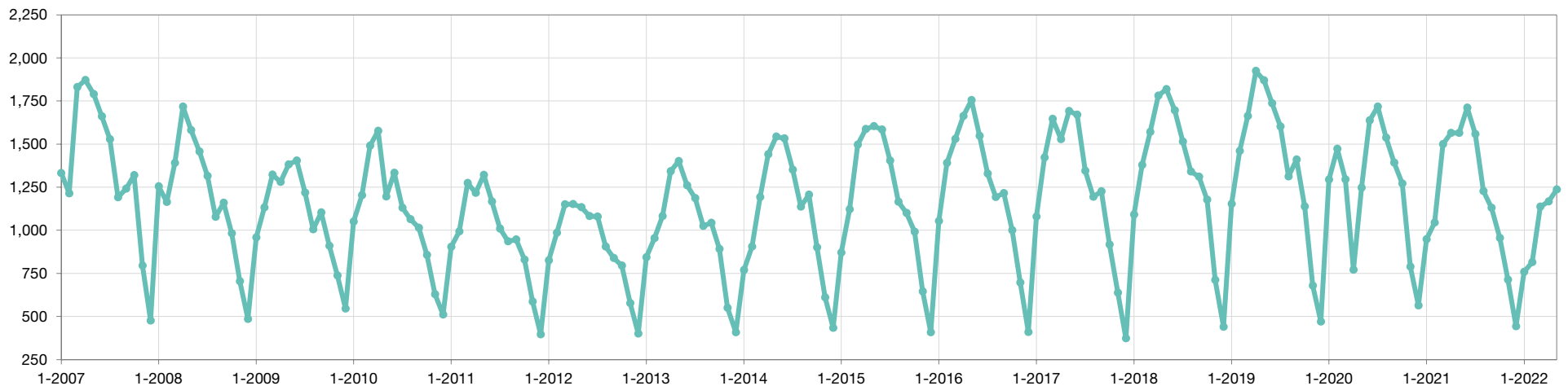


Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	1,637	1,711	+4.5%
July 2021	1,717	1,559	-9.2%
August 2021	1,537	1,228	-20.1%
September 2021	1,392	1,131	-18.8%
October 2021	1,271	955	-24.9%
November 2021	789	714	-9.5%
December 2021	563	442	-21.5%
January 2022	947	758	-20.0%
February 2022	1,044	815	-21.9%
March 2022	1,500	1,137	-24.2%
April 2022	1,565	1,167	-25.4%
May 2022	1,564	1,236	-21.0%
12-Month Avg	1,294	1,071	-17.2%

Historical New Listing Activity



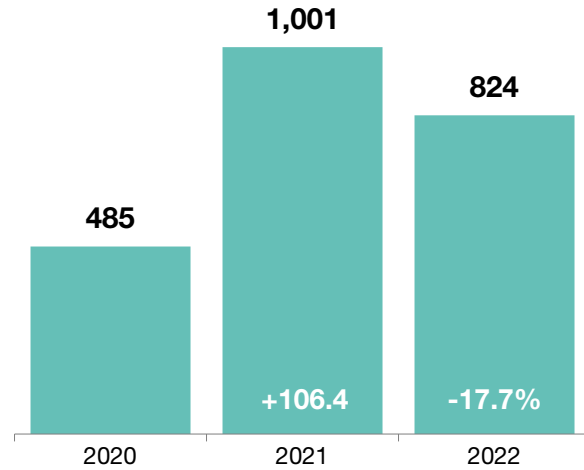
Closed Sales

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

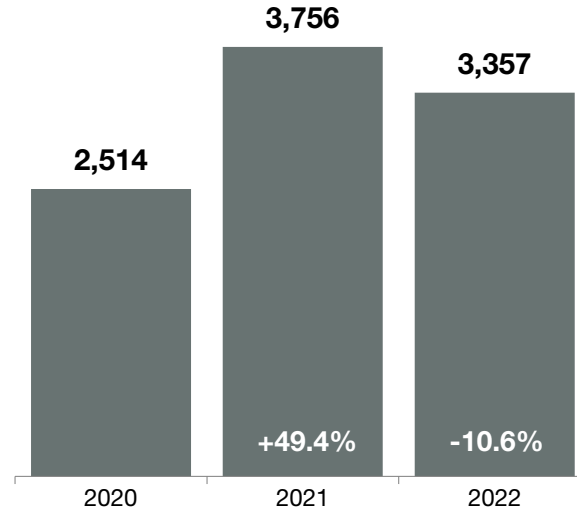
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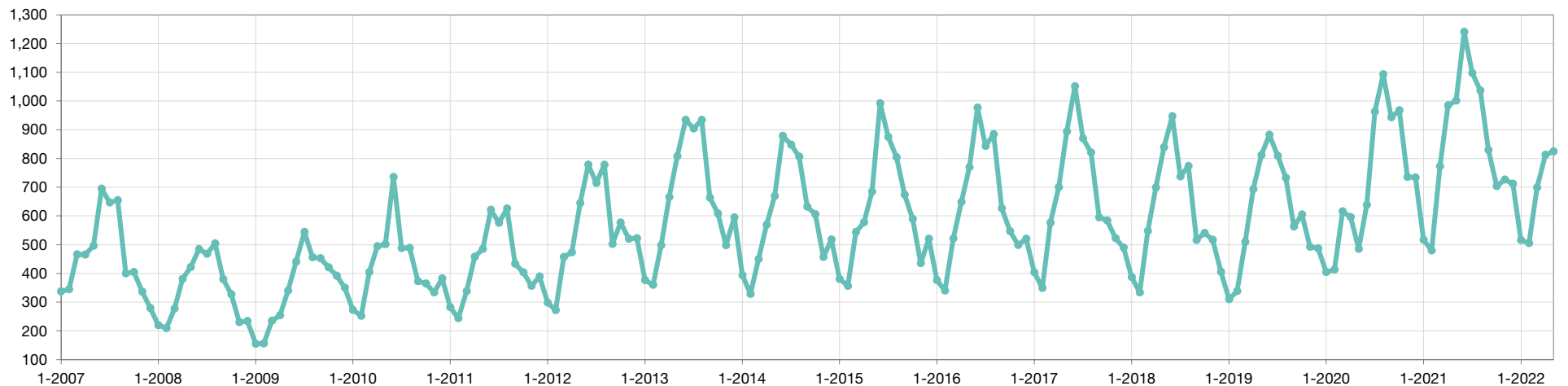


Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	638	1,241	+94.5%
July 2021	963	1,097	+13.9%
August 2021	1,093	1,037	-5.1%
September 2021	943	830	-12.0%
October 2021	968	704	-27.3%
November 2021	735	726	-1.2%
December 2021	734	712	-3.0%
January 2022	517	516	-0.2%
February 2022	480	505	+5.2%
March 2022	773	699	-9.6%
April 2022	985	813	-17.5%
May 2022	1,001	824	-17.7%
12-Month Avg	819	809	+1.7%

Historical Closed Sales Activity



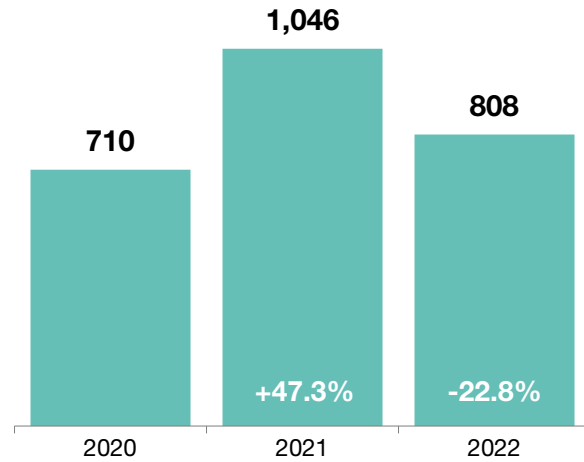
Under Contract

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

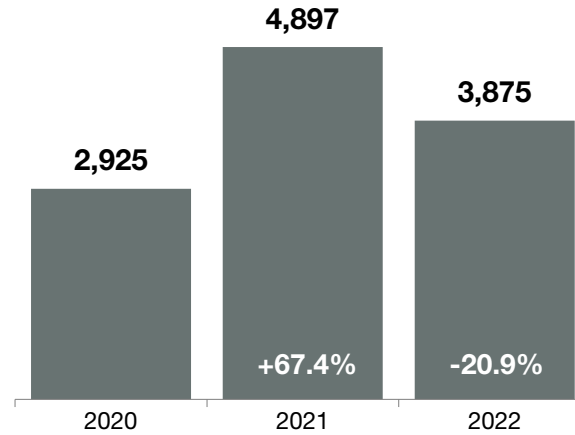
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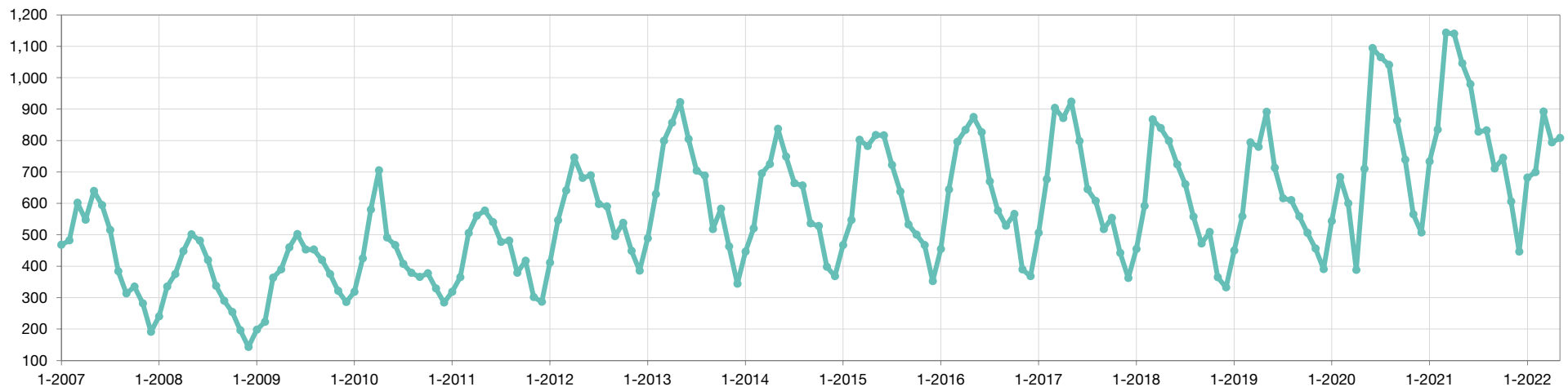


Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	1,094	979	-10.5%
July 2021	1,065	828	-22.3%
August 2021	1,041	832	-20.1%
September 2021	864	711	-17.7%
October 2021	739	745	+0.8%
November 2021	565	606	+7.3%
December 2021	507	446	-12.0%
January 2022	733	682	-7.0%
February 2022	835	699	-16.3%
March 2022	1,143	892	-22.0%
April 2022	1,140	794	-30.4%
May 2022	1,046	808	-22.8%
12-Month Avg	898	752	-16.2%

