

Monthly Indicators

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
FOR MEMBERS OF THE HEARTLAND REALTOR® ORGANIZATION
RESIDENTIAL REAL ESTATE ACTIVITY ONLY



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in McHenry County increased 8.4 percent to 658. Listings Under Contract were up 13.9 percent to 458. Inventory levels rose 4.6 percent to 586 units.

Prices continued to gain traction. The Median Sales Price increased 2.1 percent to \$376,250. Market Times were down 5.3 percent to 36 days. Buyers felt empowered as Months Supply of Inventory was up 12.9 percent to 1.7 months.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

+ 19.9%

Change in
Closed Sales

+ 2.1%

Change in
Median Sales Price

+ 4.6%

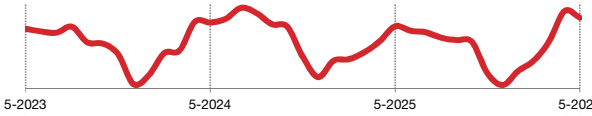
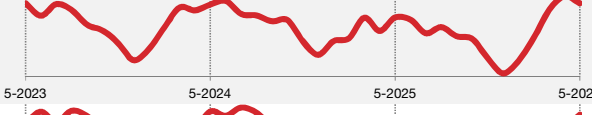
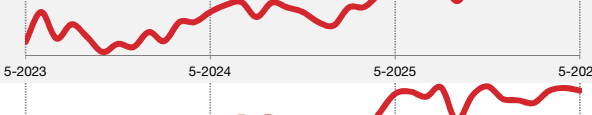
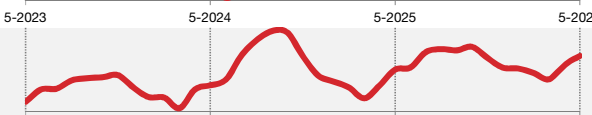
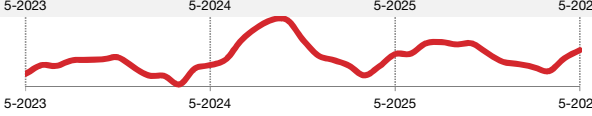
Change in
Inventory

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Market Overview

Key market metrics for the current month and year-to-date figures.



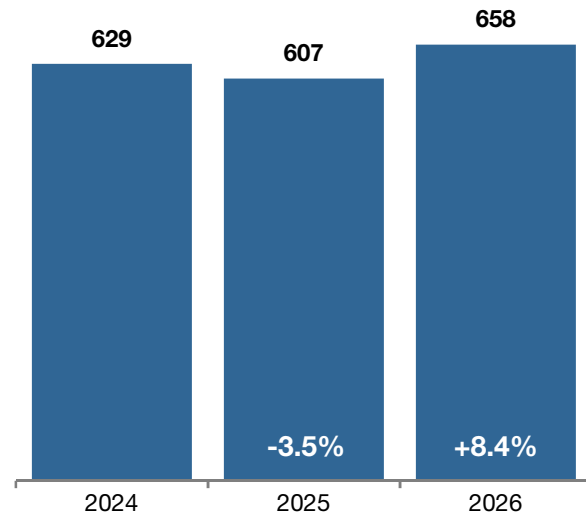
Key Metrics	Historical Sparklines	5-2025	5-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		607	658	+ 8.4%	2,386	2,612	+ 9.5%
Closed Sales		372	446	+ 19.9%	1,574	1,544	- 1.9%
Under Contract (Contingent and Pending)		402	458	+ 13.9%	1,781	1,926	+ 8.1%
Median Sales Price		\$368,430	\$376,250	+ 2.1%	\$354,900	\$373,000	+ 5.1%
Average Sales Price		\$401,822	\$404,906	+ 0.8%	\$377,270	\$402,719	+ 6.7%
Average List Price		\$443,332	\$446,550	+ 0.7%	\$420,486	\$449,506	+ 6.9%
Percent of Original List Price Received		99.2%	100.5%	+ 1.3%	98.7%	99.0%	+ 0.3%
Housing Affordability Index		99	100	+ 1.0%	103	101	- 1.9%
Market Time		38	36	- 5.3%	48	48	0.0%
Months Supply of Homes for Sale		1.5	1.7	+ 12.9%	--	--	--
Inventory of Homes for Sale		560	586	+ 4.6%	--	--	--

New Listings

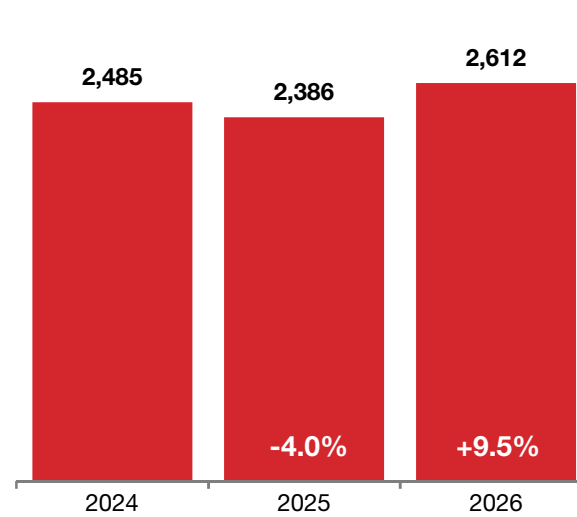
A count of the properties that have been newly listed on the market in a given month.



