

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

End of 3rd Quarter 2014 - Macro Analysis - 10/01/2014 Report

### Detached 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	\$130,000	\$108,000	20.37%	92	101	-8.91%	517	607	-14.83%	43.1	165	89	3.83
#131 School	\$82,000	\$65,000	26.15%	98	87	12.64%	588	667	-11.84%	49.0	123	117	2.51
#204 School	\$268,000	\$273,650	-2.06%	80	97	-17.53%	323	396	-18.43%	26.9	139	45	5.16
#308 School	\$230,000	\$221,375	3.90%	72	95	-24.21%	166	188	-11.70%	13.8	85	26	6.14
<b>Batavia #510</b>	\$263,000	\$267,000	-1.50%	95	110	-13.64%	311	319	-2.51%	25.9	148	42	5.71
<b>Big Rock/Hinckley</b>	\$166,950	\$170,500	-2.08%	174	147	18.37%	32	54	-40.74%	2.7	33	8	12.38
<b>Bolingbrook #440</b>	\$185,000	\$178,000	3.93%	76	98	-22.45%	752	733	2.59%	62.7	307	164	4.90
<b>Clarendon Hills #514</b>	\$690,000	\$535,250	28.91%	97	98	-1.02%	121	140	-13.57%	10.1	60	11	5.95
<b>Cortland #112</b>	\$135,500	\$121,000	11.98%	75	95	-21.05%	61	65	-6.15%	5.1	28	6	5.51
<b>Crest Hill #498</b>	\$128,625	\$132,500	-2.92%	93	112	-16.96%	139	119	16.81%	11.6	56	21	4.83
<b>Darien #562</b>	\$302,500	\$274,900	10.04%	85	110	-22.73%	189	175	8.00%	15.8	91	20	5.78
<b>Dekalb #115</b>	\$128,000	\$115,750	10.58%	124	123	0.81%	252	294	-14.29%	21.0	137	42	6.52
<b>Downers Grove #515</b>	\$343,000	\$315,000	8.89%	101	116	-12.93%	577	576	0.17%	48.1	266	76	5.53
<b>Elburn #119</b>	\$228,000	\$240,000	-5.00%	147	159	-7.55%	133	153	-13.07%	11.1	103	29	9.29
<b>Elgin #123</b>													
#46 School	\$137,250	\$115,000	19.35%	88	136	-35.29%	996	1090	-8.62%	83.0	311	197	3.75
#301 School	\$313,480	\$277,500	12.97%	112	147	-23.81%	207	194	6.70%	17.3	164	46	9.51
<b>Elmhurst #126</b>	\$392,500	\$363,000	8.13%	88	106	-16.98%	570	551	3.45%	47.5	258	85	5.43

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<b>Frankfort #423</b>	\$319,000	\$316,500	0.79%	111	142	-21.83%	325	358	-9.22%	27.1	177	63	6.54
<b>Geneva #134</b>	\$324,000	\$313,750	3.27%	92	109	-15.60%	409	442	-7.47%	34.1	166	49	4.87
<b>Glen Ellyn #137</b>	\$390,000	\$370,375	5.30%	77	102	-24.51%	448	504	-11.11%	37.3	230	75	6.16
<b>Hampshire #140</b>	\$230,000	\$203,000	13.30%	106	149	-28.86%	185	173	6.94%	15.4	107	41	6.94
<b>Hinsdale #521</b>	\$887,250	\$925,000	-4.08%	116	144	-19.44%	300	326	-7.98%	25.0	201	38	8.04
<b>Lemont #439</b>	\$372,000	\$335,000	11.04%	126	212	-40.57%	173	201	-13.93%	14.4	141	51	9.78
<b>Lisle #532</b>	\$343,000	\$330,000	3.94%	88	125	-29.60%	245	177	38.42%	20.4	107	63	5.24
<b>Lockport/Homer Glen</b>	\$173,300	\$190,000	-8.79%	90	124	-27.42%	350	349	0.29%	29.2	138	67	4.73
<b>Lombard #148</b>	\$224,900	\$205,000	9.71%	96	99	-3.03%	456	488	-6.56%	38.0	207	77	5.45
<b>Joliet #499</b>													
#202 School	\$175,000	\$172,000	1.74%	77	85	-9.41%	156	155	0.65%	13.0	64	34	4.92
#204 School	\$90,000	\$97,250	-7.46%	88	121	-27.27%	962	880	9.32%	80.2	384	188	4.79
<b>Mokena #448</b>	\$295,000	\$269,500	9.46%	103	109	-5.50%	245	230	6.52%	20.4	128	28	6.27
<b>Montgomery #538</b>	\$161,225	\$155,000	4.02%	82	95	-13.68%	368	390	-5.64%	30.7	129	66	4.21
<b>Naperville #540</b>													
#203 School	\$391,200	\$375,000	4.32%	81	88	-7.95%	796	903	-11.85%	66.3	419	113	6.32
#204 School	\$430,000	\$420,000	2.38%	78	81	-3.70%	768	767	0.13%	64.0	306	90	4.78
<b>Newark #541</b>	\$147,000	\$216,000	-31.94%	262	231	13.42%	27	19	42.11%	2.3	24	9	10.67
<b>New Lenox #451</b>	\$255,000	\$244,450	4.32%	100	129	-22.48%	384	340	12.94%	32.0	200	68	6.25

