

# Local Market Update – March 2021

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



## McHenry County

**- 11.8%**

**+ 6.3%**

**- 72.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	614	523	- 14.8%	7,477	6,084	- 18.6%
Under Contract (includes Contingent and Pending)	386	501	+ 29.8%	4,452	5,372	+ 20.7%
Closed Sales	359	360	+ 0.3%	4,462	5,258	+ 17.8%
Median Sales Price*	\$250,000	<b>\$276,000</b>	+ 10.4%	\$240,000	<b>\$264,900</b>	+ 10.4%
Average Sales Price*	\$264,402	<b>\$303,872</b>	+ 14.9%	\$254,143	<b>\$278,639</b>	+ 9.6%
Percent of Original List Price Received*	95.6%	<b>99.1%</b>	+ 3.7%	95.4%	<b>97.1%</b>	+ 1.8%
Average Market Time	115	57	- 50.4%	80	68	- 15.0%
Inventory of Homes for Sale at Month End	1,236	329	- 73.4%	--	--	--

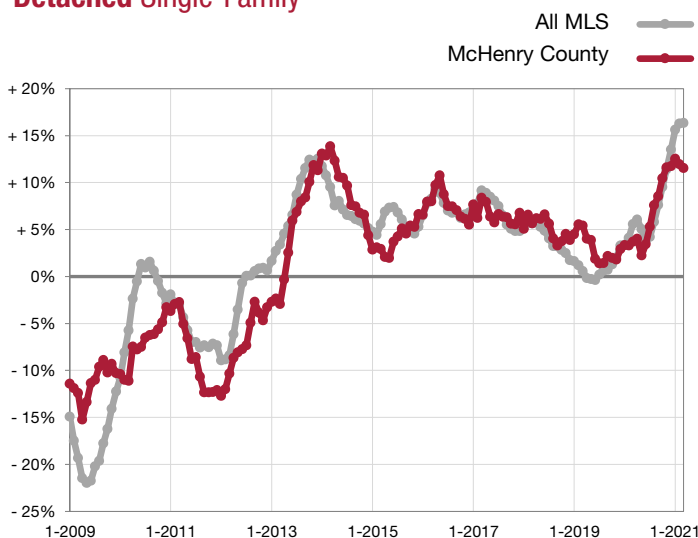
### Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	123	127	+ 3.3%	1,568	1,447	- 7.7%
Under Contract (includes Contingent and Pending)	100	128	+ 28.0%	1,088	1,277	+ 17.4%
Closed Sales	83	110	+ 32.5%	1,094	1,219	+ 11.4%
Median Sales Price*	\$160,000	<b>\$177,700</b>	+ 11.1%	\$165,000	<b>\$174,000</b>	+ 5.5%
Average Sales Price*	\$162,012	<b>\$184,210</b>	+ 13.7%	\$168,149	<b>\$179,907</b>	+ 7.0%
Percent of Original List Price Received*	95.7%	<b>98.5%</b>	+ 2.9%	96.2%	<b>97.3%</b>	+ 1.1%
Average Market Time	87	51	- 41.4%	57	53	- 7.0%
Inventory of Homes for Sale at Month End	208	62	- 70.2%	--	--	--

\* 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.