Historical Under Contract Activity

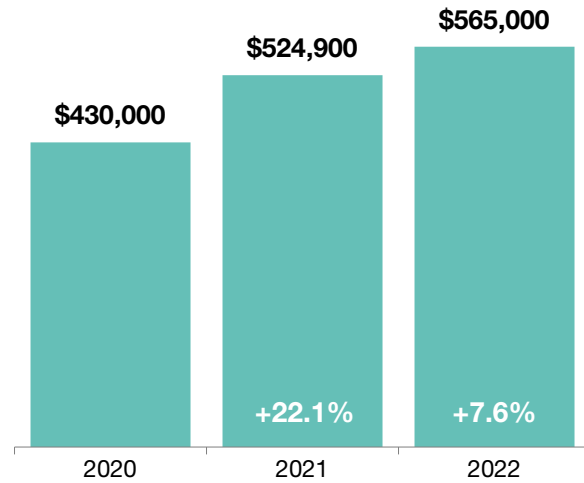


Median Sales Price

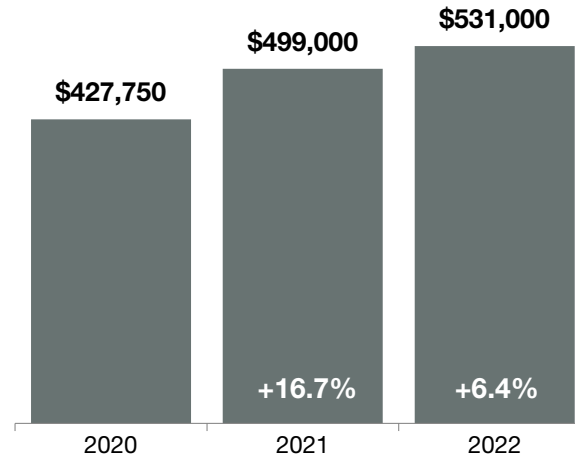
Median price point for all closed sales, not accounting for seller concessions, in a given month.



May

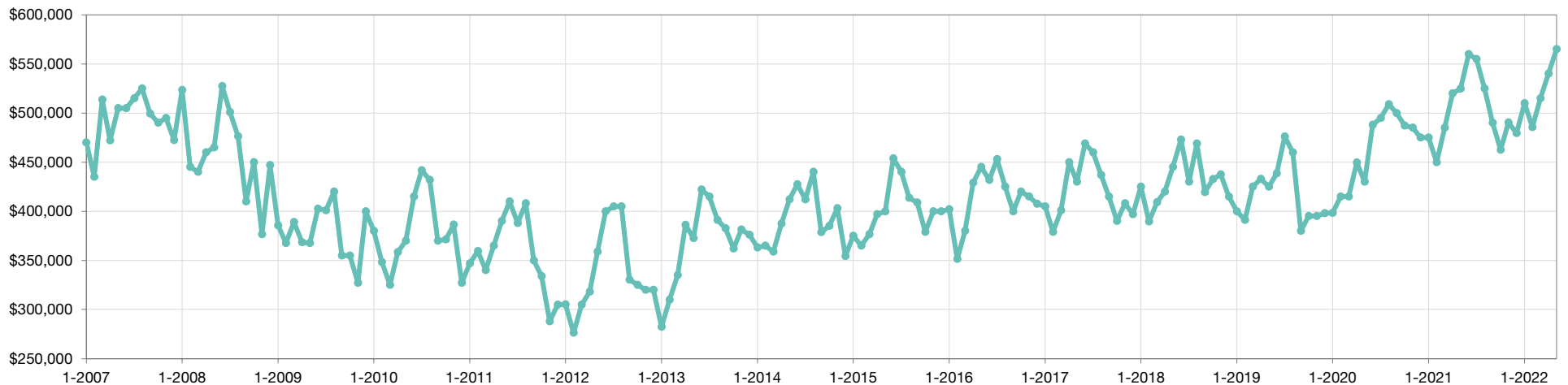


Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	\$488,000	\$560,000	+14.8%
July 2021	\$495,000	\$555,000	+12.1%
August 2021	\$508,890	\$525,000	+3.2%
September 2021	\$500,000	\$490,000	-2.0%
October 2021	\$487,250	\$462,500	-5.1%
November 2021	\$485,000	\$490,434	+1.1%
December 2021	\$475,000	\$479,500	+0.9%
January 2022	\$475,000	\$510,000	+7.4%
February 2022	\$450,000	\$485,500	+7.9%
March 2022	\$485,000	\$515,000	+6.2%
April 2022	\$520,000	\$540,000	+3.8%
May 2022	\$524,900	\$565,000	+7.6%
12-Month Med	\$493,750	\$520,000	+5.3%

