

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

End of 3rd Quarter 2014 - Macro Analysis - 10/01/2014 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			
Aurora #507													
#129 School	\$79,020	\$53,500	47.70%	126	169	-25.44%	68	94	-27.66%	5.7	36	12	6.35
#131 School	\$53,000	\$45,000	17.78%	88	123	-28.46%	111	111	0.00%	9.3	18	20	1.95
#204 School	\$139,000	\$130,000	6.92%	71	80	-11.25%	388	387	0.26%	32.3	105	76	3.25
#308 School	\$126,750	\$119,000	6.51%	78	129	-39.53%	137	132	3.79%	11.4	27	27	2.36
Batavia #510	\$164,000	\$148,000	10.81%	80	157	-49.04%	62	57	8.77%	5.2	29	11	5.61
Big Rock/Hinckley	\$99,000	\$122,000	-18.85%	49	148	-66.89%	1	3	-66.67%	0.1	1	0	12.00
Bolingbrook #440	\$79,900	\$70,063	14.04%	91	88	3.41%	221	210	5.24%	18.4	44	47	2.39
Clarendon Hills #514	\$168,000	\$150,000	12.00%	92	163	-43.56%	43	60	-28.33%	3.6	13	8	3.63
Cortland #112	\$78,925	\$70,000	12.75%	44	80	-45.00%	10	18	-44.44%	0.8	1	2	1.20
Crest Hill #498	\$117,000	\$107,500	8.84%	89	106	-16.04%	123	110	11.82%	10.3	29	26	2.83
Darien #562	\$175,500	\$161,000	9.01%	76	108	-29.63%	134	149	-10.07%	11.2	48	17	4.30
Dekalb #115	\$110,000	\$91,300	20.48%	92	98	-6.12%	57	59	-3.39%	4.8	20	14	4.21
Downers Grove #515	\$109,000	\$106,000	2.83%	103	211	-51.18%	277	295	-6.10%	23.1	76	29	3.29
Elburn #119	\$125,000	\$126,000	-0.79%	88	112	-21.43%	25	25	0.00%	2.1	4	4	1.92
Elgin #123													
#46 School	\$108,000	\$87,500	23.43%	91	136	-33.09%	363	391	-7.16%	30.3	87	85	2.88
#301 School	\$145,200	\$148,950	-2.52%	115	134	-14.18%	18	24	-25.00%	1.5	6	9	4.00

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Elmhurst #126	\$200,000	\$170,000	17.65%	125	165	-24.24%	103	113	-8.85%	8.6	37	15	4.31
Frankfort #423	\$205,000	\$235,500	-12.95%	102	173	-41.04%	109	97	12.37%	9.1	27	20	2.97
Geneva #134	\$207,250	\$205,000	1.10%	101	163	-38.04%	100	103	-2.91%	8.3	36	10	4.32
Glen Ellyn #137	\$129,900	\$110,500	17.56%	111	171	-35.09%	143	164	-12.80%	11.9	50	22	4.20
Hampshire #140	\$133,000	\$109,900	21.02%	98	122	-19.67%	121	125	-3.20%	10.1	39	21	3.87
Hinsdale #521	\$330,000	\$365,250	-9.65%	156	234	-33.33%	70	63	11.11%	5.8	36	18	6.17
Lemont #439	\$261,250	\$265,000	-1.42%	145	273	-46.89%	62	43	44.19%	5.2	30	12	5.81
Lisle #532	\$107,500	\$82,000	31.10%	88	146	-39.73%	191	173	10.40%	15.9	48	44	3.02
Lockport/Homer Glen	\$152,500	\$146,500	4.10%	140	188	-25.53%	134	129	3.88%	11.2	46	27	4.12
Lombard #148	\$147,000	\$113,500	29.52%	82	163	-49.69%	267	264	1.14%	22.3	61	47	2.74
Joliet #499													
#202 School	\$130,000	\$115,000	13.04%	72	97	-25.77%	92	92	0.00%	7.7	23	14	3.00
#204 School	\$88,000	\$80,000	10.00%	96	153	-37.25%	179	171	4.68%	14.9	63	28	4.22
Mokena #448	\$172,700	\$181,111	-4.64%	100	139	-28.06%	114	90	26.67%	9.5	38	15	4.00
Montgomery #538	\$116,500	\$100,503	15.92%	68	116	-41.38%	91	96	-5.21%	7.6	27	22	3.56
Naperville #540													
#203 School	\$151,050	\$145,000	4.17%	91	131	-30.53%	300	285	5.26%	25.0	85	32	3.40
#204 School	\$175,000	\$165,000	6.06%	75	105	-28.57%	397	408	-2.70%	33.1	129	71	3.90

