Local Market Update – March 2025

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

RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025

MRED — Midwest Real Estate Data

McHenry County

+ 7.5%	+ 0.3%	+ 20.8%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family

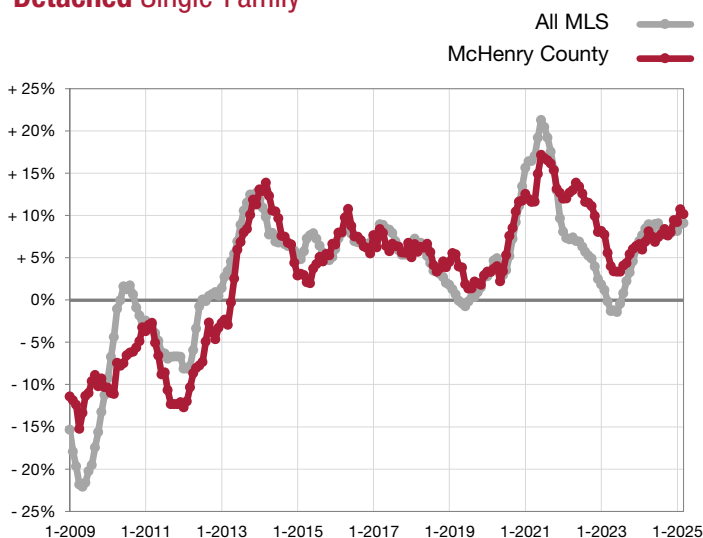|	March			Trailing 12 Months		
	3-2024	3-2025	+ / –	3-2024	3-2025	+ / –
New Listings	343	373	+ 8.7%	4,413	5,004	+ 13.4%
Under Contract (includes Contingent and Pending)	330	326	- 1.2%	3,356	3,427	+ 2.1%
Closed Sales	268	239	- 10.8%	3,302	3,455	+ 4.6%
Median Sales Price*	$350,000	$385,000	+ 10.0%	$346,000	$375,000	+ 8.4%
Average Sales Price*	$374,304	$402,665	+ 7.6%	$368,145	$400,225	+ 8.7%
Percent of Original List Price Received*	98.7%	98.8%	+ 0.1%	99.2%	99.1%	- 0.1%
Average Market Time	47	61	+ 29.8%	39	38	- 2.6%
Inventory of Homes for Sale at Month End	282	348	+ 23.4%	--	--	--

Attached Single-Family

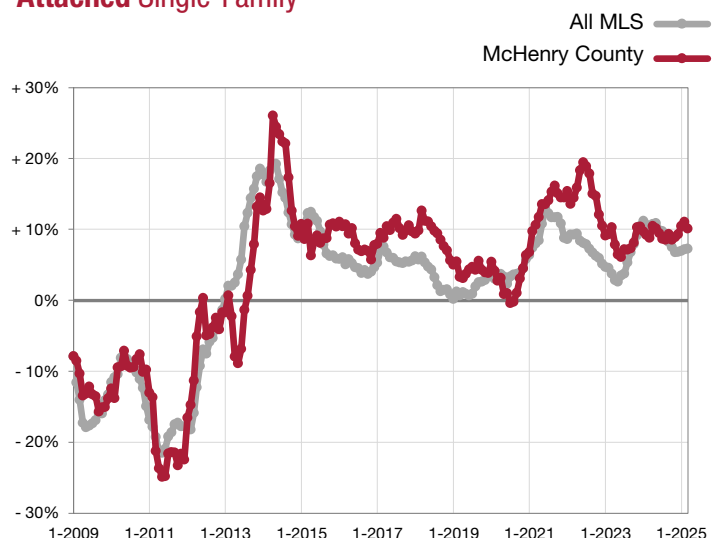|	March			Trailing 12 Months		
	3-2024	3-2025	+ / –	3-2024	3-2025	+ / –
New Listings	97	100	+ 3.1%	1,046	1,306	+ 24.9%
Under Contract (includes Contingent and Pending)	86	98	+ 14.0%	902	959	+ 6.3%
Closed Sales	57	87	+ 52.6%	937	948	+ 1.2%
Median Sales Price*	$246,990	$265,000	+ 7.3%	$243,900	$267,500	+ 9.7%
Average Sales Price*	$248,722	$273,516	+ 10.0%	$240,307	$266,797	+ 11.0%
Percent of Original List Price Received*	99.6%	98.9%	- 0.7%	100.2%	99.3%	- 0.9%
Average Market Time	28	52	+ 85.7%	28	37	+ 32.1%
Inventory of Homes for Sale at Month End	73	81	+ 11.0%	--	--	--

* 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.