Historical Median Sales Price



Average Sales Price

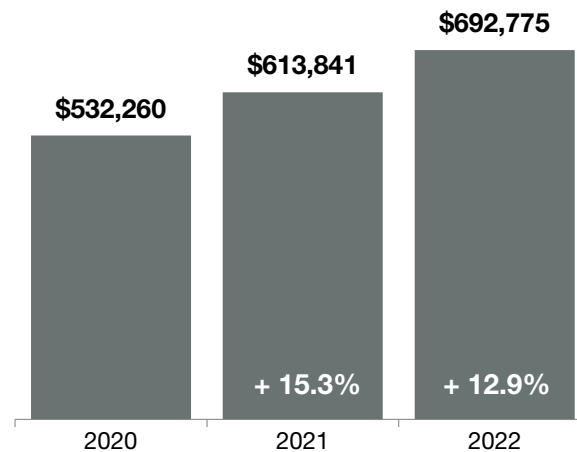
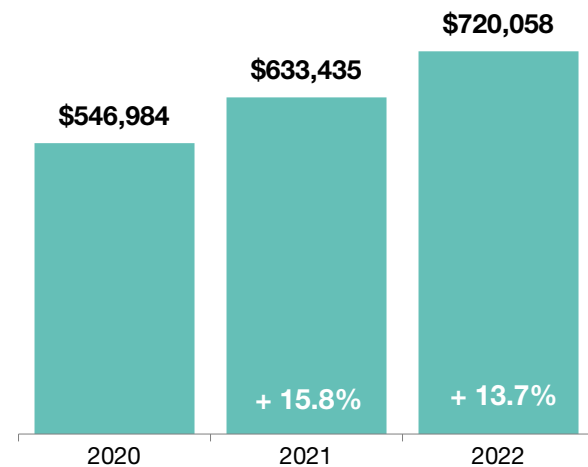
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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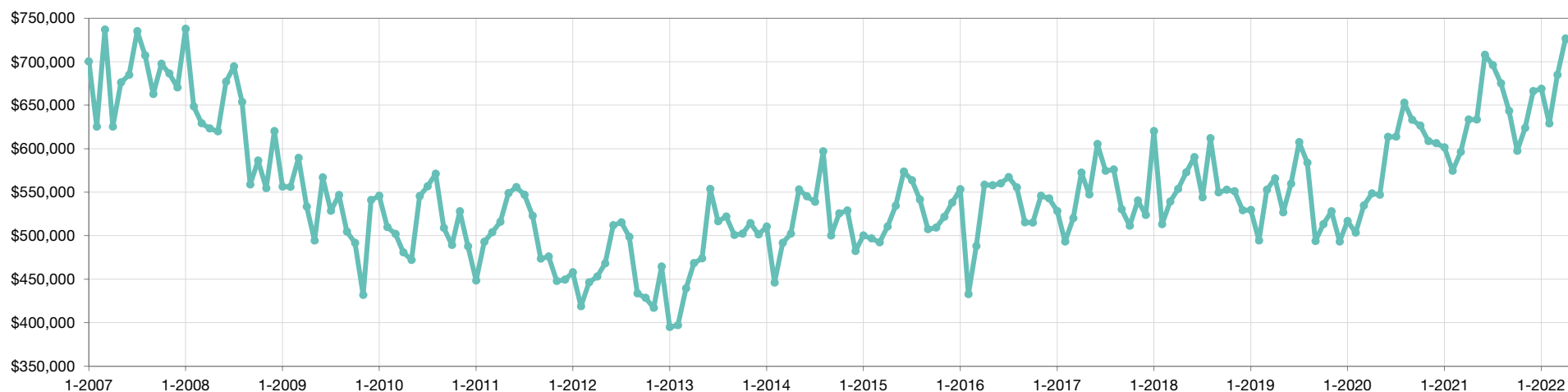
May

Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	\$613,415	\$708,025	+15.4%
July 2021	\$613,897	\$696,133	+13.4%
August 2021	\$652,725	\$675,077	+3.4%
September 2021	\$633,116	\$643,391	+1.6%
October 2021	\$626,566	\$597,461	-4.6%
November 2021	\$608,726	\$623,762	+2.5%
December 2021	\$606,245	\$666,290	+9.9%
January 2022	\$601,576	\$668,989	+11.2%
February 2022	\$574,408	\$628,885	+9.5%
March 2022	\$596,231	\$684,964	+14.9%
April 2022	\$633,401	\$726,619	+14.7%
May 2022	\$633,435	\$720,058	+13.7%
12-Month Avg	\$620,295	\$674,968	+8.8%