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Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$126,750	\$135,000	-6.11%	113	145	-22.07%	86	74	16.22%	7.2	24	10	3.35
North Aurora #542	\$129,000	\$123,000	4.88%	96	164	-41.46%	78	61	27.87%	6.5	24	9	3.69
Oak Brook #523	\$336,000	\$230,000	46.09%	138	227	-39.21%	93	94	-1.06%	7.8	24	7	3.10
Oswego #543	\$133,000	\$115,055	15.60%	66	136	-51.47%	185	196	-5.61%	15.4	36	31	2.34
Ottawa #350	\$127,000	\$114,500	10.92%	156	246	-36.59%	18	19	-5.26%	1.5	20	2	13.33
Plainfield #544													
#202 School	\$140,000	\$129,500	8.11%	66	114	-42.11%	263	247	6.48%	21.9	74	56	3.38
#204 School	\$125,950	\$108,950	15.60%	35	151	-76.82%	12	18	-33.33%	1.0	5	2	5.00
#308 School	\$195,000	\$160,500	21.50%	99	134	-26.12%	9	8	12.50%	0.8	16	3	21.33
Plano #545	\$80,750	\$62,900	28.38%	48	88	-45.45%	76	89	-14.61%	6.3	12	11	1.89
Romeoville #494	\$120,000	\$100,600	19.28%	83	120	-30.83%	187	153	22.22%	15.6	31	39	1.99
St. Charles #174													
#301 School	\$146,000	\$142,500	2.46%	162	124	30.65%	6	6	0.00%	0.5	2	0	4.00
#303 School	\$205,000	\$179,900	13.95%	95	124	-23.39%	181	167	8.38%	15.1	53	27	3.51
Sandwich #491	\$120,000	\$98,000	22.45%	87	112	-22.32%	11	11	0.00%	0.9	6	3	6.55
Shorewood #496	\$142,000	\$115,000	23.48%	72	96	-25.00%	65	51	27.45%	5.4	14	8	2.58
South Elgin #177	\$125,800	\$114,550	9.82%	88	105	-16.19%	112	124	-9.68%	9.3	35	23	3.75

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Sugar Grove #554	\$148,000	\$142,500	3.86%	84	118	-28.81%	44	63	-30.16%	3.7	17	17	4.64
Sycamore #178	\$125,000	\$100,000	25.00%	101	142	-28.87%	86	95	-9.47%	7.2	29	15	4.05
Villa Park #186	\$105,000	\$68,000	54.41%	72	101	-28.71%	83	93	-10.75%	6.9	20	12	2.89
Warrenville #555	\$139,000	\$126,000	10.32%	73	140	-47.86%	120	118	1.69%	10.0	18	15	1.80
West Chicago #185	\$120,000	\$75,000	60.00%	91	109	-16.51%	30	38	-21.05%	2.5	10	10	4.00
Wheaton #187	\$155,000	\$135,000	14.81%	92	178	-48.31%	211	223	-5.38%	17.6	57	40	3.24
Willowbrook #516	\$118,250	\$110,000	7.50%	74	142	-47.89%	194	159	22.01%	16.2	32	21	1.98
Winfield #190	\$219,990	\$190,000	15.78%	86	171	-49.71%	81	65	24.62%	6.8	18	11	2.67
Woodridge #517	\$80,000	\$71,000	12.68%	123	143	-13.99%	131	134	-2.24%	10.9	50	39	4.58
Yorkville #560	\$95,500	\$81,000	17.90%	55	99	-44.44%	123	141	-12.77%	10.3	29	26	2.83

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey completed on 10/06/2014.

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