

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

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

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Rented Last 12 Months	# Rented Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,350	\$1,300	3.85%	48	46	4.35%	101	94	7.45%	8.4	13	2	1.54
#131 School	\$1,300	\$1,200	8.33%	42	46	-8.70%	198	145	36.55%	16.5	25	2	1.52
#204 School	\$1,525	\$1,500	1.67%	41	38	7.89%	533	483	10.35%	44.4	61	11	1.37
#308 School	\$1,538	\$1,513	1.65%	48	43	11.63%	172	162	6.17%	14.3	24	3	1.67
Batavia #510	\$1,500	\$1,400	7.14%	38	43	-11.63%	86	92	-6.52%	7.2	10	1	1.40
Big Rock/Hinckley	\$1,395	\$1,350	3.33%	73	58	25.86%	3	14	-78.57%	0.3	3	0	12.00
Bolingbrook #440	\$1,700	\$1,595	6.58%	34	34	0.00%	266	239	11.30%	22.2	41	4	1.85
Clarendon Hills #514	\$2,000	\$1,950	2.56%	32	48	-33.33%	43	43	0.00%	3.6	4	0	1.12
Cortland #112	\$1,150	\$1,150	0.00%	33	45	-26.67%	22	18	22.22%	1.8	4	0	2.18
Crest Hill #498	\$1,300	\$1,295	0.39%	39	39	0.00%	87	72	20.83%	7.3	11	0	1.52
Darien #562	\$1,700	\$1,680	1.19%	34	34	0.00%	87	87	0.00%	7.3	14	2	1.93
Dekalb #115	\$1,200	\$1,150	4.35%	45	43	4.65%	119	118	0.85%	9.9	10	0	1.01
Downers Grove #515	\$1,575	\$1,600	-1.56%	35	32	9.38%	181	196	-7.65%	15.1	22	5	1.46
Elburn #119	\$1,875	\$1,625	15.38%	61	40	52.50%	31	26	19.23%	2.6	3	3	1.16
Elgin #123													
#46 School	\$1,400	\$1,395	0.36%	41	43	-4.65%	422	330	27.88%	35.2	52	6	1.48
#301 School	\$1,998	\$1,825	9.48%	39	42	-7.14%	50	52	-3.85%	4.2	9	1	2.16
Elmhurst #126	\$1,900	\$1,850	2.70%	35	30	16.67%	169	153	10.46%	14.1	30	2	2.13

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Frankfort #423	\$1,785	\$1,775	0.56%	41	39	5.13%	87	64	35.94%	7.3	3	1	0.41
Geneva #134	\$1,900	\$1,625	16.92%	40	44	-9.09%	99	97	2.06%	8.3	12	5	1.45
Glen Ellyn #137	\$1,850	\$1,700	8.82%	36	41	-12.20%	118	107	10.28%	9.8	17	1	1.73
Hampshire #140	\$1,400	\$1,350	3.70%	42	47	-10.64%	119	104	14.42%	9.9	24	3	2.42
Hinsdale #521	\$2,650	\$2,800	-5.36%	46	45	2.22%	91	90	1.11%	7.6	19	0	2.51
Lemont #439	\$1,725	\$1,700	1.47%	39	30	30.00%	46	45	2.22%	3.8	4	1	1.04
Lisle #532	\$1,100	\$1,140	-3.51%	41	36	13.89%	257	257	0.00%	21.4	26	6	1.21
Lombard #148	\$1,600	\$1,450	10.34%	37	35	5.71%	207	185	11.89%	17.3	13	1	0.75
Joliet #499													
#202 School	\$1,550	\$1,550	0.00%	36	40	-10.00%	55	45	22.22%	4.6	10	2	2.18
#204 School	\$1,295	\$1,200	7.92%	40	42	-4.76%	227	219	3.65%	18.9	34	7	1.80
Mokena #448	\$1,473	\$1,300	13.31%	28	31	-9.68%	66	61	8.20%	5.5	5	0	0.91
Montgomery #538	\$1,500	\$1,400	7.14%	48	39	23.08%	147	114	28.95%	12.3	17	3	1.39
Naperville #540													
#203 School	\$1,800	\$1,750	2.86%	41	37	10.81%	401	399	0.50%	33.4	53	8	1.59
#204 School	\$1,650	\$1,850	-10.81%	40	35	14.29%	508	498	2.01%	42.3	91	8	2.15
Newark #541	\$0	\$1,000	-100.00%	0	23	-100.00%	0	3	-100.00%	0.0	0	0	#DIV/0!
New Lenox #451	\$1,400	\$1,450	-3.45%	29	27	7.41%	64	67	-4.48%	5.3	4	0	0.75
North Aurora #542	\$1,850	\$1,650	12.12%	31	34	-8.82%	67	43	55.81%	5.6	9	2	1.61