Historical Average Sales Price



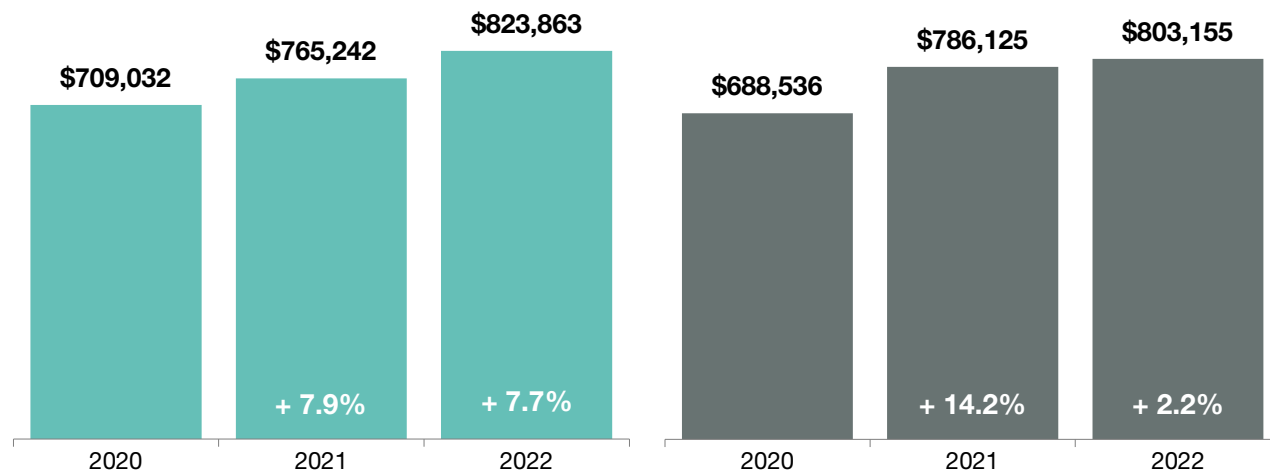
Average List Price

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



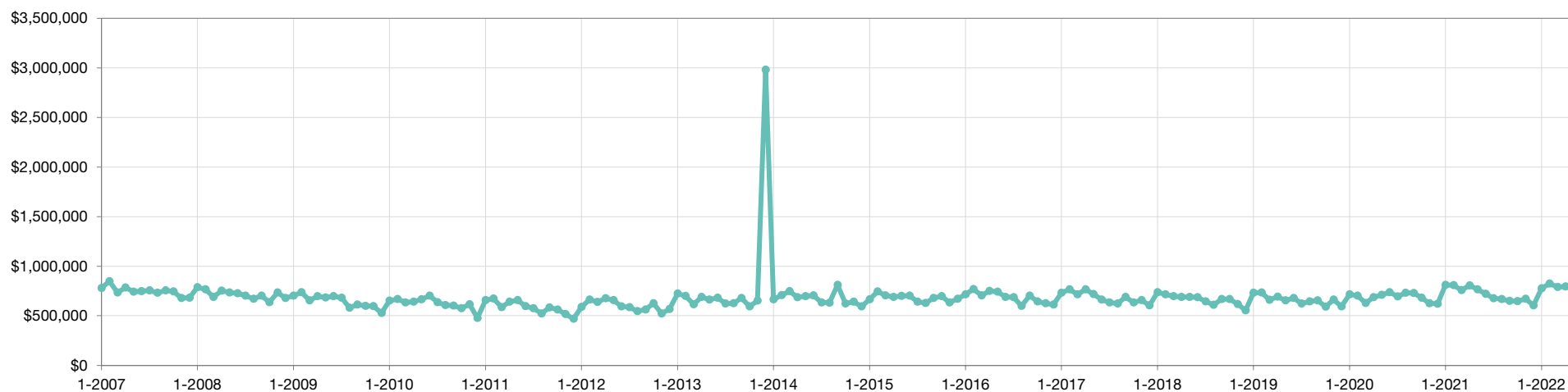
May

Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	\$736,603	\$721,394	-2.1%
July 2021	\$695,428	\$677,192	-2.6%
August 2021	\$731,487	\$667,533	-8.7%
September 2021	\$728,058	\$650,702	-10.6%
October 2021	\$682,411	\$648,134	-5.0%
November 2021	\$625,094	\$670,317	+7.2%
December 2021	\$621,117	\$605,276	-2.6%
January 2022	\$810,493	\$776,748	-4.2%
February 2022	\$807,832	\$825,285	+2.2%
March 2022	\$758,393	\$789,630	+4.1%
April 2022	\$804,407	\$796,092	-1.0%
May 2022	\$765,242	\$823,863	+7.7%
12-Month Avg	\$737,495	\$724,890	-1.7%

Historical Average List Price



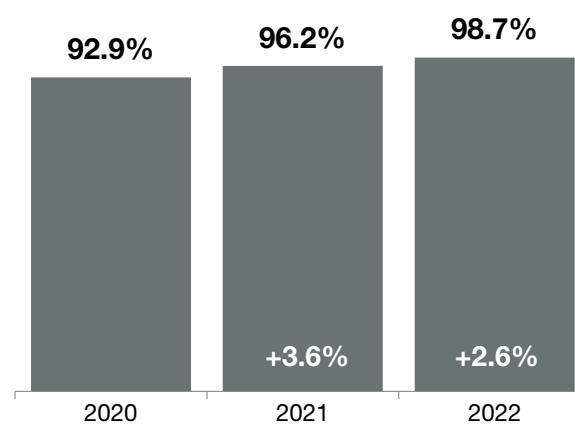
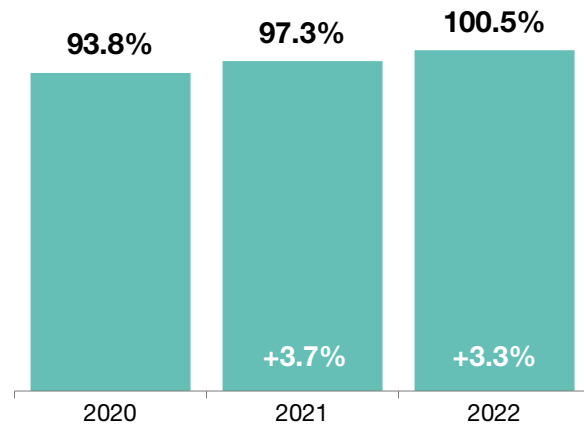
Percent of Original List Price Received

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.