May

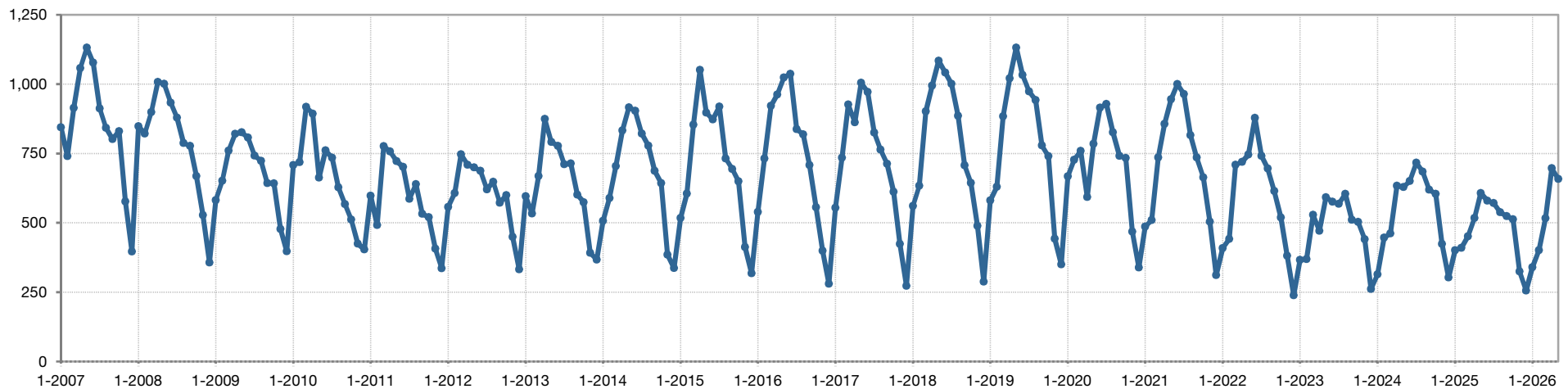


Year To Date



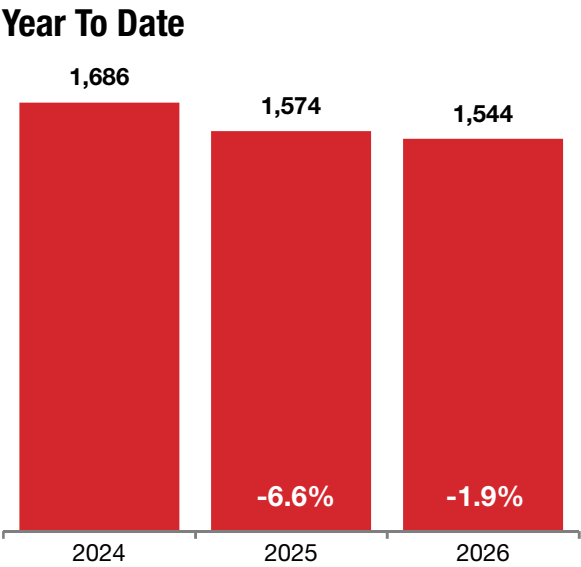
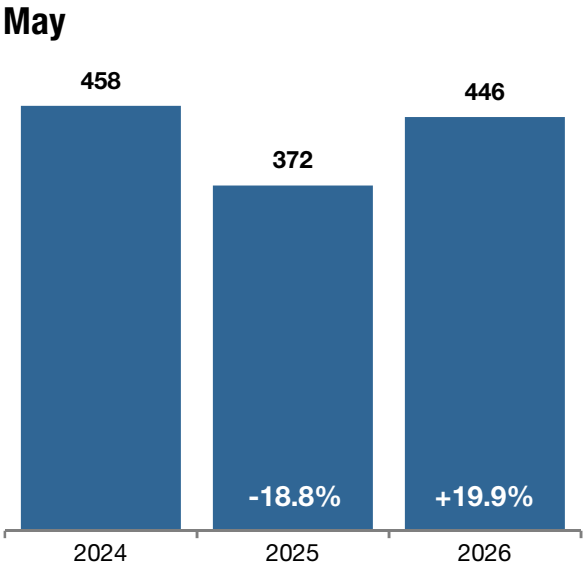
Month	Prior Year	Current Year	+ / -
June	651	580	-10.9%
July	717	571	-20.4%
August	685	538	-21.5%
September	619	524	-15.3%
October	604	513	-15.1%
November	424	325	-23.3%
December	303	256	-15.5%
January	401	340	-15.2%
February	410	401	-2.2%
March	451	516	+14.4%
April	517	697	+34.8%
May	607	658	+8.4%
12-Month Avg	532	493	-7.4%