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Oak Brook #523	\$2,675	\$2,400	11.46%	48	67	-28.36%	38	34	11.76%	3.2	10	0	3.16
Oswego #543	\$1,550	\$1,550	0.00%	43	42	2.38%	246	186	32.26%	20.5	24	3	1.17
Ottawa #350	\$925	\$900	2.78%	49	28	75.00%	34	18	88.89%	2.8	2	0	0.71
Plainfield #544													
#202 School	\$1,650	\$1,648	0.12%	41	35	17.14%	488	354	37.85%	40.7	56	19	1.38
#204 School	\$1,700	\$1,525	11.48%	36	36	0.00%	59	38	55.26%	4.9	7	2	1.42
#308 School	\$2,298	\$1,848	24.35%	59	34	73.53%	14	12	16.67%	1.2	3	1	2.57
Plano #545	\$1,350	\$1,275	5.88%	51	38	34.21%	92	79	16.46%	7.7	18	2	2.35
St. Charles #174													
#301 School	\$2,000	\$2,450	-18.37%	70	47	48.94%	15	6	150.00%	1.3	0	0	0.00
#303 School	\$1,750	\$1,685	3.86%	39	36	8.33%	212	220	-3.64%	17.7	24	6	1.36
Romeoville #494	\$1,413	\$1,450	-2.55%	33	34	-2.94%	104	100	4.00%	8.7	16	1	1.85
Sandwich #491	\$1,300	\$850	52.94%	45	38	18.42%	11	10	10.00%	0.9	1	1	1.09
Shorewood #496	\$1,500	\$1,400	7.14%	38	31	22.58%	60	71	-15.49%	5.0	9	1	1.80
South Elgin #177	\$1,475	\$1,350	9.26%	36	33	9.09%	117	130	-10.00%	9.8	13	3	1.33
Sugar Grove #554	\$1,595	\$1,500	6.33%	47	42	11.90%	49	55	-10.91%	4.1	3	0	0.73
Sycamore #178	\$1,150	\$1,145	0.44%	25	37	-32.43%	6	87	-93.10%	0.5	4	0	8.00
Villa Park #186	\$1,500	\$1,445	3.81%	30	41	-26.83%	84	65	29.23%	7.0	8	1	1.14
Warrenville #555	\$1,523	\$1,455	4.67%	36	44	-18.18%	50	39	28.21%	4.2	2	0	0.48

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West Chicago #185	\$1,438	\$1,400	2.71%	56	39	43.59%	56	45	24.44%	4.7	7	0	1.50
Wheaton #187	\$1,650	\$1,500	10.00%	50	42	19.05%	196	153	28.10%	16.3	32	4	1.96
Willowbrook #516	\$1,220	\$1,250	-2.40%	37	31	19.35%	129	98	31.63%	10.8	13	3	1.21
Winfield #190	\$1,750	\$1,745	0.29%	32	40	-20.00%	35	33	6.06%	2.9	8	0	2.74
Woodridge #517	\$1,600	\$1,500	6.67%	38	51	-25.49%	112	116	-3.45%	9.3	16	2	1.71
Yorkville #560	\$1,450	\$1,355	7.01%	52	42	23.81%	182	147	23.81%	15.2	23	3	1.52

* 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 - based on the 12 month average absorption rates