

Local Market Update – February 2024

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



McHenry

+ 14.3%

+ 12.1%

- 29.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -
New Listings	43	47	+ 9.3%	747	602	- 19.4%
Under Contract (includes Contingent and Pending)	33	35	+ 6.1%	565	478	- 15.4%
Closed Sales	28	33	+ 17.9%	584	469	- 19.7%
Median Sales Price*	\$237,500	\$265,000	+ 11.6%	\$271,250	\$285,000	+ 5.1%
Average Sales Price*	\$248,186	\$285,317	+ 15.0%	\$297,373	\$319,040	+ 7.3%
Percent of Original List Price Received*	94.4%	98.6%	+ 4.4%	99.5%	99.7%	+ 0.2%
Average Market Time	67	52	- 22.4%	29	39	+ 34.5%
Inventory of Homes for Sale at Month End	48	29	- 39.6%	--	--	--

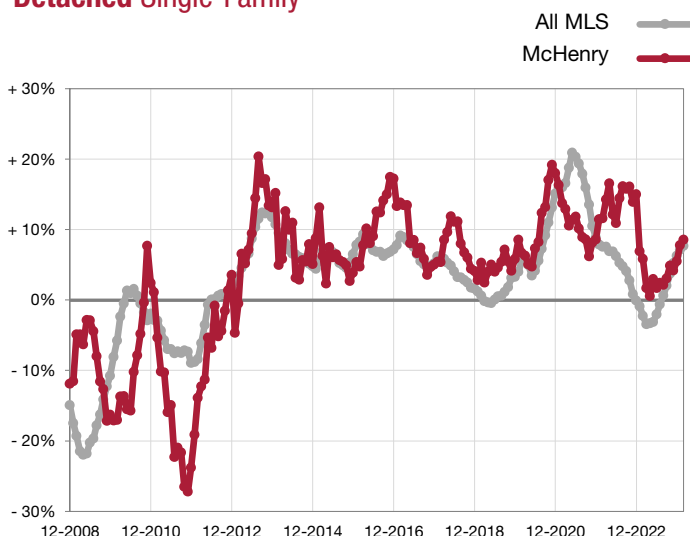
Attached Single-Family

	February			Trailing 12 Months		
	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -
New Listings	6	9	+ 50.0%	184	142	- 22.8%
Under Contract (includes Contingent and Pending)	14	11	- 21.4%	164	124	- 24.4%
Closed Sales	5	4	- 20.0%	180	136	- 24.4%
Median Sales Price*	\$220,000	\$181,350	- 17.6%	\$215,000	\$215,000	0.0%
Average Sales Price*	\$210,392	\$183,175	- 12.9%	\$206,685	\$204,557	- 1.0%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	99.3%	99.6%	+ 0.3%
Average Market Time	51	53	+ 3.9%	24	27	+ 12.5%
Inventory of Homes for Sale at Month End	6	9	+ 50.0%	--	--	--

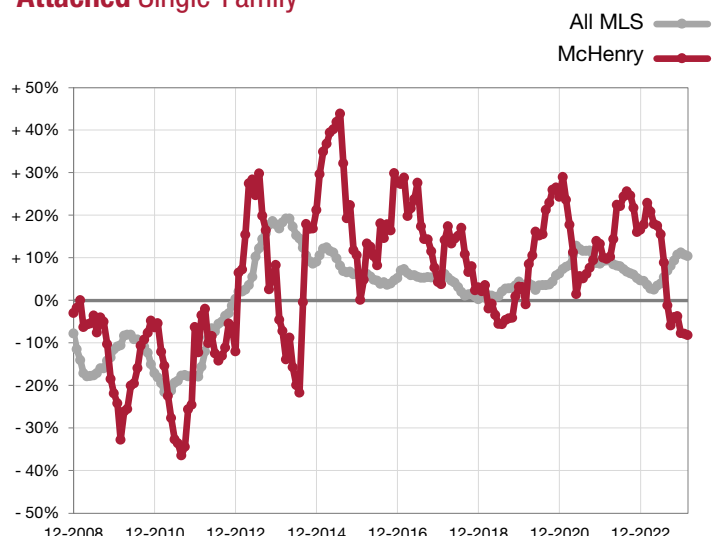
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.