

# Local Market Update – May 2021

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



## McHenry County

**+ 15.4%**

**+ 24.1%**

**- 61.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	602	<b>689</b>	+ 14.5%	6,841	<b>6,354</b>	- 7.1%
Under Contract (includes Contingent and Pending)	500	<b>595</b>	+ 19.0%	4,359	<b>5,577</b>	+ 27.9%
Closed Sales	355	<b>438</b>	+ 23.4%	4,356	<b>5,374</b>	+ 23.4%
Median Sales Price*	\$245,000	<b>\$307,750</b>	+ 25.6%	\$240,000	<b>\$270,000</b>	+ 12.5%
Average Sales Price*	\$254,516	<b>\$328,383</b>	+ 29.0%	\$253,762	<b>\$288,608</b>	+ 13.7%
Percent of Original List Price Received*	95.7%	<b>101.1%</b>	+ 5.6%	95.3%	<b>97.8%</b>	+ 2.6%
Average Market Time	80	<b>37</b>	- 53.8%	80	<b>61</b>	- 23.8%
Inventory of Homes for Sale at Month End	1,121	<b>428</b>	- 61.8%	--	--	--

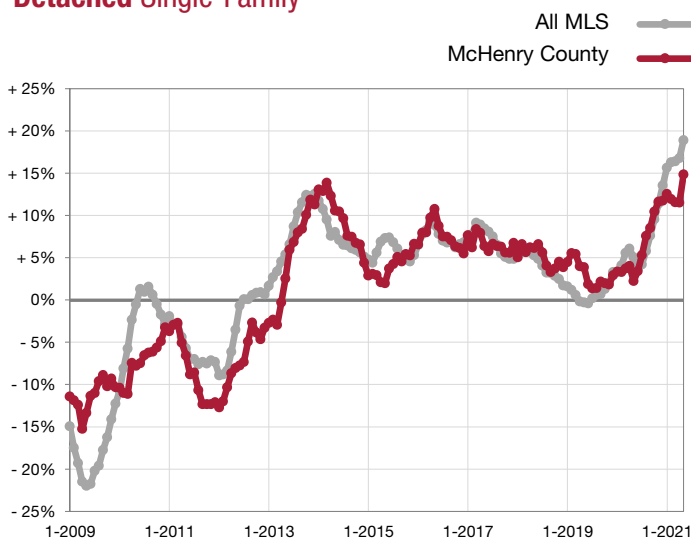
### Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	133	<b>159</b>	+ 19.5%	1,483	<b>1,549</b>	+ 4.5%
Under Contract (includes Contingent and Pending)	100	<b>146</b>	+ 46.0%	1,058	<b>1,357</b>	+ 28.3%
Closed Sales	84	<b>107</b>	+ 27.4%	1,061	<b>1,261</b>	+ 18.9%
Median Sales Price*	\$165,000	<b>\$191,000</b>	+ 15.8%	\$165,000	<b>\$176,000</b>	+ 6.7%
Average Sales Price*	\$176,157	<b>\$193,141</b>	+ 9.6%	\$167,308	<b>\$184,174</b>	+ 10.1%
Percent of Original List Price Received*	97.2%	<b>100.5%</b>	+ 3.4%	96.1%	<b>97.8%</b>	+ 1.8%
Average Market Time	53	<b>28</b>	- 47.2%	58	<b>49</b>	- 15.5%
Inventory of Homes for Sale at Month End	194	<b>80</b>	- 58.8%	--	--	--

\* 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.