

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

End of 2nd Quarter 2014 - Macro Analysis - 07/01/2014 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	\$70,000	\$53,250	31.46%	145	190	-23.68%	71	82	-13.41%	5.9	27	19	4.56
#131 School	\$52,000	\$42,000	23.81%	97	133	-27.07%	117	114	2.63%	9.8	21	23	2.15
#204 School	\$140,000	\$115,750	20.95%	72	98	-26.53%	394	366	7.65%	32.8	79	95	2.41
#308 School	\$125,000	\$112,000	11.61%	79	144	-45.14%	127	125	1.60%	10.6	42	32	3.97
<b>Batavia #510</b>	\$153,200	\$140,000	9.43%	87	166	-47.59%	60	52	15.38%	5.0	24	12	4.80
<b>Big Rock/Hinckley</b>	\$91,950	\$145,000	-36.59%	46	258	-82.17%	2	3	-33.33%	0.2	1	0	6.00
<b>Bolingbrook #440</b>	\$69,450	\$70,000	-0.79%	88	100	-12.00%	218	196	11.22%	18.2	173	154	9.52
<b>Clarendon Hills #514</b>	\$172,500	\$128,500	34.24%	121	188	-35.64%	51	56	-8.93%	4.3	15	7	3.53
<b>Cortland #112</b>	\$77,000	\$69,950	10.08%	46	71	-35.21%	10	18	-44.44%	0.8	4	2	4.80
<b>Crest Hill #498</b>	\$118,000	\$104,000	13.46%	92	136	-32.35%	104	124	-16.13%	8.7	36	23	4.15
<b>Darien #562</b>	\$173,250	\$156,500	10.70%	81	141	-42.55%	138	141	-2.13%	11.5	28	27	2.43
<b>Dekalb #115</b>	\$100,750	\$90,650	11.14%	89	109	-18.35%	58	58	0.00%	4.8	29	10	6.00
<b>Downers Grove #515</b>	\$105,000	\$108,000	-2.78%	132	274	-51.82%	309	268	15.30%	25.8	43	58	1.67
<b>Elburn #119</b>	\$122,500	\$126,000	-2.78%	90	148	-39.19%	24	25	-4.00%	2.0	7	5	3.50
<b>Elgin #123</b>													
#46 School	\$105,000	\$82,599	27.12%	103	135	-23.70%	374	377	-0.80%	31.2	101	95	3.24
#301 School	\$149,900	\$144,500	3.74%	119	170	-30.00%	19	30	-36.67%	1.6	5	4	3.16
<b>Elmhurst #126</b>	\$177,250	\$177,500	-0.14%	126	197	-36.04%	112	92	21.74%	9.3	39	17	4.18
<b>Frankfort #423</b>	\$219,000	\$210,000	4.29%	120	210	-42.86%	96	97	-1.03%	8.0	32	22	4.00
<b>Geneva #134</b>	\$207,250	\$188,750	9.80%	116	168	-30.95%	108	94	14.89%	9.0	25	9	2.78

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<b>Glen Ellyn #137</b>	\$120,000	\$109,000	10.09%	109	195	-44.10%	152	159	-4.40%	12.7	33	22	2.61
<b>Hampshire #140</b>	\$123,000	\$101,000	21.78%	107	114	-6.14%	123	116	6.03%	10.3	24	35	2.34
<b>Hinsdale #521</b>	\$331,850	\$335,000	-0.94%	191	204	-6.37%	72	53	35.85%	6.0	30	25	5.00
<b>Lemont #439</b>	\$257,495	\$254,000	1.38%	174	241	-27.80%	68	33	106.06%	5.7	30	7	5.29
<b>Lisle #532</b>	\$97,250	\$76,500	27.12%	120	148	-18.92%	174	198	-12.12%	14.5	50	40	3.45
<b>Lombard #148</b>	\$142,500	\$113,000	26.11%	99	158	-37.34%	260	251	3.59%	21.7	64	47	2.95
<b>Joliet #499</b>													
#202 School	\$123,000	\$111,000	10.81%	83	98	-15.31%	90	79	13.92%	7.5	16	25	2.13
#204 School	\$85,000	\$78,000	8.97%	109	164	-33.54%	180	144	25.00%	15.0	43	40	2.87
<b>Mokena #448</b>	\$172,900	\$172,750	0.09%	98	170	-42.35%	113	80	41.25%	9.4	36	18	3.82
<b>Montgomery #538</b>	\$111,405	\$96,950	14.91%	71	144	-50.69%	88	84	4.76%	7.3	28	22	3.82
<b>Naperville #540</b>													
#203 School	\$157,625	\$147,000	7.23%	102	150	-32.00%	288	259	11.20%	24.0	71	72	2.96
#204 School	\$168,701	\$165,000	2.24%	78	124	-37.10%	408	360	13.33%	34.0	102	82	3.00
<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>	\$130,750	\$139,500	-6.27%	122	177	-31.07%	94	56	67.86%	7.8	21	12	2.68
<b>North Aurora #542</b>	\$124,900	\$119,750	4.30%	109	179	-39.11%	77	58	32.76%	6.4	25	16	3.90
<b>Oak Brook #523</b>	\$308,000	\$230,000	33.91%	184	226	-18.58%	105	73	43.84%	8.8	22	15	2.51
<b>Oswego #543</b>	\$123,000	\$112,000	9.82%	77	143	-46.15%	185	201	-7.96%	15.4	38	33	2.46
<b>Ottawa #350</b>	\$127,000	\$114,000	11.40%	186	221	-15.84%	13	21	-38.10%	1.1	31	2	28.62
<b>Plainfield #544</b>													
#202 School	\$137,000	\$124,250	10.26%	76	124	-38.71%	258	224	15.18%	21.5	77	49	3.58

