Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY **MIDWEST REAL ESTATE DATA LLC**

RESIDENTIAL ACTIVITY ONLY | Data current as of June 14, 2024

MRED
Midwest Real Estate Data

McHenry County

+ 0.5%	+ 7.6%	+ 10.9%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2023	5-2024	+ / –	5-2023	5-2024	+ / –
New Listings	466	468	+ 0.4%	4,837	4,588	- 5.1%
Under Contract (includes Contingent and Pending)	357	346	- 3.1%	3,588	3,397	- 5.3%
Closed Sales	300	334	+ 11.3%	3,731	3,399	- 8.9%
Median Sales Price*	$360,000	$380,000	+ 5.6%	$330,000	$350,000	+ 6.1%
Average Sales Price*	$373,484	$396,663	+ 6.2%	$347,394	$374,324	+ 7.8%
Percent of Original List Price Received*	100.4%	100.7%	+ 0.3%	98.6%	99.4%	+ 0.8%
Average Market Time	39	31	- 20.5%	40	36	- 10.0%
Inventory of Homes for Sale at Month End	381	403	+ 5.8%	--	--	--

Attached Single-Family

|	May			Trailing 12 Months		
	5-2023	5-2024	+ / –	5-2023	5-2024	+ / –
New Listings	110	111	+ 0.9%	1,256	1,075	- 14.4%
Under Contract (includes Contingent and Pending)	97	81	- 16.5%	1,058	903	- 14.7%
Closed Sales	97	93	- 4.1%	1,098	921	- 16.1%
Median Sales Price*	$240,000	$268,000	+ 11.7%	$226,000	$248,990	+ 10.2%
Average Sales Price*	$240,575	$263,611	+ 9.6%	$224,660	$245,681	+ 9.4%
Percent of Original List Price Received*	101.9%	100.8%	- 1.1%	99.1%	100.1%	+ 1.0%
Average Market Time	16	36	+ 125.0%	32	30	- 6.3%
Inventory of Homes for Sale at Month End	70	97	+ 38.6%	--	--	--

* 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 — All MLS / McHenry County
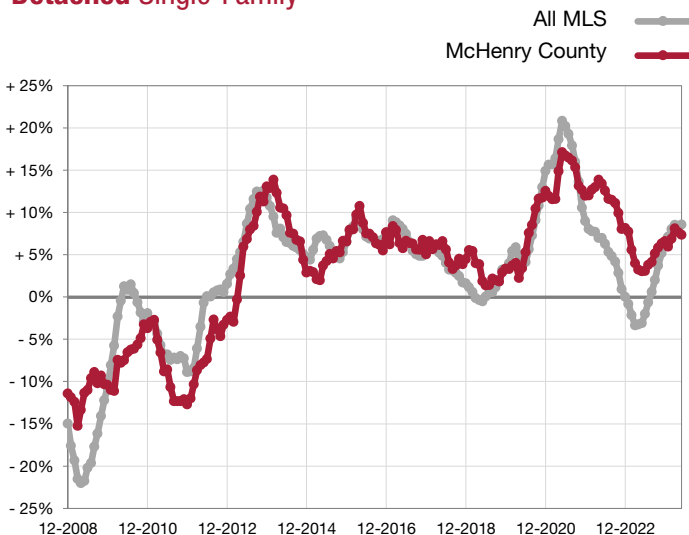
Attached Single-Family — All MLS / McHenry County
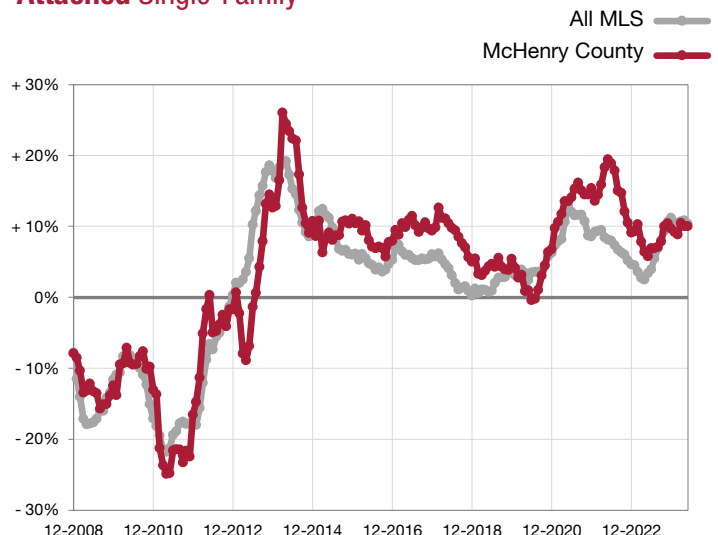
** Each dot represents the change in median sales price from the prior year using a 6-month weighted average.
This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.