

Local Market Update – July 2024

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



McHenry County

+ 25.5%

+ 8.8%

+ 31.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
New Listings	450	553	+ 22.9%	4,481	4,760	+ 6.2%
Under Contract (includes Contingent and Pending)	343	299	- 12.8%	3,439	3,398	- 1.2%
Closed Sales	326	362	+ 11.0%	3,543	3,421	- 3.4%
Median Sales Price*	\$348,145	\$380,000	+ 9.1%	\$330,000	\$355,000	+ 7.6%
Average Sales Price*	\$375,060	\$402,828	+ 7.4%	\$350,573	\$379,662	+ 8.3%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	98.4%	99.3%	+ 0.9%
Average Market Time	28	28	0.0%	43	36	- 16.3%
Inventory of Homes for Sale at Month End	432	555	+ 28.5%	--	--	--

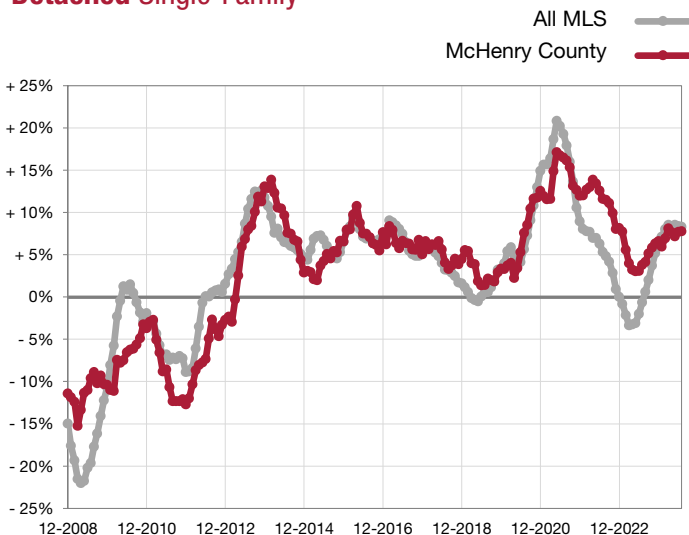
Attached Single-Family

	July			Trailing 12 Months		
	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
New Listings	87	121	+ 39.1%	1,174	1,113	- 5.2%
Under Contract (includes Contingent and Pending)	96	85	- 11.5%	1,025	897	- 12.5%
Closed Sales	83	83	0.0%	1,044	909	- 12.9%
Median Sales Price*	\$249,900	\$260,000	+ 4.0%	\$230,000	\$249,990	+ 8.7%
Average Sales Price*	\$241,931	\$258,642	+ 6.9%	\$227,526	\$248,896	+ 9.4%
Percent of Original List Price Received*	100.8%	100.4%	- 0.4%	99.1%	100.0%	+ 0.9%
Average Market Time	25	19	- 24.0%	34	29	- 14.7%
Inventory of Homes for Sale at Month End	71	106	+ 49.3%	--	--	--

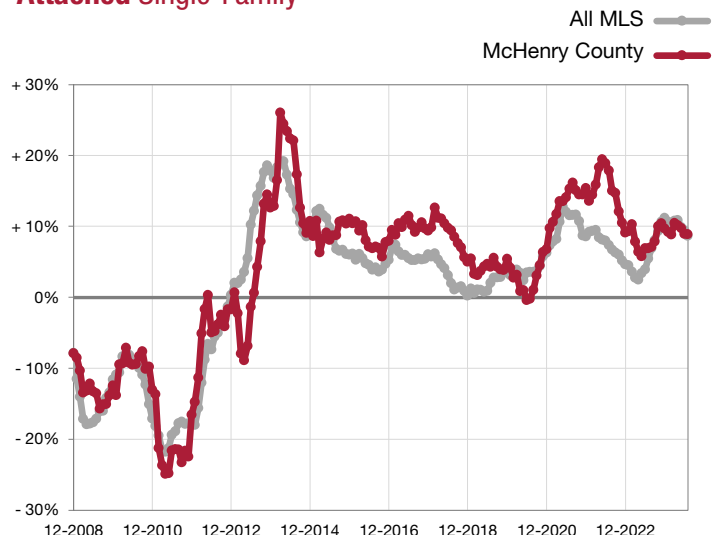
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.