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<b>North Aurora #542</b>	\$226,750	\$238,000	-4.73%	114	116	-1.72%	202	187	8.02%	16.8	120	35	7.13
<b>Oak Brook #523</b>	\$756,000	\$767,101	-1.45%	202	173	16.76%	83	87	-4.60%	6.9	111	10	16.05
<b>Oswego #543</b>	\$242,500	\$220,000	10.23%	100	100	0.00%	463	489	-5.32%	38.6	224	99	5.81
<b>Ottawa #350</b>	\$93,000	\$94,500	-1.59%	161	183	-12.02%	256	244	4.92%	21.3	196	34	9.19
<b>Plainfield #544</b>													
#202 School	\$218,000	\$200,000	9.00%	70	84	-16.67%	986	983	0.31%	82.2	382	169	4.65
#204 School	\$190,000	\$180,500	5.26%	66	104	-36.54%	69	62	11.29%	5.8	26	13	4.52
#308 School	\$350,000	\$317,500	10.24%	115	118	-2.54%	75	86	-12.79%	6.3	79	16	12.64
<b>Plano #545</b>	\$138,450	\$111,000	24.73%	96	83	15.66%	162	202	-19.80%	13.5	55	30	4.07
<b>Romeoville #494</b>	\$157,000	\$143,650	9.29%	75	118	-36.44%	469	374	25.40%	39.1	125	118	3.20
<b>St. Charles #174</b>													
#301 School	\$325,000	\$305,000	6.56%	186	152	22.37%	38	43	-11.63%	3.2	48	6	15.16
#303 School	\$319,820	\$305,000	4.86%	121	143	-15.38%	696	730	-4.66%	58.0	408	103	7.03
<b>Sandwich #491</b>	\$141,750	\$122,500	15.71%	107	118	-9.32%	94	94	0.00%	7.8	44	19	5.62
<b>Shorewood #496</b>	\$232,250	\$220,000	5.57%	83	123	-32.52%	242	211	14.69%	20.2	114	32	5.65
<b>South Elgin #177</b>	\$212,762	\$189,950	12.01%	97	93	4.30%	224	248	-9.68%	18.7	83	50	4.45
<b>Sugar Grove #554</b>	\$275,150	\$245,000	12.31%	103	101	1.98%	142	124	14.52%	11.8	88	16	7.44
<b>Sycamore #178</b>	\$192,000	\$168,700	13.81%	111	117	-5.13%	202	224	-9.82%	16.8	94	37	5.58
<b>Villa Park #186</b>	\$192,000	\$171,750	11.79%	68	93	-26.88%	257	262	-1.91%	21.4	90	37	4.20

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<b>Warrenville #555</b>	\$215,000	\$179,000	20.11%	91	135	-32.59%	91	105	-13.33%	7.6	45	16	5.93
<b>West Chicago #185</b>	\$201,000	\$174,000	15.52%	108	148	-27.03%	307	360	-14.72%	25.6	147	61	5.75
<b>Wheaton #187</b>	\$327,450	\$336,100	-2.57%	88	101	-12.87%	645	687	-6.11%	53.8	247	75	4.60
<b>Willowbrook #516</b>	\$380,000	\$386,500	-1.68%	115	149	-22.82%	79	66	19.70%	6.6	61	12	9.27
<b>Winfield #190</b>	\$330,000	\$262,000	25.95%	103	155	-33.55%	130	119	9.24%	10.8	70	38	6.46
<b>Woodridge #517</b>	\$240,000	\$222,000	8.11%	67	96	-30.21%	223	265	-15.85%	18.6	104	39	5.60
<b>Yorkville #560</b>	\$228,000	\$210,000	8.57%	108	115	-6.09%	288	334	-13.77%	24.0	176	47	7.33

\* 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