

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of February 14, 2023



McHenry County

- 14.0%

- 40.1%

+ 6.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2022	1-2023	+ / -	1-2022	1-2023	+ / -
New Listings	304	274	- 9.9%	6,261	5,279	- 15.7%
Under Contract (includes Contingent and Pending)	290	225	- 22.4%	5,067	3,906	- 22.9%
Closed Sales	233	138	- 40.8%	5,157	4,027	- 21.9%
Median Sales Price*	\$299,000	\$318,950	+ 6.7%	\$297,000	\$329,900	+ 11.1%
Average Sales Price*	\$324,812	\$339,301	+ 4.5%	\$319,098	\$346,517	+ 8.6%
Percent of Original List Price Received*	98.3%	94.9%	- 3.5%	99.6%	99.3%	- 0.3%
Average Market Time	47	60	+ 27.7%	34	35	+ 2.9%
Inventory of Homes for Sale at Month End	340	373	+ 9.7%	--	--	--

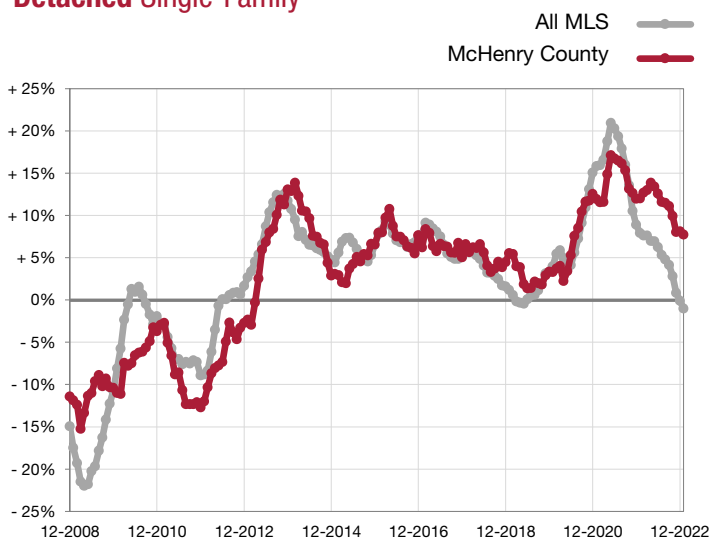
Attached Single-Family

	January			Trailing 12 Months		
	1-2022	1-2023	+ / -	1-2022	1-2023	+ / -
New Listings	95	69	- 27.4%	1,651	1,379	- 16.5%
Under Contract (includes Contingent and Pending)	78	57	- 26.9%	1,375	1,125	- 18.2%
Closed Sales	66	41	- 37.9%	1,376	1,166	- 15.3%
Median Sales Price*	\$206,850	\$219,900	+ 6.3%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$209,189	\$220,914	+ 5.6%	\$198,963	\$220,115	+ 10.6%
Percent of Original List Price Received*	97.4%	96.4%	- 1.0%	99.6%	99.7%	+ 0.1%
Average Market Time	33	49	+ 48.5%	29	30	+ 3.4%
Inventory of Homes for Sale at Month End	96	91	- 5.2%	--	--	--

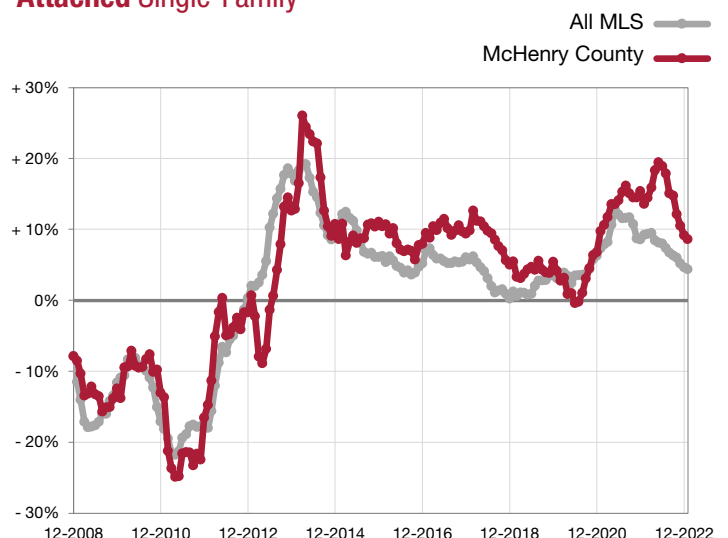
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.