Historical New Listing Activity



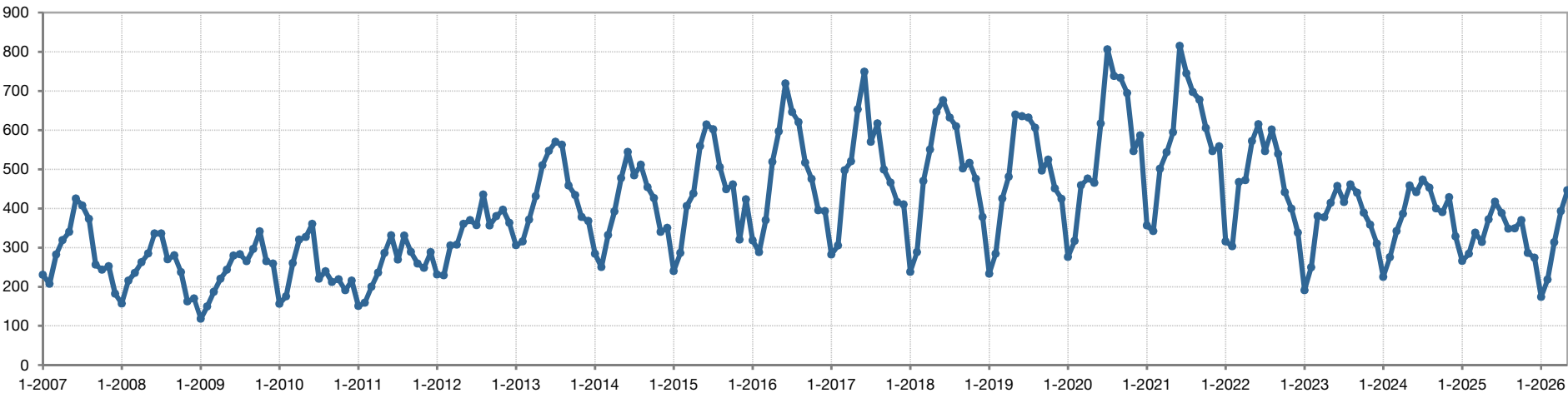
Closed Sales

A count of the actual sales that have closed in a given month.



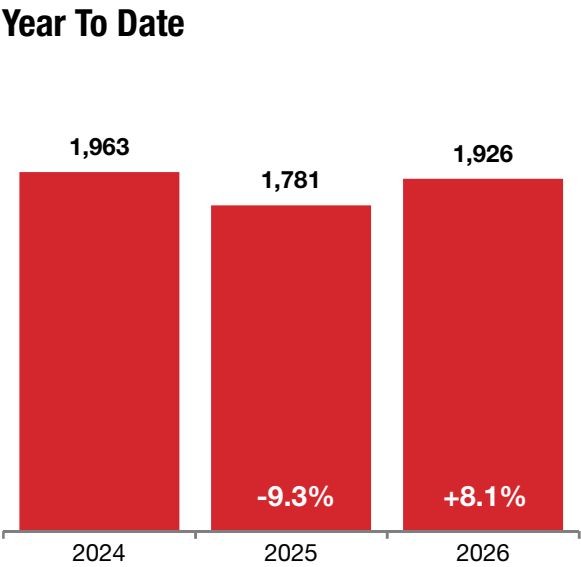
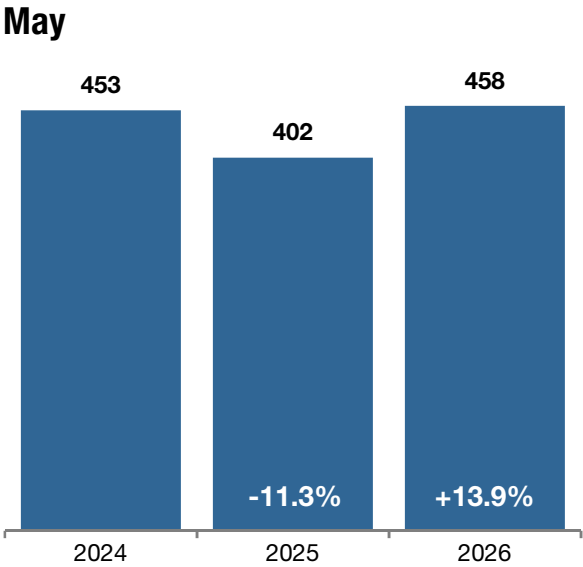
Month	Prior Year	Current Year	+ / -
June	441	417	-5.4%
July	473	388	-18.0%
August	453	348	-23.2%
September	400	349	-12.8%
October	390	370	-5.1%
November	428	286	-33.2%
December	328	274	-16.5%
January	266	174	-34.6%
February	284	218	-23.2%
March	338	313	-7.4%
April	314	393	+25.2%
May	372	446	+19.9%
12-Month Avg	374	331	-11.2%

Historical Closed Sales Activity



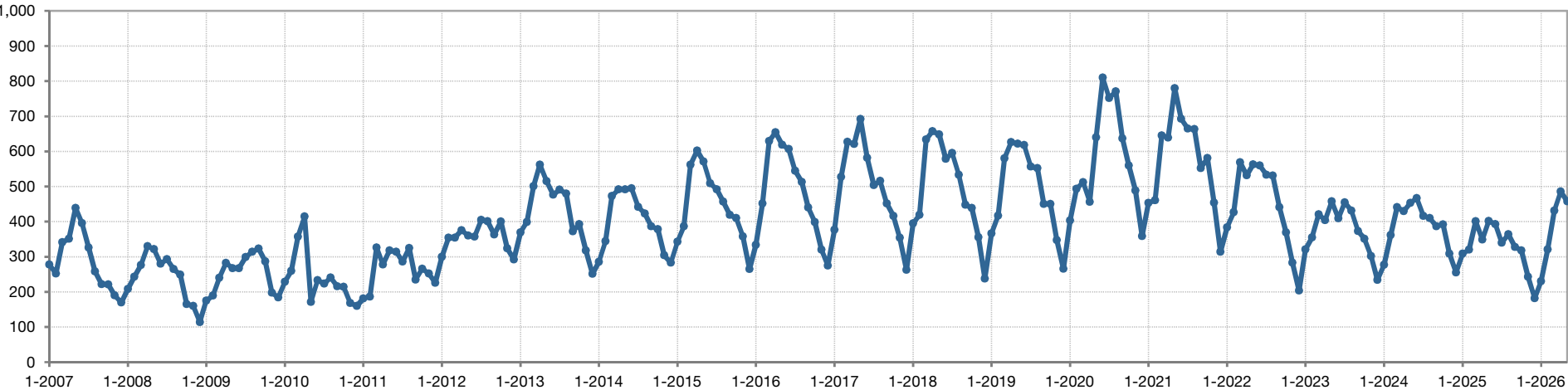
Under Contract

A count of the properties in either a contingent or pending status in a given month.



