

Local Market Update – March 2024

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



McHenry County

- 19.3%

Change in
New Listings
All Properties

- 9.8%

Change in
Closed Sales
All Properties

- 12.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
New Listings	408	323	- 20.8%	5,165	4,424	- 14.3%
Under Contract (includes Contingent and Pending)	305	310	+ 1.6%	3,767	3,381	- 10.2%
Closed Sales	265	266	+ 0.4%	3,936	3,347	- 15.0%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$330,000	\$346,000	+ 4.8%
Average Sales Price*	\$339,437	\$374,490	+ 10.3%	\$347,660	\$368,082	+ 5.9%
Percent of Original List Price Received*	98.9%	98.7%	- 0.2%	99.1%	99.3%	+ 0.2%
Average Market Time	57	47	- 17.5%	36	38	+ 5.6%
Inventory of Homes for Sale at Month End	356	294	- 17.4%	--	--	--

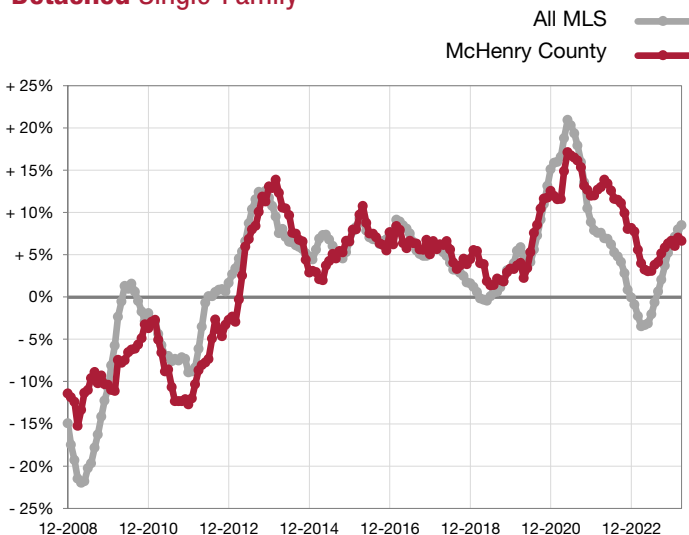
Attached Single-Family

	March			Trailing 12 Months		
	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
New Listings	111	96	- 13.5%	1,310	1,052	- 19.7%
Under Contract (includes Contingent and Pending)	107	84	- 21.5%	1,085	910	- 16.1%
Closed Sales	93	57	- 38.7%	1,117	947	- 15.2%
Median Sales Price*	\$232,000	\$246,990	+ 6.5%	\$225,000	\$243,000	+ 8.0%
Average Sales Price*	\$231,280	\$248,722	+ 7.5%	\$222,302	\$240,109	+ 8.0%
Percent of Original List Price Received*	98.6%	99.6%	+ 1.0%	99.4%	100.2%	+ 0.8%
Average Market Time	59	28	- 52.5%	32	28	- 12.5%
Inventory of Homes for Sale at Month End	66	76	+ 15.2%	--	--	--

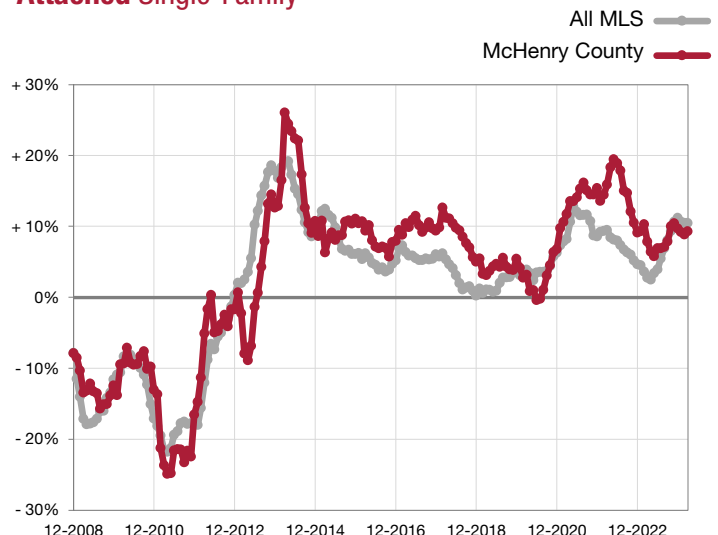
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.