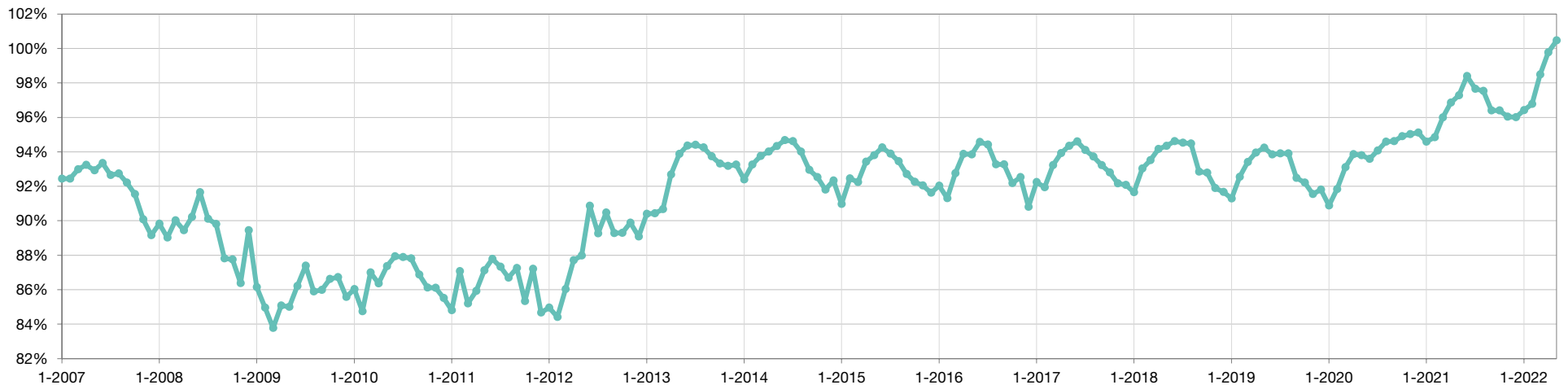
May

Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	93.6%	98.4%	+5.1%
July 2021	94.1%	97.7%	+3.8%
August 2021	94.6%	97.5%	+3.1%
September 2021	94.6%	96.4%	+1.9%
October 2021	94.9%	96.4%	+1.6%
November 2021	95.0%	96.0%	+1.1%
December 2021	95.1%	96.0%	+0.9%
January 2022	94.6%	96.4%	+1.9%
February 2022	94.9%	96.8%	+2.0%
March 2022	96.0%	98.5%	+2.6%
April 2022	96.9%	99.8%	+3.0%
May 2022	97.3%	100.5%	+3.3%
12-Month Avg	95.2%	97.7%	+2.6%

Historical Percent of Original List Price Received

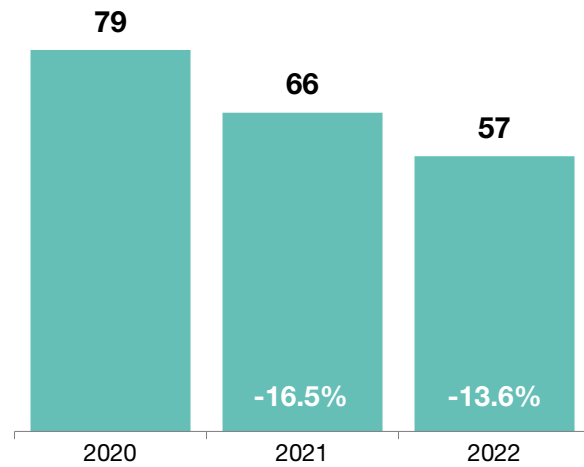


Housing Affordability Index

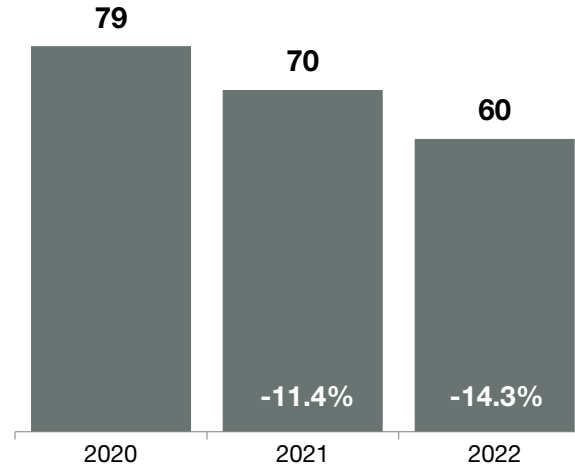
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



May

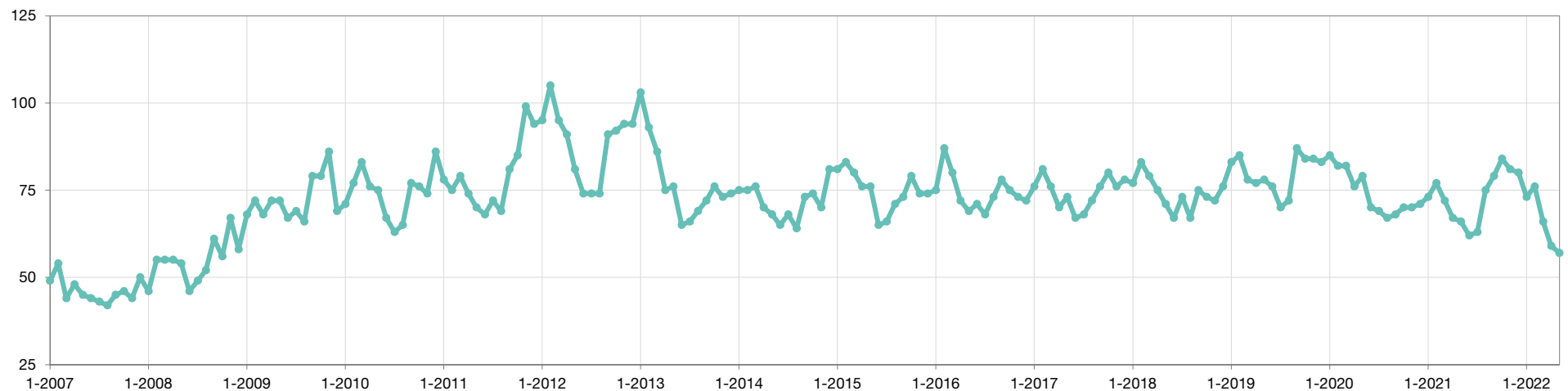


Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	70	62	-11.4%
July 2021	69	63	-8.7%
August 2021	67	75	+11.9%
September 2021	68	79	+16.2%
October 2021	70	84	+20.0%
November 2021	70	81	+15.7%
December 2021	71	80	+12.7%
January 2022	73	73	0.0%
February 2022	77	76	-1.3%
March 2022	72	66	-8.3%
April 2022	67	59	-11.9%
May 2022	66	57	-13.6%
12-Month Avg	70	71	+1.8%

