

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



McHenry

+ 6.6%

- 35.4%

+ 80.8%

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	53	57	+ 7.5%	583	681	+ 16.8%
Under Contract (includes Contingent and Pending)	53	50	- 5.7%	461	470	+ 2.0%
Closed Sales	40	27	- 32.5%	466	477	+ 2.4%
Median Sales Price*	\$302,500	\$300,000	- 0.8%	\$290,000	\$310,000	+ 6.9%
Average Sales Price*	\$320,718	\$358,475	+ 11.8%	\$321,415	\$348,764	+ 8.5%
Percent of Original List Price Received*	100.9%	100.6%	- 0.3%	99.7%	99.5%	- 0.2%
Average Market Time	33	58	+ 75.8%	38	29	- 23.7%
Inventory of Homes for Sale at Month End	23	37	+ 60.9%	--	--	--

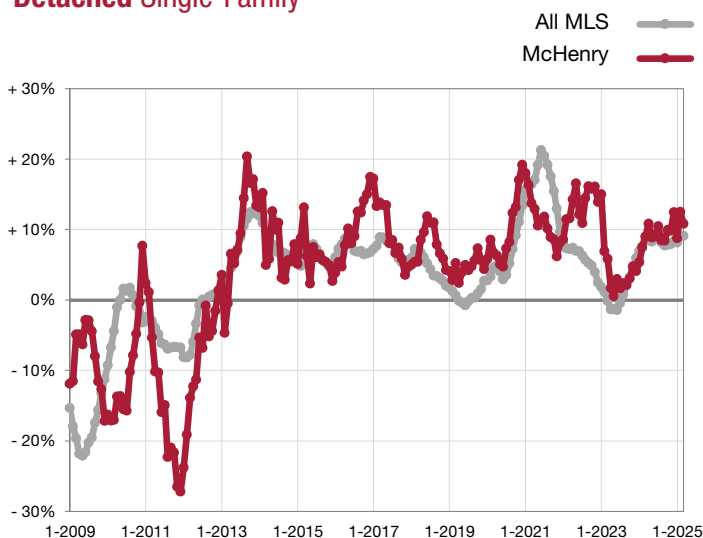
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	8	8	0.0%	130	144	+ 10.8%
Under Contract (includes Contingent and Pending)	13	7	- 46.2%	118	110	- 6.8%
Closed Sales	8	4	- 50.0%	126	115	- 8.7%
Median Sales Price*	\$207,500	\$176,950	- 14.7%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$207,625	\$178,475	- 14.0%	\$202,948	\$226,033	+ 11.4%
Percent of Original List Price Received*	96.4%	94.8%	- 1.7%	99.7%	98.5%	- 1.2%
Average Market Time	29	56	+ 93.1%	20	27	+ 35.0%
Inventory of Homes for Sale at Month End	3	10	+ 233.3%	--	--	--

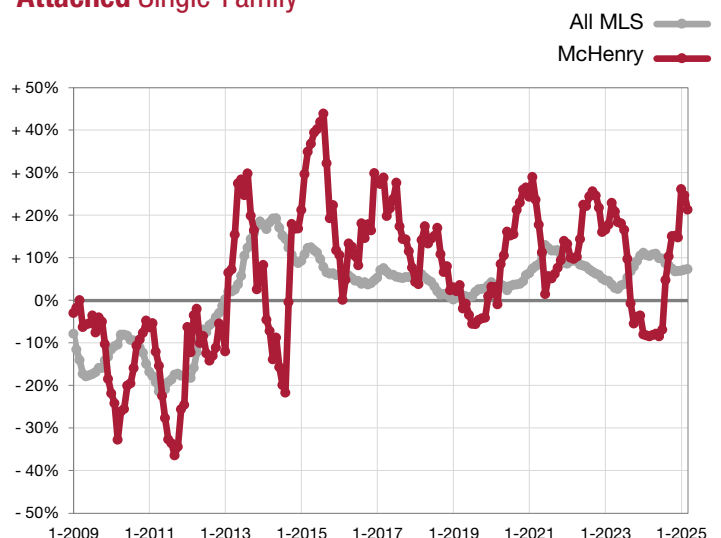
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.