

## Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 1st Quarter 2014 - Macro Analysis - 04/01/2014 Report

### Attached Houses

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Sales Last 12 Months	# Sales Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Sales	Current Inventory
	Median Sales Price			Average DOM			# of Total Sales			Inventory Levels			
<b>Aurora #507</b>													
#129 School	\$53,000	\$51,250	3.41%	155	180	-13.89%	79	78	1.28%	6.6	20	11	3.04
#131 School	\$50,800	\$42,000	20.95%	91	159	-42.77%	115	116	-0.86%	9.6	11	25	1.15
#204 School	\$137,500	\$113,000	21.68%	76	123	-38.21%	392	343	14.29%	32.7	65	89	1.99
#308 School	\$125,000	\$108,500	15.21%	110	155	-29.03%	131	118	11.02%	10.9	17	41	1.56
<b>Batavia #510</b>	\$150,750	\$150,000	0.50%	111	183	-39.34%	60	46	30.43%	5.0	12	10	2.40
<b>Big Rock/Hinckley</b>	\$99,000	\$133,500	-25.84%	60	343	-82.51%	3	2	50.00%	0.3	1	0	4.00
<b>Bolingbrook #440</b>	\$70,063	\$64,000	9.47%	99	112	-11.61%	218	195	11.79%	18.2	36	60	1.98
<b>Clarendon Hills #514</b>	\$153,000	\$130,500	17.24%	157	212	-25.94%	53	48	10.42%	4.4	8	9	1.81
<b>Cortland #112</b>	\$75,500	\$67,750	11.44%	42	98	-57.14%	14	18	-22.22%	1.2	3	1	2.57
<b>Crest Hill #498</b>	\$118,000	\$99,500	18.59%	107	145	-26.21%	114	116	-1.72%	9.5	31	20	3.26
<b>Darien #562</b>	\$172,210	\$150,000	14.81%	98	182	-46.15%	142	128	10.94%	11.8	19	25	1.61
<b>Dekalb #115</b>	\$98,000	\$88,750	10.42%	101	125	-19.20%	50	60	-16.67%	4.2	17	13	4.08
<b>Downers Grove #515</b>	\$105,000	\$98,000	7.14%	161	319	-49.53%	322	231	39.39%	26.8	39	43	1.45
<b>Elburn #119</b>	\$129,900	\$116,000	11.98%	86	187	-54.01%	21	24	-12.50%	1.8	1	8	0.57
<b>Elgin #123</b>													
#46 School	\$91,000	\$84,500	7.69%	122	142	-14.08%	393	333	18.02%	32.8	89	90	2.72
#301 School	\$144,950	\$148,000	-2.06%	164	191	-14.14%	24	28	-14.29%	2.0	3	4	1.50
<b>Elmhurst #126</b>	\$167,500	\$177,500	-5.63%	140	217	-35.48%	131	66	98.48%	10.9	19	16	1.74
<b>Frankfort #423</b>	\$232,450	\$191,500	21.38%	157	208	-24.52%	96	92	4.35%	8.0	21	20	2.63
<b>Geneva #134</b>	\$211,000	\$190,000	11.05%	146	183	-20.22%	103	85	21.18%	8.6	24	18	2.80