Month	Prior Year	Current Year	+ / -
June	467	393	-15.8%
July	416	340	-18.3%
August	410	364	-11.2%
September	387	328	-15.2%
October	392	318	-18.9%
November	309	243	-21.4%
December	255	182	-28.6%
January	309	230	-25.6%
February	320	321	+0.3%
March	401	431	+7.5%
April	349	486	+39.3%
May	402	458	+13.9%
12-Month Avg	368	341	-7.3%

Historical Under Contract Activity

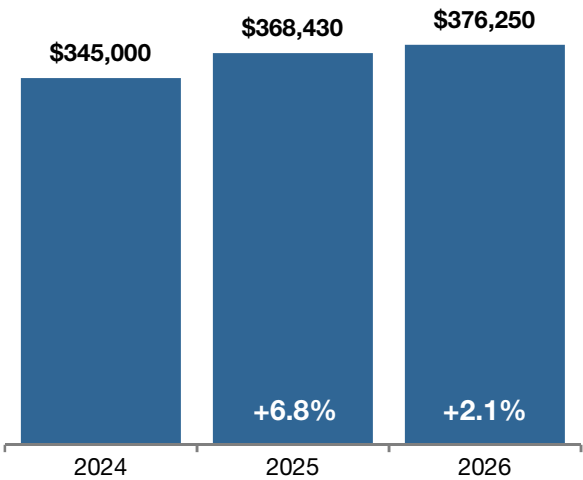


Median Sales Price

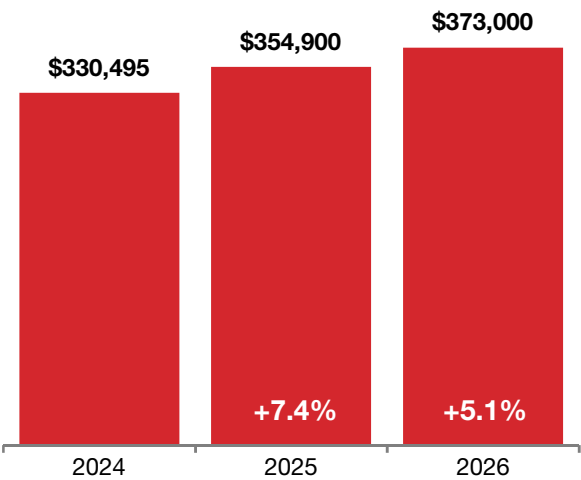
Median price point for all closed sales, not accounting for seller concessions, in a given month.



May



Year To Date



Month	Prior Year	Current Year	+ / -
June	\$352,000	\$382,000	+8.5%
July	\$355,000	\$379,900	+7.0%
August	\$340,000	\$377,750	+11.1%
September	\$354,500	\$355,875	+0.4%
October	\$349,450	\$375,000	+7.3%
November	\$345,000	\$375,000	+8.7%
December	\$335,000	\$370,000	+10.4%
January	\$331,450	\$375,000	+13.1%
February	\$349,490	\$365,000	+4.4%
March	\$350,000	\$375,000	+7.1%
April	\$362,950	\$375,600	+3.5%
May	\$368,430	\$376,250	+2.1%
12-Month Med	\$350,000	\$374,900	+7.1%

Historical Median Sales Price



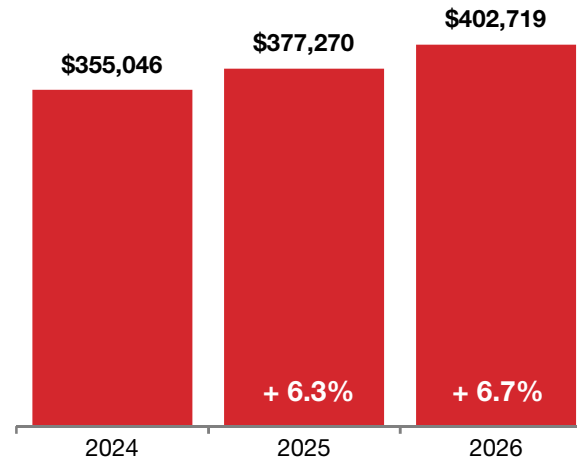
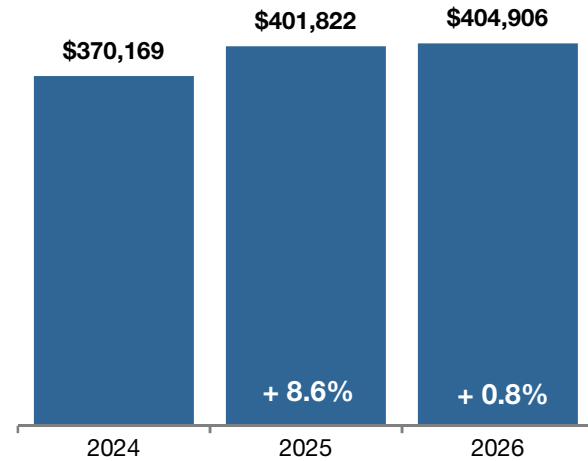
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

