

Local Market Update – August 2023

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



McHenry County

- 13.8%

Change in
New Listings
All Properties

- 23.2%

Change in
Closed Sales
All Properties

- 28.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2022	8-2023	+ / -	8-2022	8-2023	+ / -
New Listings	522	461	- 11.7%	5,676	4,412	- 22.3%
Under Contract (includes Contingent and Pending)	383	303	- 20.9%	4,435	3,356	- 24.3%
Closed Sales	439	334	- 23.9%	4,638	3,438	- 25.9%
Median Sales Price*	\$330,000	\$358,250	+ 8.6%	\$319,508	\$335,000	+ 4.8%
Average Sales Price*	\$341,664	\$383,884	+ 12.4%	\$336,872	\$354,884	+ 5.3%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	99.7%	98.5%	- 1.2%
Average Market Time	27	31	+ 14.8%	32	44	+ 37.5%
Inventory of Homes for Sale at Month End	620	466	- 24.8%	--	--	--

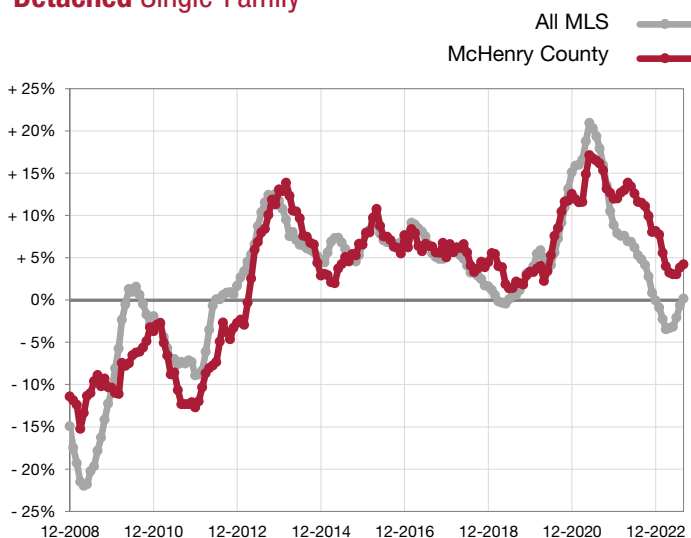
Attached Single-Family

	August			Trailing 12 Months		
	8-2022	8-2023	+ / -	8-2022	8-2023	+ / -
New Listings	136	106	- 22.1%	1,518	1,143	- 24.7%
Under Contract (includes Contingent and Pending)	119	93	- 21.8%	1,268	1,000	- 21.1%
Closed Sales	122	97	- 20.5%	1,304	1,017	- 22.0%
Median Sales Price*	\$228,250	\$249,990	+ 9.5%	\$215,000	\$231,020	+ 7.5%
Average Sales Price*	\$225,584	\$245,273	+ 8.7%	\$214,563	\$229,415	+ 6.9%
Percent of Original List Price Received*	98.8%	100.6%	+ 1.8%	99.9%	99.2%	- 0.7%
Average Market Time	28	24	- 14.3%	28	34	+ 21.4%
Inventory of Homes for Sale at Month End	132	72	- 45.5%	--	--	--

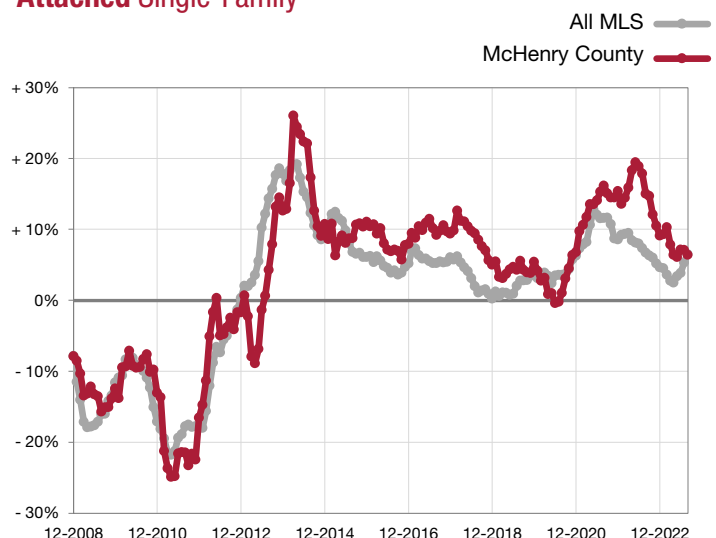
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.