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<b>Glen Ellyn #137</b>	\$119,872	\$108,000	10.99%	113	220	-48.64%	147	139	5.76%	12.3	37	35	3.02
<b>Hampshire #140</b>	\$117,250	\$102,000	14.95%	120	99	21.21%	136	92	47.83%	11.3	22	28	1.94
<b>Hinsdale #521</b>	\$351,500	\$233,381	50.61%	182	316	-42.41%	78	48	62.50%	6.5	32	23	4.92
<b>Lemont #439</b>	\$257,250	\$251,500	2.29%	207	244	-15.16%	60	31	93.55%	5.0	29	8	5.80
<b>Lisle #532</b>	\$105,050	\$75,000	40.07%	124	163	-23.93%	180	204	-11.76%	15.0	36	30	2.40
<b>Lombard #148</b>	\$120,000	\$115,000	4.35%	132	152	-13.16%	260	235	10.64%	21.7	57	51	2.63
<b>Joliet #499</b>													
#202 School	\$122,450	\$110,000	11.32%	91	116	-21.55%	86	78	10.26%	7.2	16	16	2.23
#204 School	\$83,000	\$77,700	6.82%	135	158	-14.56%	174	116	50.00%	14.5	46	37	3.17
<b>Mokena #448</b>	\$175,000	\$180,000	-2.78%	119	154	-22.73%	95	73	30.14%	7.9	32	23	4.04
<b>Montgomery #538</b>	\$109,000	\$95,000	14.74%	98	158	-37.97%	89	88	1.14%	7.4	17	22	2.29
<b>Naperville #540</b>													
#203 School	\$141,500	\$149,954	-5.64%	115	168	-31.55%	274	254	7.87%	22.8	69	55	3.02
#204 School	\$170,000	\$156,000	8.97%	88	145	-39.31%	418	317	31.86%	34.8	67	82	1.92
<b>Newark #541</b>	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
<b>New Lenox #451</b>	\$129,000	\$140,000	-7.86%	152	137	10.95%	95	44	115.91%	7.9	24	10	3.03
<b>North Aurora #542</b>	\$124,000	\$120,000	3.33%	117	178	-34.27%	66	65	1.54%	5.5	15	16	2.73
<b>Oak Brook #523</b>	\$267,500	\$240,000	11.46%	219	256	-14.45%	104	71	46.48%	8.7	13	12	1.50
<b>Oswego #543</b>	\$118,000	\$105,763	11.57%	122	120	1.67%	191	184	3.80%	15.9	33	29	2.07
<b>Ottawa #350</b>	\$119,500	\$112,000	6.70%	177	238	-25.63%	15	13	15.38%	1.3	23	4	18.40
<b>Plainfield #544</b>													
#202 School	\$136,000	\$119,000	14.29%	86	127	-32.28%	230	227	1.32%	19.2	44	59	2.30

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#204 School	\$114,450	\$105,500	8.48%	88	190	-53.68%	14	20	-30.00%	1.2	0	6	0.00
#308 School	\$186,000	\$186,000	0.00%	85	137	-37.96%	5	13	-61.54%	0.4	7	2	16.80
<b>Plano #545</b>	\$72,000	\$61,000	18.03%	71	97	-26.80%	79	83	-4.82%	6.6	8	20	1.22
<b>Romeoville #494</b>	\$109,900	\$92,500	18.81%	101	146	-30.82%	175	127	37.80%	14.6	33	50	2.26
<b>St. Charles #174</b>													
#301 School	\$120,000	\$151,000	-20.53%	207	113	83.19%	7	2	250.00%	0.6	1	1	1.71
#303 School	\$180,000	\$181,500	-0.83%	116	167	-30.54%	118	120	-1.67%	9.8	36	38	3.66
<b>Sandwich #491</b>	\$115,000	\$78,500	46.50%	127	80	58.75%	11	6	83.33%	0.9	4	2	4.36
<b>Shorewood #496</b>	\$120,000	\$120,000	0.00%	104	110	-5.45%	53	33	60.61%	4.4	13	14	2.94
<b>South Elgin #177</b>	\$115,000	\$110,750	3.84%	110	130	-15.38%	125	94	32.98%	10.4	18	24	1.73
<b>Sugar Grove #554</b>	\$143,750	\$132,500	8.49%	87	202	-56.93%	61	50	22.00%	5.1	11	5	2.16
<b>Sycamore #178</b>	\$110,000	\$105,000	4.76%	98	195	-49.74%	79	78	1.28%	6.6	27	21	4.10
<b>Villa Park #186</b>	\$80,000	\$66,143	20.95%	93	106	-12.26%	97	80	21.25%	8.1	7	18	0.87
<b>Warrenville #555</b>	\$127,000	\$116,000	9.48%	104	168	-38.10%	128	107	19.63%	10.7	14	10	1.31
<b>West Chicago #185</b>	\$75,000	\$102,500	-26.83%	82	179	-54.19%	41	22	86.36%	3.4	8	9	2.34
<b>Wheaton #187</b>	\$154,330	\$125,000	23.46%	146	185	-21.08%	227	157	44.59%	18.9	37	46	1.96
<b>Willowbrook #516</b>	\$116,000	\$100,000	16.00%	113	188	-39.89%	170	159	6.92%	14.2	35	38	2.47
<b>Winfield #190</b>	\$202,000	\$153,375	31.70%	124	192	-35.42%	75	55	36.36%	6.3	16	16	2.56
<b>Woodridge #517</b>	\$70,000	\$66,000	6.06%	131	165	-20.61%	143	105	36.19%	11.9	28	30	2.35
<b>Yorkville #560</b>	\$93,000	\$76,000	22.37%	75	104	-27.88%	121	144	-15.97%	10.1	14	35	1.39

\* Items shaded in green represent a larger than 10% increase in median price levels.

\* Items shaded in red represent less than a 3 Month supply of housing - based on the 12 month average absorption rates