Year To Date



Month	Prior Year	Current Year	+ / -
June	\$375,472	\$403,832	+7.6%
July	\$378,979	\$398,876	+5.3%
August	\$377,578	\$407,861	+8.0%
September	\$378,488	\$375,601	-0.8%
October	\$366,325	\$399,709	+9.1%
November	\$365,967	\$409,000	+11.8%
December	\$370,306	\$396,800	+7.2%
January	\$356,605	\$395,531	+10.9%
February	\$374,348	\$392,960	+5.0%
March	\$363,027	\$404,615	+11.5%
April	\$383,662	\$407,322	+6.2%
May	\$401,822	\$404,906	+0.8%
12-Month Avg	\$374,875	\$400,295	+6.8%

Historical Average Sales Price

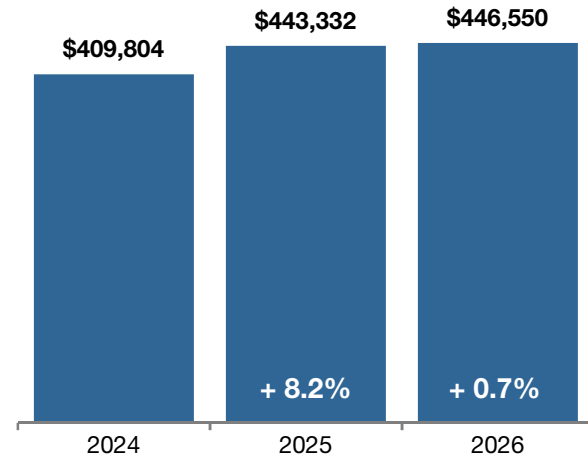


Average List Price

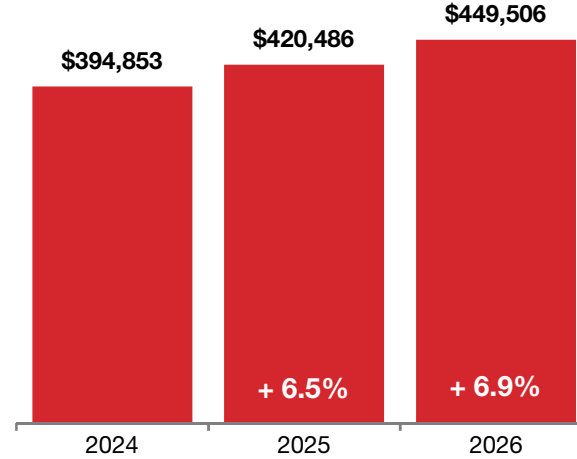
Average list price for all new listings in a given month.



May



Year To Date



Month	Prior Year	Current Year	+ / -
June	\$415,707	\$433,418	+4.3%
July	\$426,065	\$431,974	+1.4%
August	\$391,000	\$421,792	+7.9%
September	\$397,998	\$443,509	+11.4%
October	\$397,636	\$459,048	+15.4%
November	\$372,410	\$417,350	+12.1%
December	\$377,494	\$400,553	+6.1%
January	\$405,777	\$425,725	+4.9%
February	\$389,341	\$429,641	+10.4%
March	\$427,523	\$497,112	+16.3%
April	\$423,638	\$440,046	+3.9%
May	\$443,332	\$446,550	+0.7%
12-Month Avg	\$407,910	\$440,129	+7.9%

Historical Average List Price



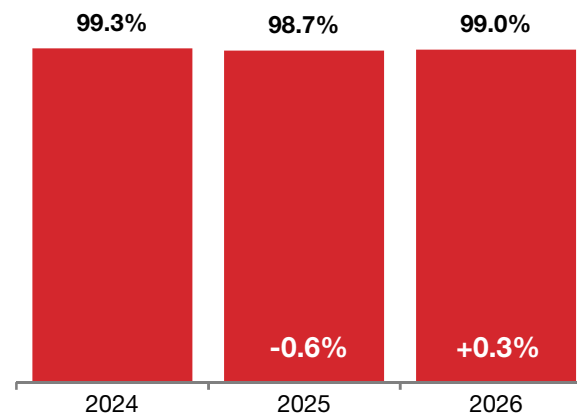
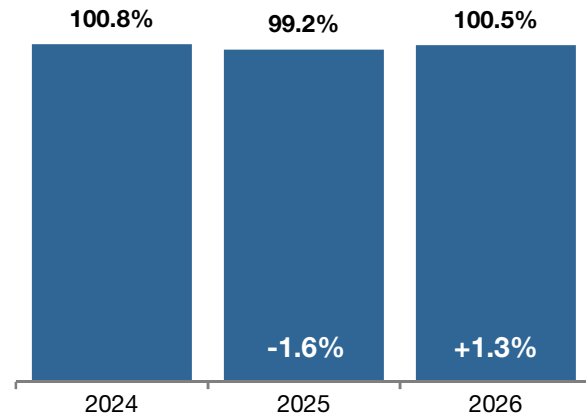
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



