

Local Market Update – July 2023

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



McHenry County

- 26.1%

Change in
New Listings
All Properties

- 20.2%

Change in
Closed Sales
All Properties

- 37.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	584	441	- 24.5%	5,737	4,461	- 22.2%
Under Contract (includes Contingent and Pending)	397	332	- 16.4%	4,534	3,428	- 24.4%
Closed Sales	392	323	- 17.6%	4,718	3,541	- 24.9%
Median Sales Price*	\$332,000	\$347,990	+ 4.8%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$354,628	\$375,121	+ 5.8%	\$335,680	\$350,521	+ 4.4%
Percent of Original List Price Received*	100.0%	100.4%	+ 0.4%	99.9%	98.4%	- 1.5%
Average Market Time	24	28	+ 16.7%	31	43	+ 38.7%
Inventory of Homes for Sale at Month End	647	425	- 34.3%	--	--	--

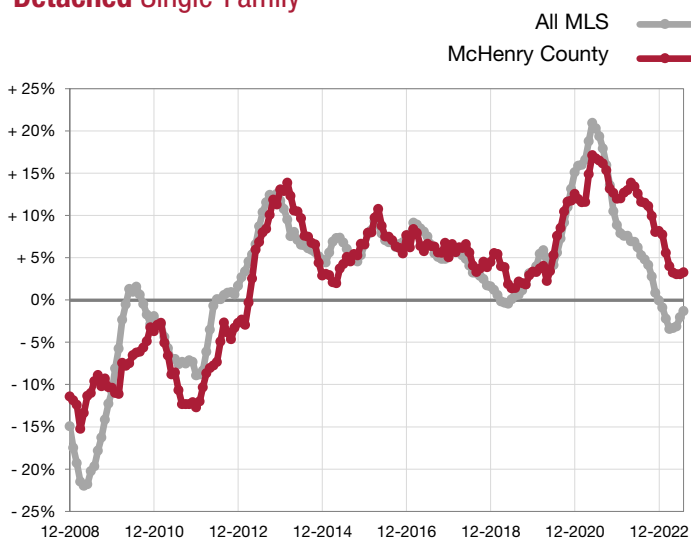
Attached Single-Family

	July			Trailing 12 Months		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	126	84	- 33.3%	1,552	1,171	- 24.5%
Under Contract (includes Contingent and Pending)	96	96	0.0%	1,274	1,027	- 19.4%
Closed Sales	113	80	- 29.2%	1,310	1,040	- 20.6%
Median Sales Price*	\$221,500	\$249,900	+ 12.8%	\$212,000	\$229,995	+ 8.5%
Average Sales Price*	\$218,305	\$242,731	+ 11.2%	\$213,055	\$227,530	+ 6.8%
Percent of Original List Price Received*	99.9%	100.7%	+ 0.8%	100.0%	99.0%	- 1.0%
Average Market Time	21	25	+ 19.0%	28	34	+ 21.4%
Inventory of Homes for Sale at Month End	136	66	- 51.5%	--	--	--

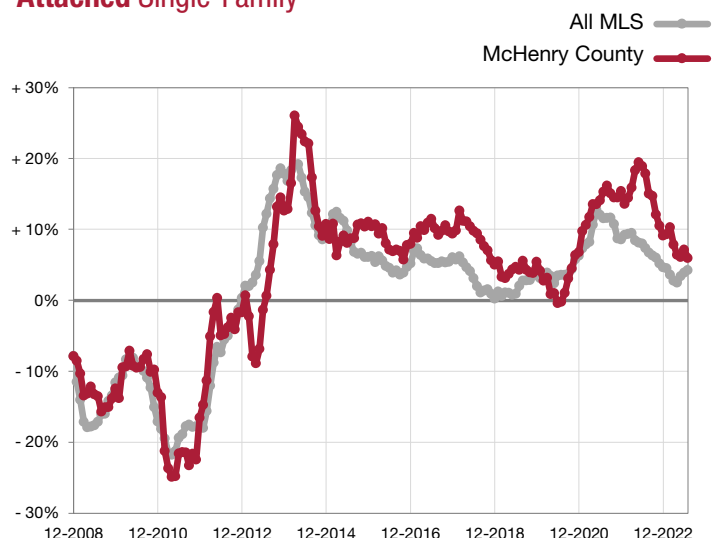
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.