

# Local Market Update – November 2023

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



## McHenry County

**+ 20.1%**

**- 10.6%**

**- 16.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	252	<b>342</b>	+ 35.7%	5,373	<b>4,442</b>	- 17.3%
Under Contract (includes Contingent and Pending)	202	<b>222</b>	+ 9.9%	4,053	<b>3,334</b>	- 17.7%
Closed Sales	303	<b>268</b>	- 11.6%	4,294	<b>3,309</b>	- 22.9%
Median Sales Price*	\$321,000	<b>\$346,745</b>	+ 8.0%	\$325,000	<b>\$340,000</b>	+ 4.6%
Average Sales Price*	\$329,594	<b>\$365,372</b>	+ 10.9%	\$344,148	<b>\$360,022</b>	+ 4.6%
Percent of Original List Price Received*	97.1%	<b>97.8%</b>	+ 0.7%	99.5%	<b>99.1%</b>	- 0.4%
Average Market Time	47	<b>33</b>	- 29.8%	34	<b>41</b>	+ 20.6%
Inventory of Homes for Sale at Month End	510	<b>452</b>	- 11.4%	--	--	--

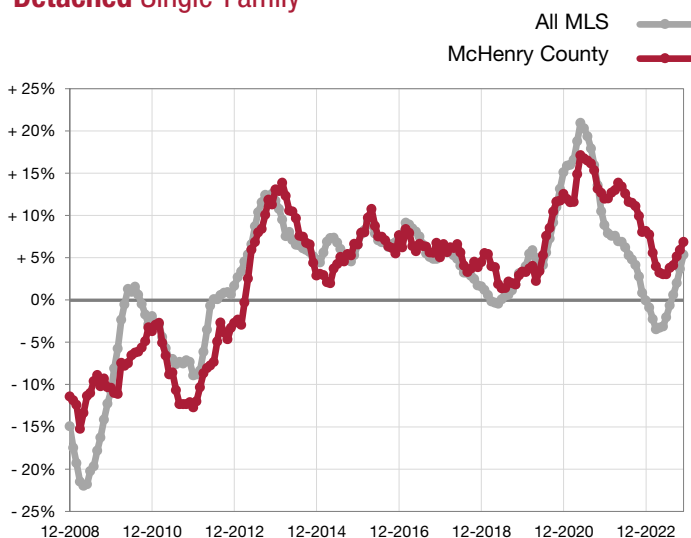
### Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	92	<b>71</b>	- 22.8%	1,412	<b>1,088</b>	- 22.9%
Under Contract (includes Contingent and Pending)	68	<b>50</b>	- 26.5%	1,169	<b>968</b>	- 17.2%
Closed Sales	84	<b>78</b>	- 7.1%	1,229	<b>989</b>	- 19.5%
Median Sales Price*	\$215,000	<b>\$245,000</b>	+ 14.0%	\$221,500	<b>\$239,990</b>	+ 8.3%
Average Sales Price*	\$210,180	<b>\$234,861</b>	+ 11.7%	\$217,770	<b>\$235,871</b>	+ 8.3%
Percent of Original List Price Received*	97.6%	<b>97.9%</b>	+ 0.3%	99.8%	<b>99.7%</b>	- 0.1%
Average Market Time	36	<b>24</b>	- 33.3%	30	<b>33</b>	+ 10.0%
Inventory of Homes for Sale at Month End	119	<b>72</b>	- 39.5%	--	--	--

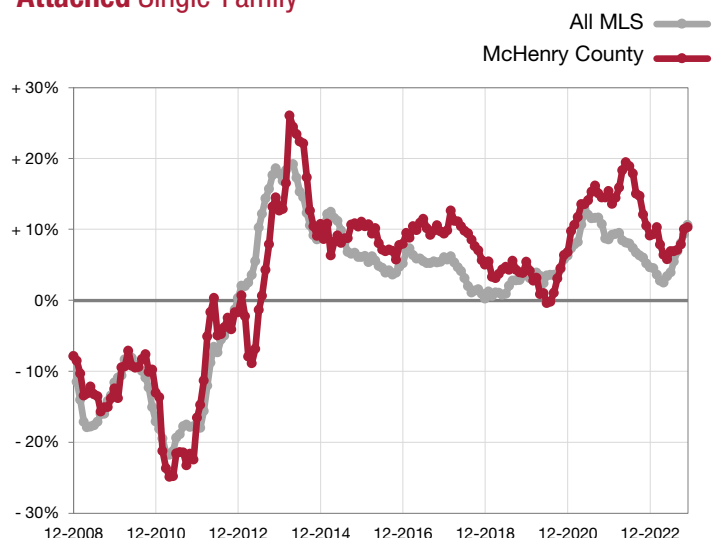
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.