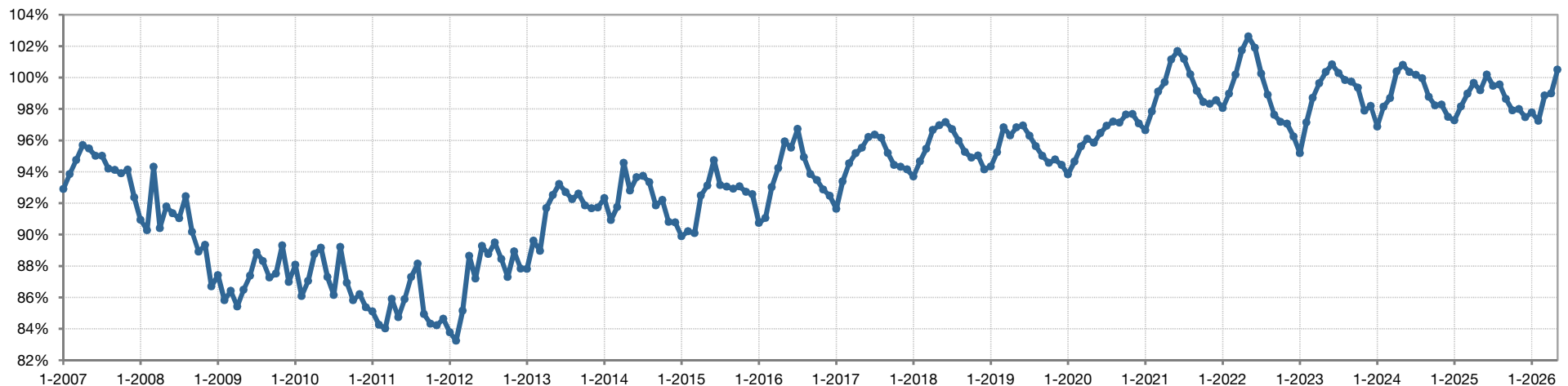
May

Year To Date



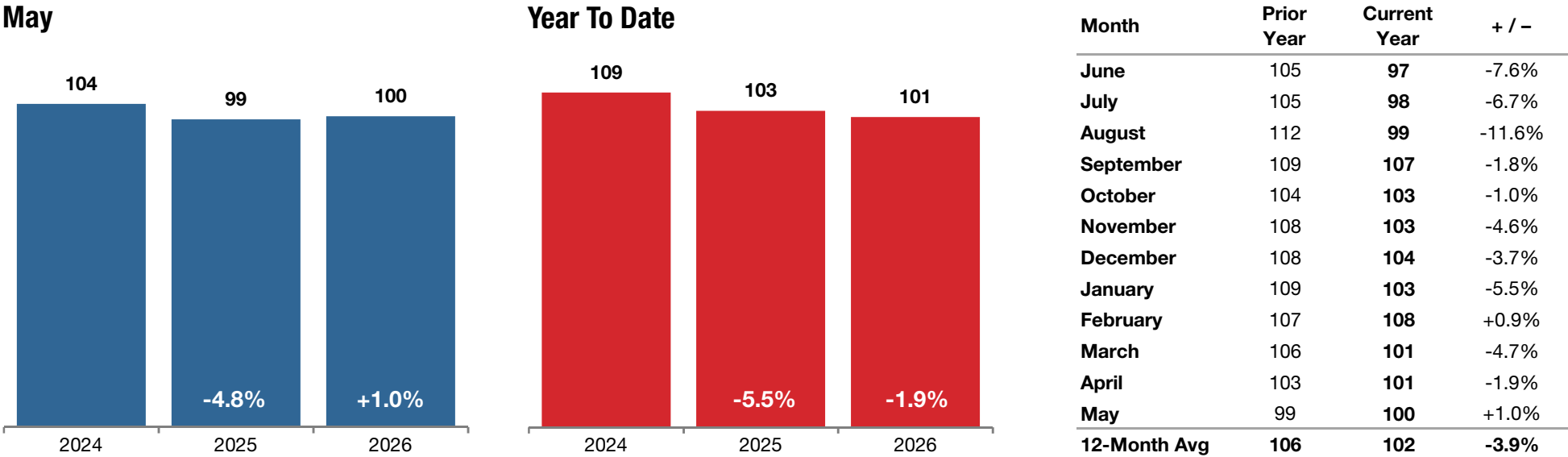
Month	Prior Year	Current Year	+ / -
June	100.4%	100.2%	-0.2%
July	100.2%	99.5%	-0.7%
August	100.0%	99.6%	-0.4%
September	98.8%	98.6%	-0.1%
October	98.2%	97.9%	-0.3%
November	98.3%	98.0%	-0.3%
December	97.5%	97.5%	-0.0%
January	97.3%	97.8%	+0.5%
February	98.2%	97.2%	-0.9%
March	99.0%	98.9%	-0.1%
April	99.7%	99.0%	-0.7%
May	99.2%	100.5%	+1.3%
12-Month Avg	99.0%	98.9%	-0.1%

