

Local Market Update – August 2024

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



McHenry County

+ 10.6%

- 1.1%

+ 39.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2023	8-2024	+ / -	8-2023	8-2024	+ / -
New Listings	474	511	+ 7.8%	4,433	4,814	+ 8.6%
Under Contract (includes Contingent and Pending)	316	284	- 10.1%	3,372	3,379	+ 0.2%
Closed Sales	337	340	+ 0.9%	3,441	3,430	- 0.3%
Median Sales Price*	\$357,000	\$384,495	+ 7.7%	\$335,000	\$355,000	+ 6.0%
Average Sales Price*	\$383,078	\$407,834	+ 6.5%	\$354,893	\$382,197	+ 7.7%
Percent of Original List Price Received*	99.9%	99.7%	- 0.2%	98.5%	99.2%	+ 0.7%
Average Market Time	30	30	0.0%	44	36	- 18.2%
Inventory of Homes for Sale at Month End	469	620	+ 32.2%	--	--	--

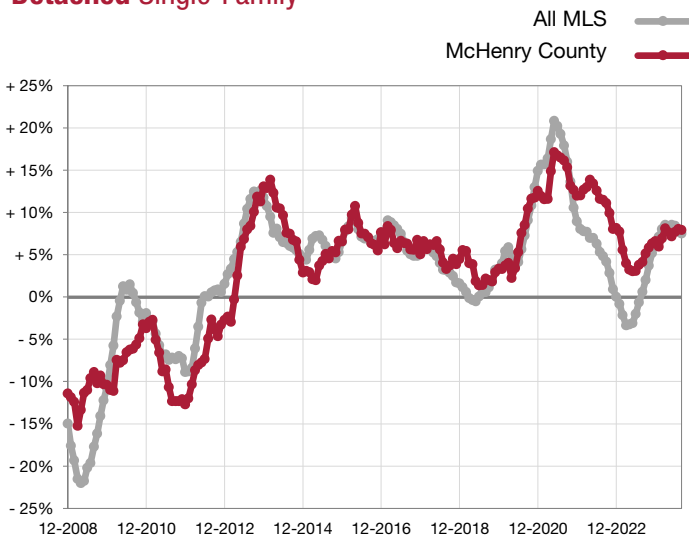
Attached Single-Family

	August			Trailing 12 Months		
	8-2023	8-2024	+ / -	8-2023	8-2024	+ / -
New Listings	110	135	+ 22.7%	1,148	1,141	- 0.6%
Under Contract (includes Contingent and Pending)	98	69	- 29.6%	1,004	875	- 12.8%
Closed Sales	99	91	- 8.1%	1,021	901	- 11.8%
Median Sales Price*	\$249,990	\$265,000	+ 6.0%	\$231,280	\$250,000	+ 8.1%
Average Sales Price*	\$244,980	\$262,320	+ 7.1%	\$229,450	\$250,682	+ 9.3%
Percent of Original List Price Received*	100.5%	99.9%	- 0.6%	99.2%	100.0%	+ 0.8%
Average Market Time	24	21	- 12.5%	34	28	- 17.6%
Inventory of Homes for Sale at Month End	73	136	+ 86.3%	--	--	--

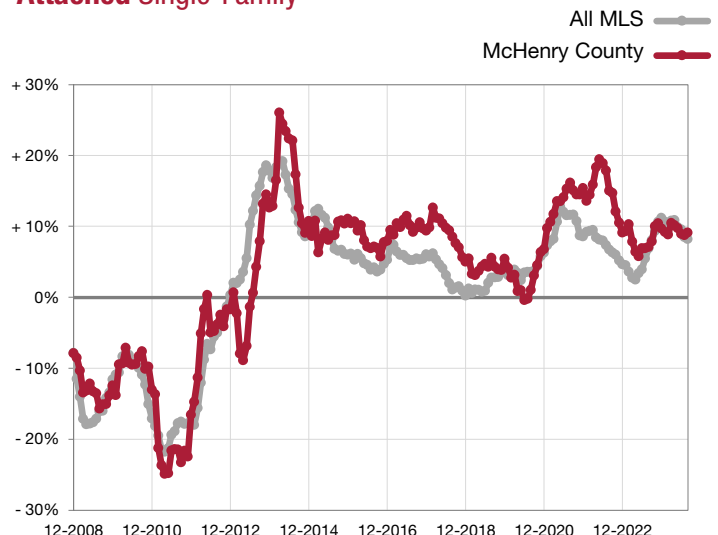
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.