

Local Market Update – October 2023

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



McHenry County

- 3.3%

Change in
New Listings
All Properties

- 9.9%

Change in
Closed Sales
All Properties

- 25.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	October			Trailing 12 Months		
	10-2022	10-2023	+ / -	10-2022	10-2023	+ / -
New Listings	382	387	+ 1.3%	5,483	4,344	- 20.8%
Under Contract (includes Contingent and Pending)	277	260	- 6.1%	4,178	3,304	- 20.9%
Closed Sales	313	273	- 12.8%	4,406	3,339	- 24.2%
Median Sales Price*	\$320,000	\$340,000	+ 6.3%	\$325,000	\$339,000	+ 4.3%
Average Sales Price*	\$350,240	\$363,150	+ 3.7%	\$342,714	\$356,886	+ 4.1%
Percent of Original List Price Received*	96.5%	99.2%	+ 2.8%	99.5%	99.0%	- 0.5%
Average Market Time	38	34	- 10.5%	34	42	+ 23.5%
Inventory of Homes for Sale at Month End	568	448	- 21.1%	--	--	--

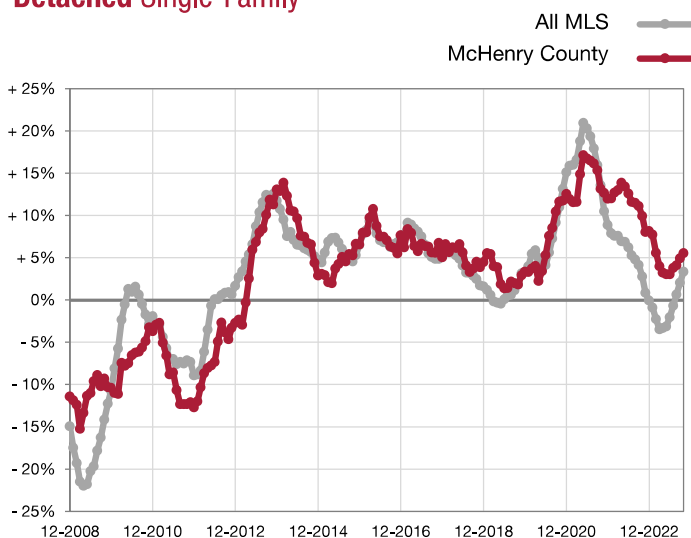
Attached Single-Family

	October			Trailing 12 Months		
	10-2022	10-2023	+ / -	10-2022	10-2023	+ / -
New Listings	102	81	- 20.6%	1,434	1,106	- 22.9%
Under Contract (includes Contingent and Pending)	76	77	+ 1.3%	1,202	984	- 18.1%
Closed Sales	93	93	0.0%	1,266	995	- 21.4%
Median Sales Price*	\$221,000	\$240,000	+ 8.6%	\$220,000	\$236,000	+ 7.3%
Average Sales Price*	\$221,073	\$234,074	+ 5.9%	\$217,384	\$233,781	+ 7.5%
Percent of Original List Price Received*	98.4%	99.7%	+ 1.3%	99.9%	99.6%	- 0.3%
Average Market Time	29	19	- 34.5%	29	34	+ 17.2%
Inventory of Homes for Sale at Month End	123	67	- 45.5%	--	--	--

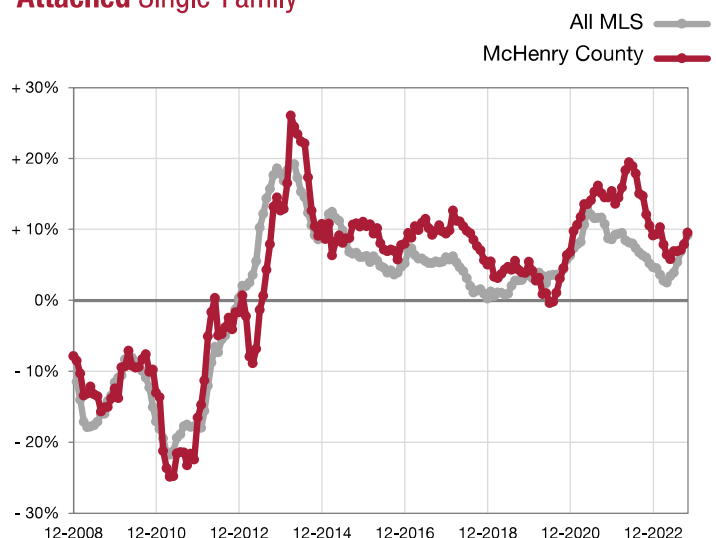
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.