Historical Percent of Original List Price Received



Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

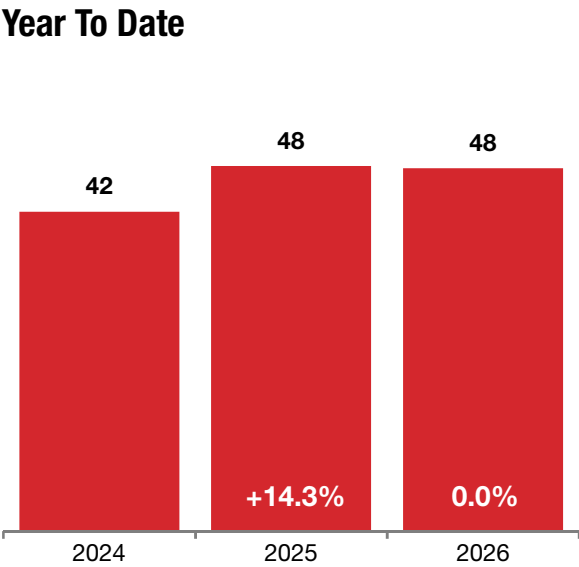
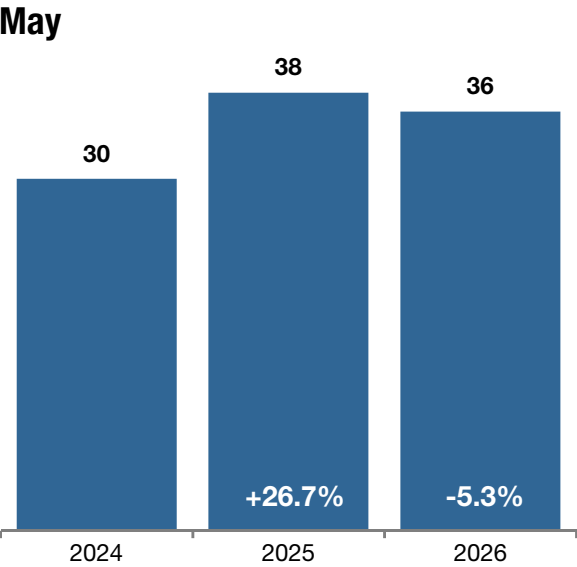


Historical Housing Affordability Index



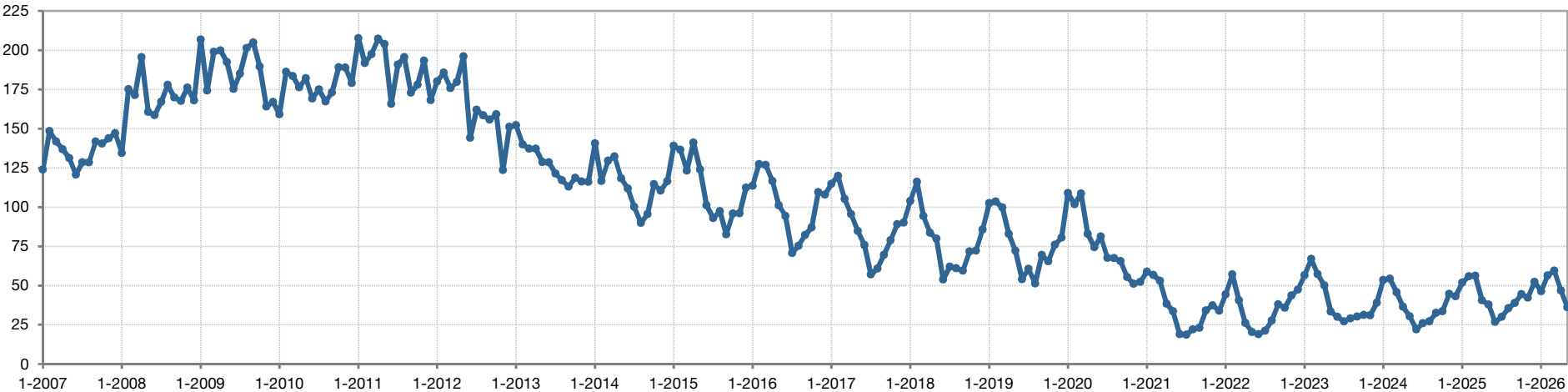
Market Time

Average number of days between when a property is listed and when an offer is accepted in a given month.



Month	Prior Year	Current Year	+ / -
June	22	27	+22.7%
July	26	30	+15.4%
August	27	35	+29.6%
September	33	39	+18.2%
October	34	44	+29.4%
November	45	42	-6.7%
December	43	52	+20.9%
January	52	46	-11.5%
February	56	56	0.0%
March	56	59	+5.4%
April	41	47	+14.6%
May	38	36	-5.3%
12-Month Avg	38	42	+10.5%

