Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY **MIDWEST REAL ESTATE DATA LLC**

RESIDENTIAL ACTIVITY ONLY | Data current as of May 14, 2021

MRED Midwest Real Estate Data

McHenry County

+ 36.3%	+ 10.0%	- 64.3%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family	April			Trailing 12 Months		
	4-2020	4-2021	+ / –	4-2020	4-2021	+ / –
New Listings	465	**598**	+ 28.6%	7,131	**6,240**	- 12.5%
Under Contract (includes Contingent and Pending)	355	**473**	+ 33.2%	4,328	**5,477**	+ 26.5%
Closed Sales	374	**402**	+ 7.5%	4,470	**5,289**	+ 18.3%
Median Sales Price*	$243,750	**$282,750**	+ 16.0%	$240,500	**$267,000**	+ 11.0%
Average Sales Price*	$251,634	**$311,434**	+ 23.8%	$253,973	**$283,066**	+ 11.5%
Percent of Original List Price Received*	95.8%	**99.7%**	+ 4.1%	95.4%	**97.4%**	+ 2.1%
Average Market Time	90	**39**	- 56.7%	80	**64**	- 20.0%
Inventory of Homes for Sale at Month End	1,193	**418**	- 65.0%	--	--	--

Attached Single-Family	April			Trailing 12 Months		
	4-2020	4-2021	+ / –	4-2020	4-2021	+ / –
New Listings	91	**160**	+ 75.8%	1,508	**1,519**	+ 0.7%
Under Contract (includes Contingent and Pending)	83	**128**	+ 54.2%	1,063	**1,318**	+ 24.0%
Closed Sales	87	**105**	+ 20.7%	1,109	**1,237**	+ 11.5%
Median Sales Price*	$165,000	**$192,500**	+ 16.7%	$165,000	**$175,000**	+ 6.1%
Average Sales Price*	$166,290	**$203,072**	+ 22.1%	$168,058	**$182,831**	+ 8.8%
Percent of Original List Price Received*	97.1%	**99.9%**	+ 2.9%	96.2%	**97.5%**	+ 1.4%
Average Market Time	64	**42**	- 34.4%	58	**52**	- 10.3%
Inventory of Homes for Sale at Month End	187	**74**	- 60.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family — All MLS, McHenry County

Attached Single-Family — All MLS, McHenry County

** Each dot represents the change in median sales price from the prior year using a 6-month weighted average.
This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.