

Local Market Update – January 2024

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



McHenry County

- 18.5%

+ 23.3%

- 13.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	287	238	- 17.1%	5,302	4,417	- 16.7%
Under Contract (includes Contingent and Pending)	246	204	- 17.1%	3,928	3,331	- 15.2%
Closed Sales	139	185	+ 33.1%	4,028	3,338	- 17.1%
Median Sales Price*	\$319,900	\$340,000	+ 6.3%	\$329,750	\$341,250	+ 3.5%
Average Sales Price*	\$339,161	\$370,814	+ 9.3%	\$346,518	\$363,543	+ 4.9%
Percent of Original List Price Received*	94.9%	96.7%	+ 1.9%	99.3%	99.2%	- 0.1%
Average Market Time	60	53	- 11.7%	35	40	+ 14.3%
Inventory of Homes for Sale at Month End	376	342	- 9.0%	--	--	--

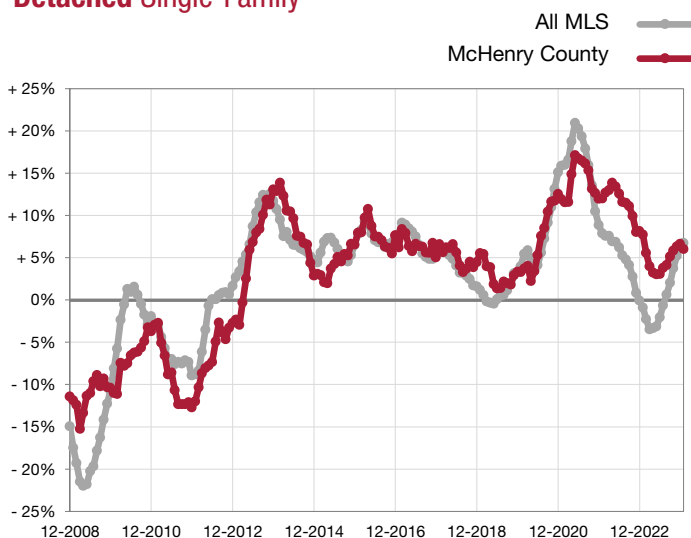
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	70	53	- 24.3%	1,383	1,071	- 22.6%
Under Contract (includes Contingent and Pending)	58	41	- 29.3%	1,123	953	- 15.1%
Closed Sales	41	37	- 9.8%	1,168	970	- 17.0%
Median Sales Price*	\$219,900	\$235,000	+ 6.9%	\$225,000	\$240,300	+ 6.8%
Average Sales Price*	\$220,914	\$233,226	+ 5.6%	\$220,149	\$237,632	+ 7.9%
Percent of Original List Price Received*	96.4%	99.7%	+ 3.4%	99.7%	100.0%	+ 0.3%
Average Market Time	49	56	+ 14.3%	30	32	+ 6.7%
Inventory of Homes for Sale at Month End	98	70	- 28.6%	--	--	--

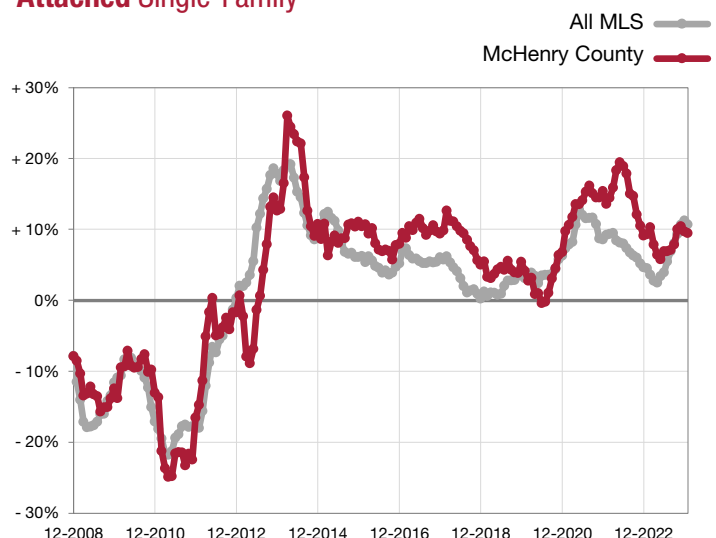
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.