

Local Market Update – February 2023

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



McHenry County

- 19.4%

Change in
New Listings
All Properties

- 19.2%

Change in
Closed Sales
All Properties

+ 4.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	316	249	- 21.2%	6,200	5,223	- 15.8%
Under Contract (includes Contingent and Pending)	303	231	- 23.8%	5,054	3,850	- 23.8%
Closed Sales	233	196	- 15.9%	5,144	3,991	- 22.4%
Median Sales Price*	\$300,000	\$315,000	+ 5.0%	\$300,000	\$330,000	+ 10.0%
Average Sales Price*	\$311,321	\$328,204	+ 5.4%	\$320,696	\$347,666	+ 8.4%
Percent of Original List Price Received*	98.5%	96.8%	- 1.7%	99.7%	99.2%	- 0.5%
Average Market Time	60	71	+ 18.3%	34	35	+ 2.9%
Inventory of Homes for Sale at Month End	312	322	+ 3.2%	--	--	--

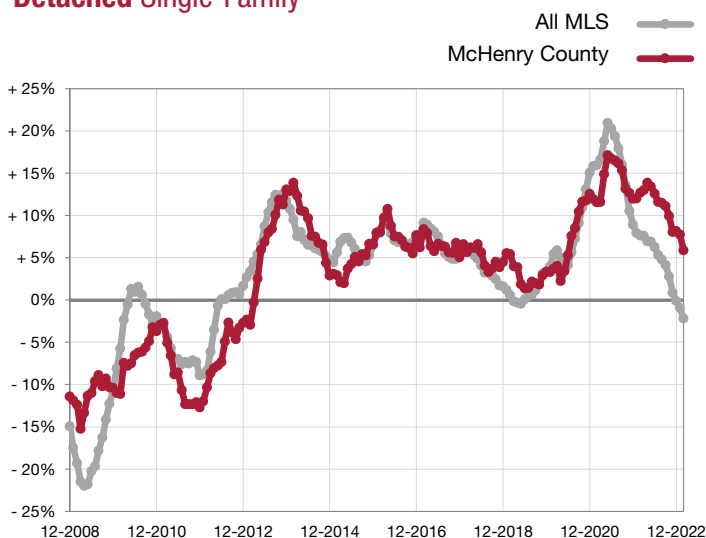
Attached Single-Family

	February			Trailing 12 Months		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	101	87	- 13.9%	1,643	1,365	- 16.9%
Under Contract (includes Contingent and Pending)	106	80	- 24.5%	1,373	1,097	- 20.1%
Closed Sales	59	40	- 32.2%	1,360	1,147	- 15.7%
Median Sales Price*	\$207,000	\$237,450	+ 14.7%	\$197,670	\$225,000	+ 13.8%
Average Sales Price*	\$201,410	\$225,596	+ 12.0%	\$199,801	\$221,268	+ 10.7%
Percent of Original List Price Received*	101.1%	97.5%	- 3.6%	99.7%	99.6%	- 0.1%
Average Market Time	48	57	+ 18.8%	28	30	+ 7.1%
Inventory of Homes for Sale at Month End	72	79	+ 9.7%	--	--	--

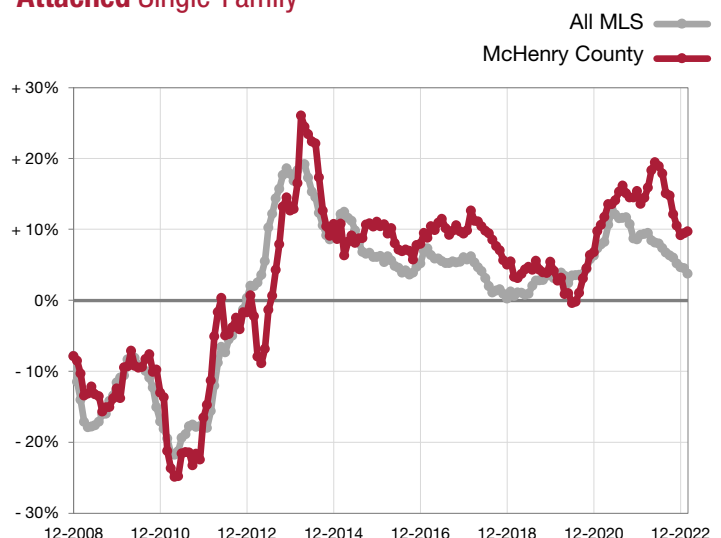
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.