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#204 School	\$115,000	\$105,500	9.00%	88	180	-51.11%	13	20	-35.00%	1.1	2	6	1.85
#308 School	\$188,000	\$181,400	3.64%	112	128	-12.50%	6	14	-57.14%	0.5	11	2	22.00
<b>Plano #545</b>	\$76,000	\$62,000	22.58%	56	90	-37.78%	78	90	-13.33%	6.5	11	18	1.69
<b>Romeoville #494</b>	\$115,000	\$95,000	21.05%	82	140	-41.43%	187	132	41.67%	15.6	33	47	2.12
<b>St. Charles #174</b>													
#301 School	\$115,000	\$168,500	-31.75%	161	146	10.27%	7	4	75.00%	0.6	0	1	0.00
#303 School	\$190,500	\$180,000	5.83%	104	141	-26.24%	191	135	41.48%	15.9	47	37	2.95
<b>Sandwich #491</b>	\$120,000	\$82,000	46.34%	93	126	-26.19%	11	7	57.14%	0.9	5	3	5.45
<b>Shorewood #496</b>	\$138,000	\$120,000	15.00%	87	111	-21.62%	57	50	14.00%	4.8	15	11	3.16
<b>South Elgin #177</b>	\$122,500	\$109,500	11.87%	104	112	-7.14%	117	113	3.54%	9.8	36	25	3.69
<b>Sugar Grove #554</b>	\$145,000	\$139,500	3.94%	88	149	-40.94%	51	55	-7.27%	4.3	16	13	3.76
<b>Sycamore #178</b>	\$116,450	\$105,000	10.90%	111	171	-35.09%	78	89	-12.36%	6.5	32	27	4.92
<b>Villa Park #186</b>	\$87,750	\$65,000	35.00%	83	104	-20.19%	85	95	-10.53%	7.1	14	22	1.98
<b>Warrenville #555</b>	\$135,000	\$114,750	17.65%	77	162	-52.47%	117	120	-2.50%	9.8	15	22	1.54
<b>West Chicago #185</b>	\$114,900	\$75,000	53.20%	75	135	-44.44%	31	37	-16.22%	2.6	8	7	3.10
<b>Wheaton #187</b>	\$150,000	\$132,225	13.44%	122	181	-32.60%	221	194	13.92%	18.4	56	43	3.04
<b>Willowbrook #516</b>	\$117,250	\$108,625	7.94%	94	161	-41.61%	178	162	9.88%	14.8	45	30	3.03
<b>Winfield #190</b>	\$199,000	\$156,188	27.41%	108	179	-39.66%	77	60	28.33%	6.4	27	16	4.21
<b>Woodridge #517</b>	\$75,000	\$73,000	2.74%	128	151	-15.23%	137	118	16.10%	11.4	30	39	2.63
<b>Yorkville #560</b>	\$92,750	\$79,500	16.67%	61	97	-37.11%	120	155	-22.58%	10.0	21	34	2.10

\* Items shaded in green represent a larger than 10% increase in median price levels. \*\*Survey completed on 07/03/2014.

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