

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of August 14, 2021



McHenry County

- 0.5%

Change in
New Listings
All Properties

- 6.1%

Change in
Closed Sales
All Properties

- 31.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	723	698	- 3.5%	6,685	6,426	- 3.9%
Under Contract (includes Contingent and Pending)	580	509	- 12.2%	4,698	5,394	+ 14.8%
Closed Sales	621	555	- 10.6%	4,495	5,442	+ 21.1%
Median Sales Price*	\$269,900	\$310,000	+ 14.9%	\$246,000	\$278,000	+ 13.0%
Average Sales Price*	\$279,258	\$325,720	+ 16.6%	\$258,956	\$298,806	+ 15.4%
Percent of Original List Price Received*	96.7%	101.3%	+ 4.8%	95.3%	98.8%	+ 3.7%
Average Market Time	72	19	- 73.6%	83	49	- 41.0%
Inventory of Homes for Sale at Month End	948	645	- 32.0%	--	--	--

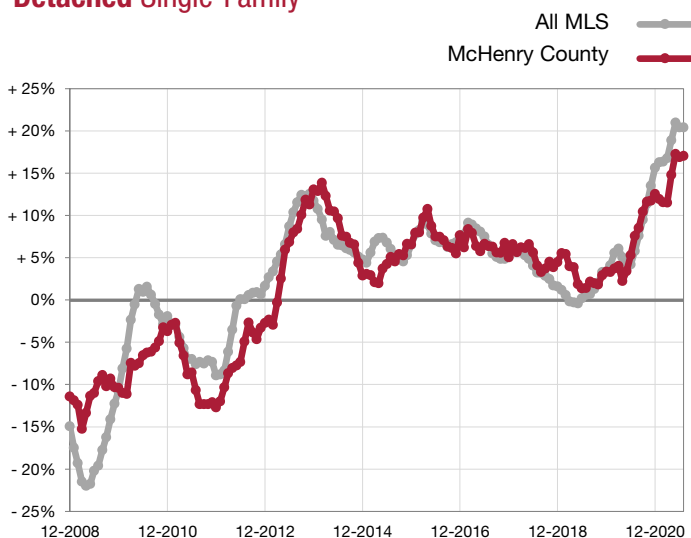
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	150	171	+ 14.0%	1,469	1,584	+ 7.8%
Under Contract (includes Contingent and Pending)	125	123	- 1.6%	1,103	1,349	+ 22.3%
Closed Sales	132	152	+ 15.2%	1,075	1,330	+ 23.7%
Median Sales Price*	\$171,500	\$191,750	+ 11.8%	\$165,000	\$182,000	+ 10.3%
Average Sales Price*	\$179,760	\$194,692	+ 8.3%	\$169,263	\$188,193	+ 11.2%
Percent of Original List Price Received*	97.2%	100.7%	+ 3.6%	96.1%	98.7%	+ 2.7%
Average Market Time	54	17	- 68.5%	60	40	- 33.3%
Inventory of Homes for Sale at Month End	189	131	- 30.7%	--	--	--

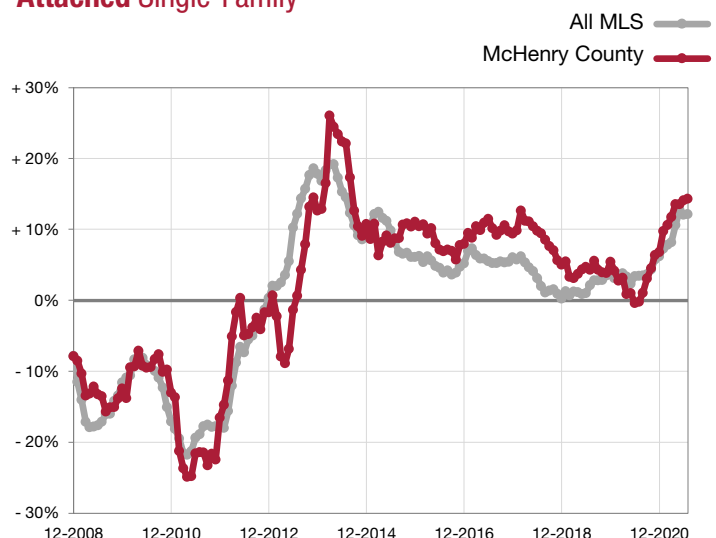
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



** 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.