

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2024



## McHenry County

**+ 6.8%**

**- 11.8%**

**- 17.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	December			Trailing 12 Months		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	178	<b>196</b>	+ 10.1%	5,319	<b>4,462</b>	- 16.1%
Under Contract (includes Contingent and Pending)	148	<b>174</b>	+ 17.6%	3,972	<b>3,365</b>	- 15.3%
Closed Sales	244	<b>227</b>	- 7.0%	4,122	<b>3,292</b>	- 20.1%
Median Sales Price*	\$312,500	<b>\$328,770</b>	+ 5.2%	\$326,050	<b>\$340,000</b>	+ 4.3%
Average Sales Price*	\$326,652	<b>\$354,095</b>	+ 8.4%	\$345,539	<b>\$362,105</b>	+ 4.8%
Percent of Original List Price Received*	96.1%	<b>97.7%</b>	+ 1.7%	99.4%	<b>99.2%</b>	- 0.2%
Average Market Time	52	<b>42</b>	- 19.2%	35	<b>40</b>	+ 14.3%
Inventory of Homes for Sale at Month End	433	<b>386</b>	- 10.9%	--	--	--

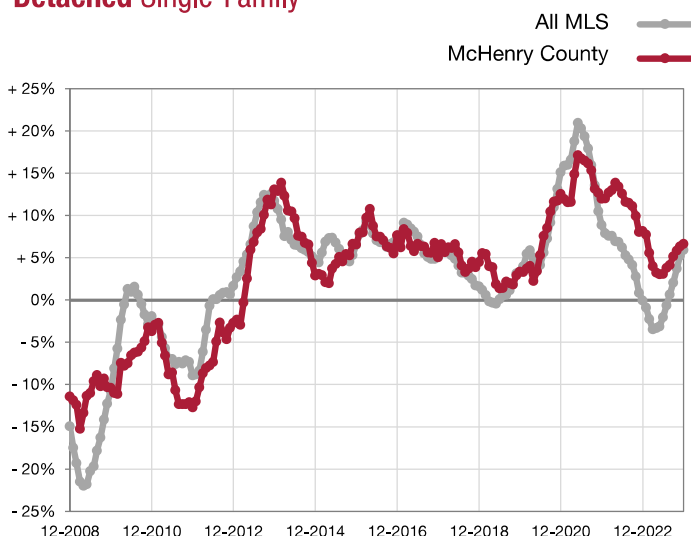
### Attached Single-Family

	December			Trailing 12 Months		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	56	<b>54</b>	- 3.6%	1,408	<b>1,087</b>	- 22.8%
Under Contract (includes Contingent and Pending)	46	<b>49</b>	+ 6.5%	1,143	<b>973</b>	- 14.9%
Closed Sales	78	<b>57</b>	- 26.9%	1,193	<b>968</b>	- 18.9%
Median Sales Price*	\$220,796	<b>\$240,000</b>	+ 8.7%	\$224,900	<b>\$240,000</b>	+ 6.7%
Average Sales Price*	\$218,127	<b>\$232,030</b>	+ 6.4%	\$219,517	<b>\$237,075</b>	+ 8.0%
Percent of Original List Price Received*	96.8%	<b>99.8%</b>	+ 3.1%	99.7%	<b>99.9%</b>	+ 0.2%
Average Market Time	38	<b>32</b>	- 15.8%	30	<b>32</b>	+ 6.7%
Inventory of Homes for Sale at Month End	112	<b>65</b>	- 42.0%	--	--	--

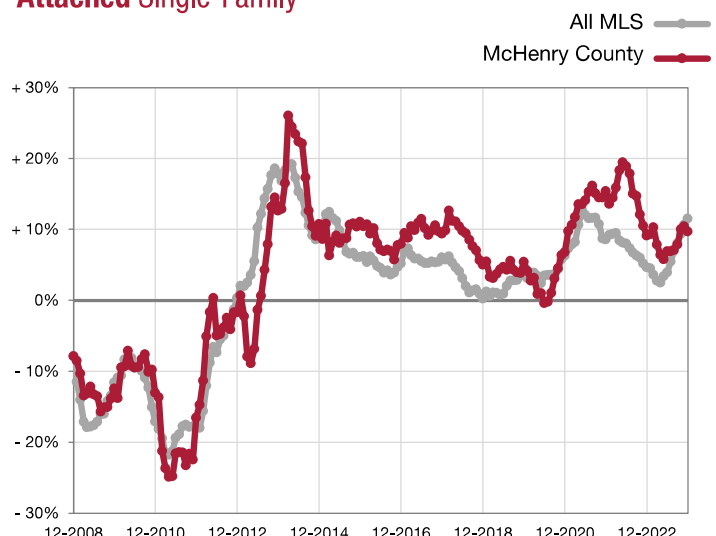
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.