Historical Housing Affordability Index



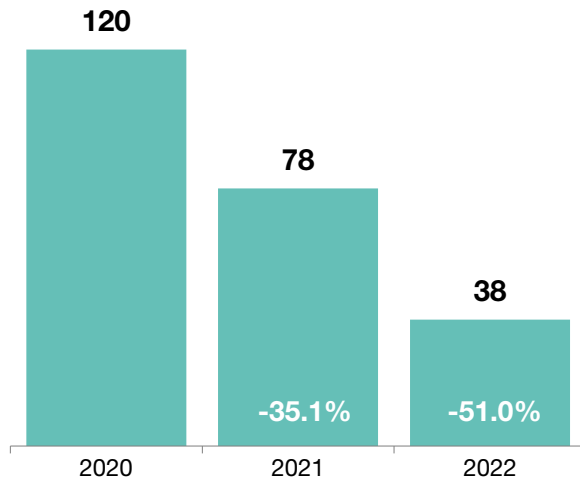
Market Time

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

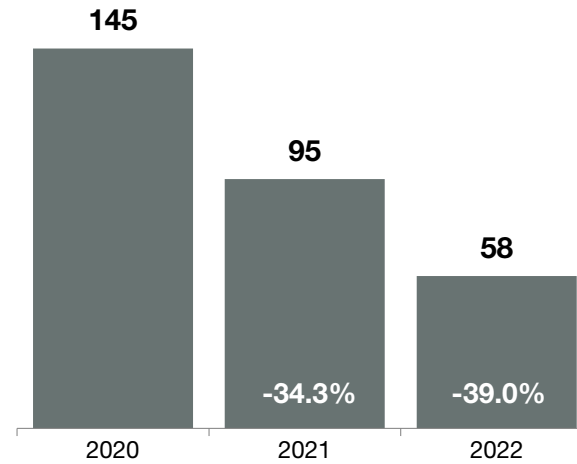
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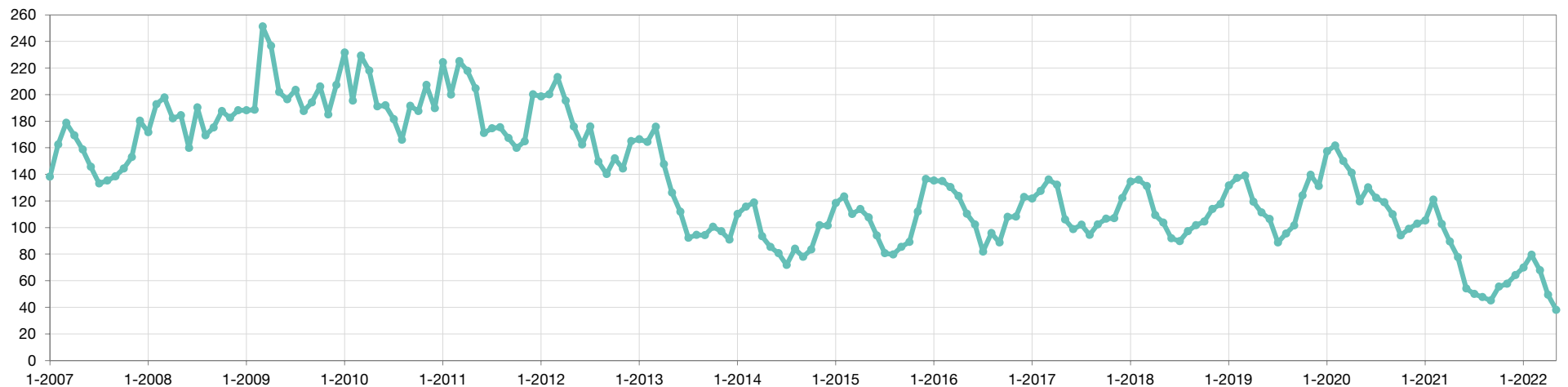


Year To Date



Month	Prior Year	Current Year	+ / -
June 2021	130	54	-58.4%
July 2021	122	50	-59.2%
August 2021	119	48	-59.8%
September 2021	110	45	-58.9%
October 2021	94	55	-41.1%
November 2021	99	58	-41.6%
December 2021	103	64	-37.7%
January 2022	105	70	-33.6%
February 2022	121	79	-34.4%
March 2022	103	68	-33.8%
April 2022	90	49	-44.8%
May 2022	78	38	-51.0%
12-Month Avg	105	55	-47.9%

Historical Market Times



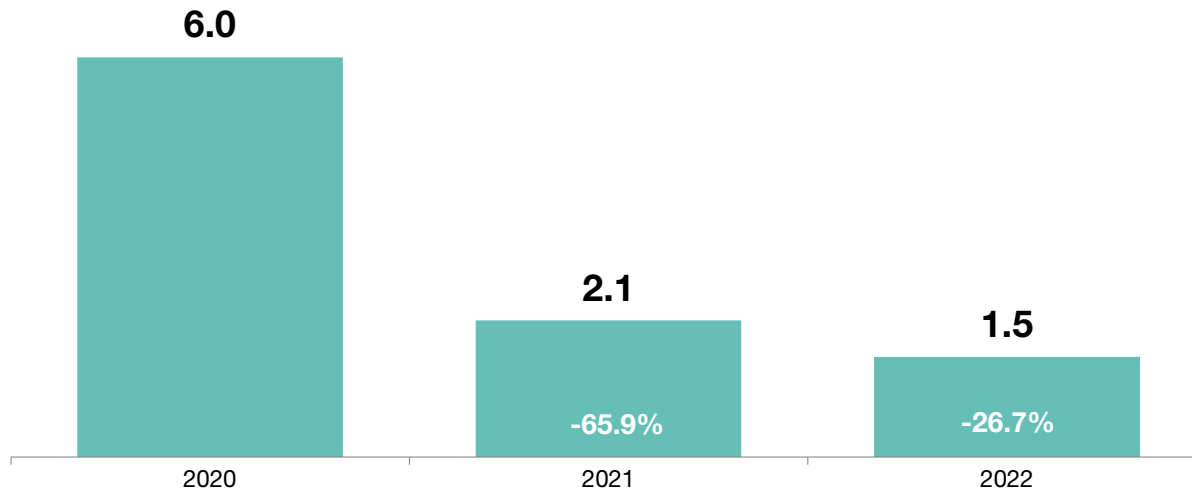
Months Supply of Inventory

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.