Historical Market Times

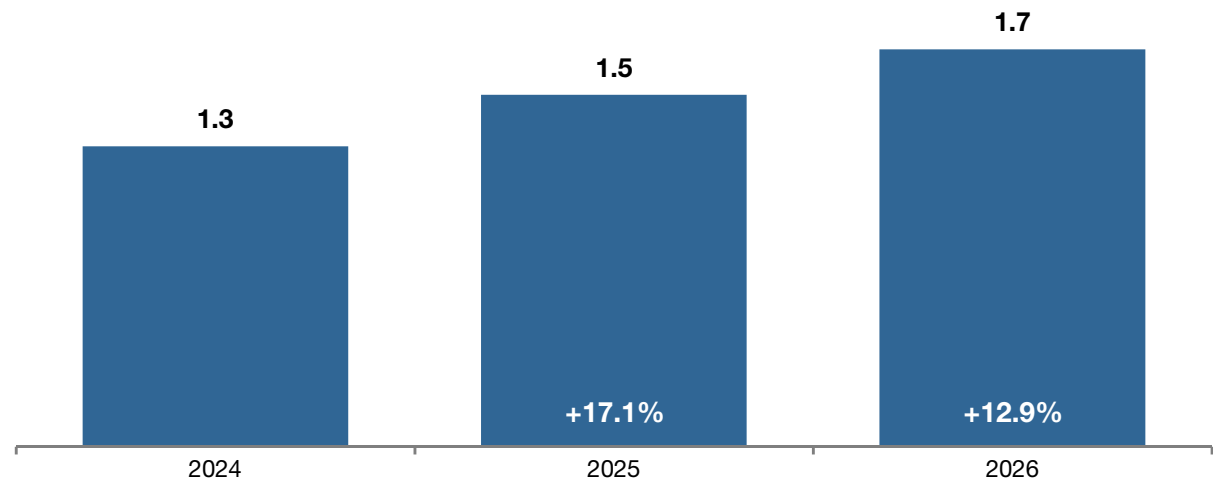


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

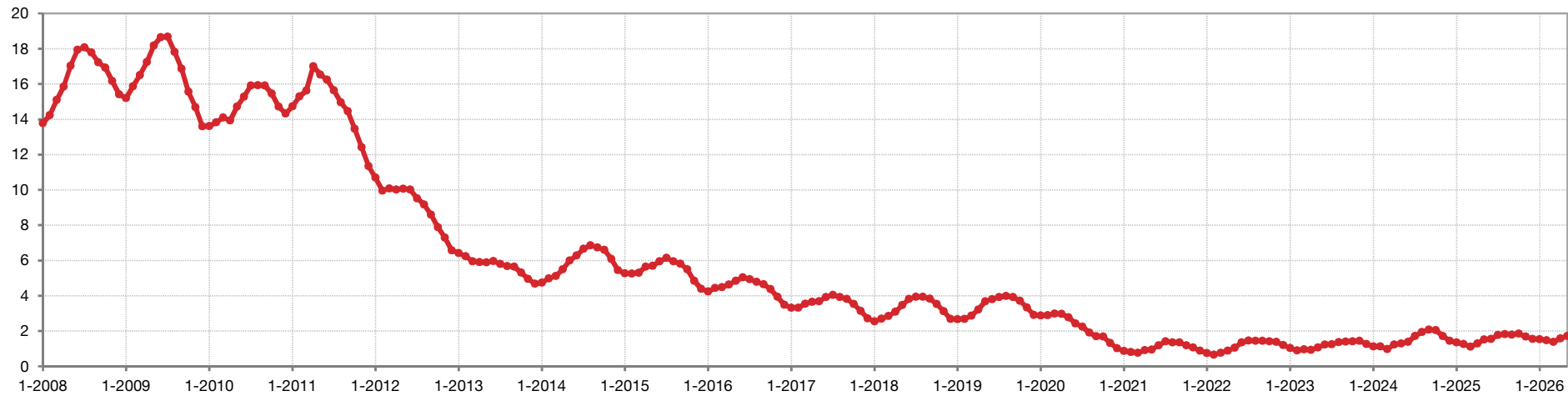


May



Month	Prior Year	Current Year	+ / -
June	1.4	1.6	+12.8%
July	1.7	1.8	+3.2%
August	1.9	1.8	-6.5%
September	2.1	1.8	-13.3%
October	2.1	1.8	-9.9%
November	1.7	1.7	-1.6%
December	1.4	1.5	+7.8%
January	1.4	1.5	+13.7%
February	1.3	1.5	+16.1%
March	1.1	1.4	+24.3%
April	1.3	1.6	+22.1%
May	1.5	1.7	+12.9%
12-Month Avg	1.6	1.6	+4.5%

Historical Months Supply of Inventory

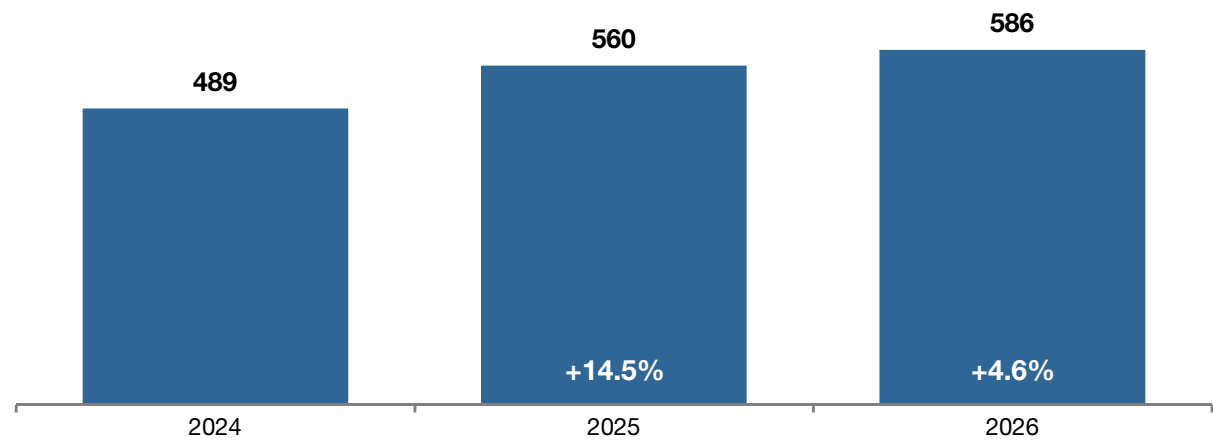


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



May



Month	Prior Year	Current Year	+ / -
June	525	562	+7.0%
July	649	630	-2.9%
August	730	638	-12.6%
September	782	623	-20.3%
October	781	629	-19.5%
November	655	566	-13.6%
December	551	510	-7.4%
January	522	496	-5.0%
February	485	475	-2.1%
March	422	450	+6.6%
April	483	533	+10.4%
May	560	586	+4.6%
12-Month Avg	595	558	-4.6%

Historical Inventory of Homes for Sale

