

# Local Market Update – September 2023

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



## McHenry County

**- 19.8%**

**- 17.8%**

**- 30.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	September			Trailing 12 Months		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	467	372	- 20.3%	5,581	4,330	- 22.4%
Under Contract (includes Contingent and Pending)	315	260	- 17.5%	4,344	3,319	- 23.6%
Closed Sales	398	333	- 16.3%	4,544	3,377	- 25.7%
Median Sales Price*	\$330,000	<b>\$344,990</b>	+ 4.5%	\$320,000	<b>\$335,100</b>	+ 4.7%
Average Sales Price*	\$352,299	<b>\$360,941</b>	+ 2.5%	\$340,308	<b>\$355,756</b>	+ 4.5%
Percent of Original List Price Received*	97.3%	<b>99.4%</b>	+ 2.2%	99.6%	<b>98.7%</b>	- 0.9%
Average Market Time	44	<b>28</b>	- 36.4%	34	<b>42</b>	+ 23.5%
Inventory of Homes for Sale at Month End	624	<b>449</b>	- 28.0%	--	--	--

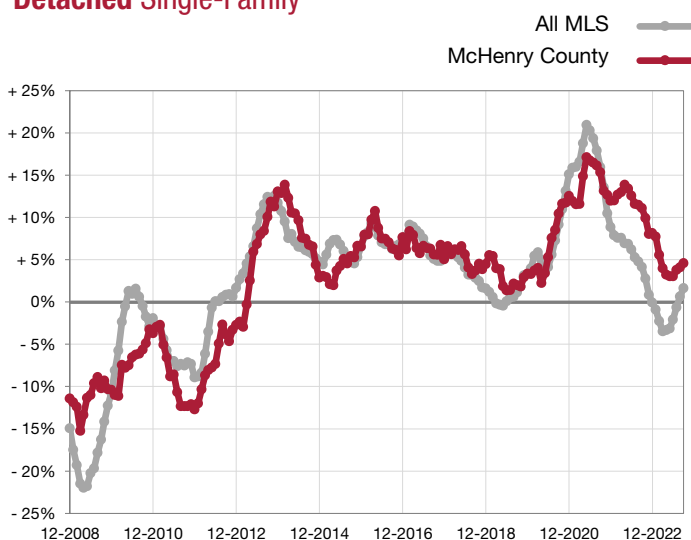
### Attached Single-Family

	September			Trailing 12 Months		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	114	94	- 17.5%	1,491	1,126	- 24.5%
Under Contract (includes Contingent and Pending)	104	82	- 21.2%	1,248	981	- 21.4%
Closed Sales	119	92	- 22.7%	1,297	994	- 23.4%
Median Sales Price*	\$219,900	<b>\$242,500</b>	+ 10.3%	\$215,500	<b>\$235,000</b>	+ 9.0%
Average Sales Price*	\$210,711	<b>\$239,166</b>	+ 13.5%	\$214,949	<b>\$232,593</b>	+ 8.2%
Percent of Original List Price Received*	98.1%	<b>100.8%</b>	+ 2.8%	99.8%	<b>99.5%</b>	- 0.3%
Average Market Time	29	<b>35</b>	+ 20.7%	29	<b>35</b>	+ 20.7%
Inventory of Homes for Sale at Month End	128	<b>74</b>	- 42.2%	--	--	--

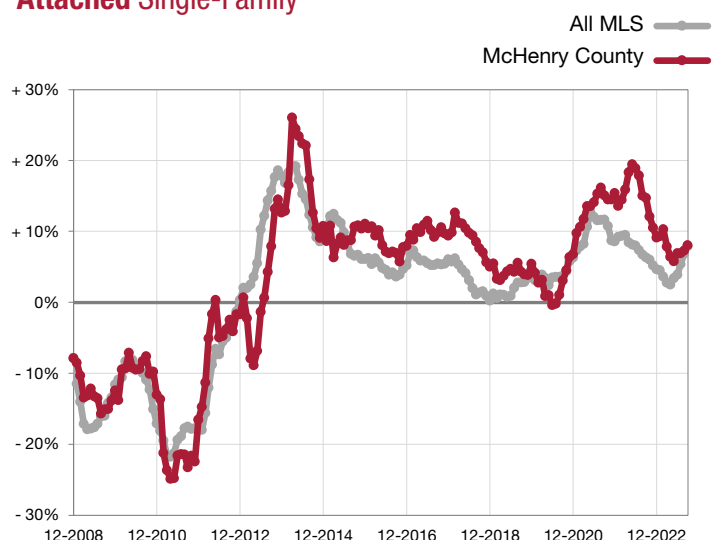
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.