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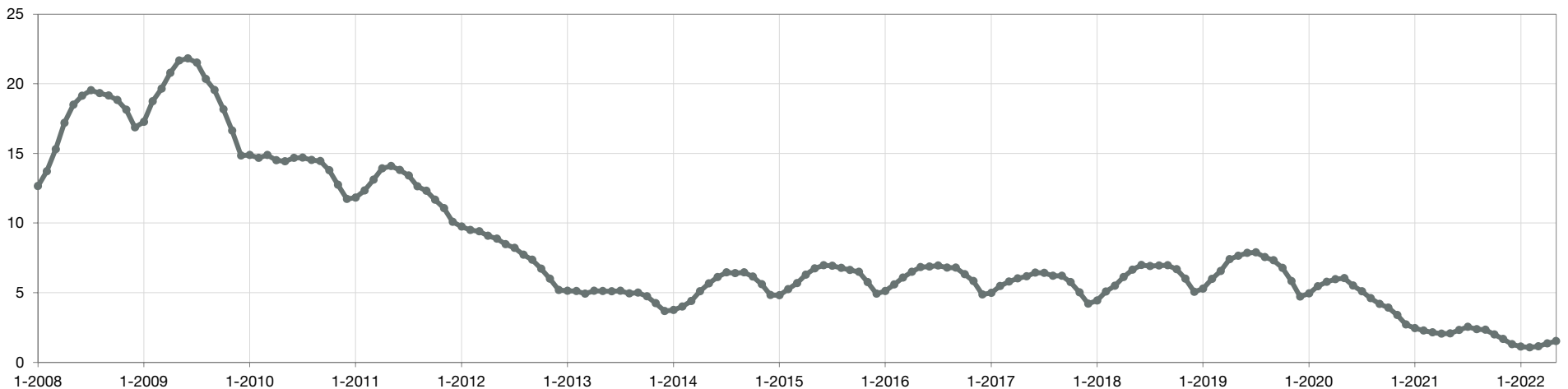
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Month	Prior Year	Current Year	+ / -
June 2021	5.5	2.3	-58.0%
July 2021	5.1	2.5	-50.3%
August 2021	4.6	2.4	-48.3%
September 2021	4.2	2.3	-44.4%
October 2021	3.9	2.0	-49.2%
November 2021	3.4	1.7	-50.8%
December 2021	2.7	1.3	-52.1%
January 2022	2.4	1.1	-53.8%
February 2022	2.3	1.1	-52.9%
March 2022	2.1	1.1	-46.3%
April 2022	2.1	1.4	-34.1%
May 2022	2.1	1.5	-26.7%
12-Month Avg	3.4	1.7	-48.7%

Historical Months Supply of Inventory



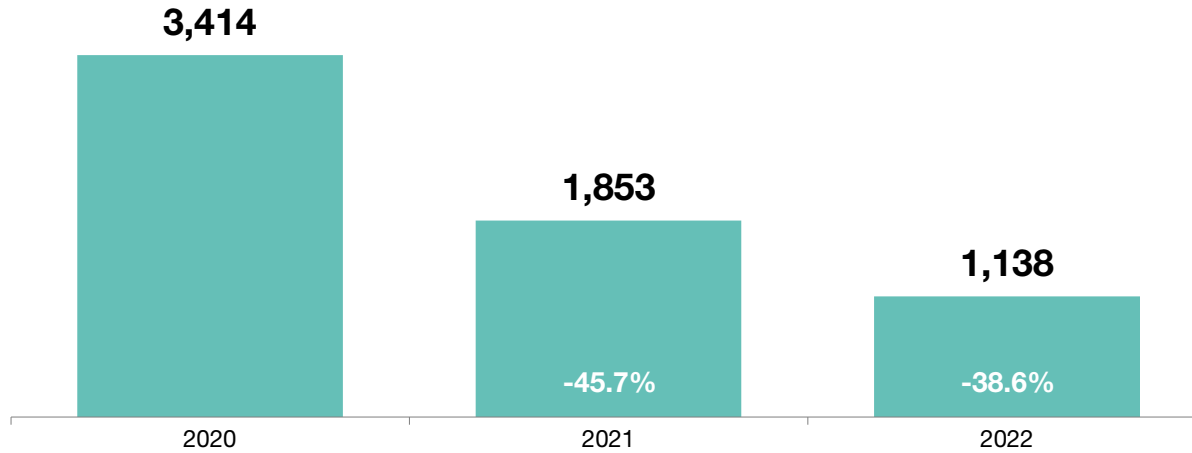
Inventory of Homes for Sale

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

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May



Month	Prior Year	Current Year	+ / -
June 2021	3,288	2,056	-37.5%
July 2021	3,229	2,200	-31.9%
August 2021	3,076	2,021	-34.3%
September 2021	2,908	1,951	-32.9%
October 2021	2,803	1,672	-40.3%
November 2021	2,461	1,410	-42.7%
December 2021	1,982	1,084	-45.3%
January 2022	1,827	939	-48.6%
February 2022	1,728	877	-49.2%
March 2022	1,723	918	-46.7%
April 2022	1,788	1,045	-41.6%
May 2022	1,853	1,138	-38.6%
12-Month Avg	2,389	1,443	-40.8%

Historical Inventory of Homes for Sale

