

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

End of 1st Quarter 2015 - Macro Analysis - 04/01/2015 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		
Aurora #507													
#129 School	\$135,000	\$111,648	20.92%	83	98	-15.31%	485	580	-16.38%	40.4	124	110	3.07
#131 School	\$92,750	\$70,000	32.50%	91	90	1.11%	532	652	-18.40%	44.3	96	123	2.17
#204 School	\$272,500	\$275,000	-0.91%	87	81	7.41%	334	371	-9.97%	27.8	119	78	4.28
#308 School	\$225,500	\$230,000	-1.96%	110	74	48.65%	182	190	-4.21%	15.2	50	61	3.30
Batavia #510	\$260,000	\$268,750	-3.26%	104	101	2.97%	307	338	-9.17%	25.6	125	76	4.89
Big Rock/Hinckley	\$168,000	\$164,200	2.31%	172	126	36.51%	46	50	-8.00%	3.8	21	10	5.48
Bolingbrook #440	\$185,000	\$185,000	0.00%	84	90	-6.67%	786	735	6.94%	65.5	234	211	3.57
Clarendon Hills #514	\$647,500	\$575,000	12.61%	105	94	11.70%	116	139	-16.55%	9.7	57	27	5.90
Cortland #112	\$138,500	\$130,000	6.54%	81	92	-11.96%	56	60	-6.67%	4.7	24	15	5.14
Crest Hill #498	\$134,500	\$119,000	13.03%	104	102	1.96%	141	133	6.02%	11.8	44	28	3.74
Darien #562	\$316,000	\$284,500	11.07%	86	93	-7.53%	168	188	-10.64%	14.0	81	31	5.79
Dekalb #115	\$126,000	\$125,000	0.80%	116	138	-15.94%	275	285	-3.51%	22.9	121	52	5.28
Downers Grove #515	\$342,000	\$330,000	3.64%	93	108	-13.89%	549	616	-10.88%	45.8	240	105	5.25
Elburn #119	\$240,000	\$236,250	1.59%	122	170	-28.24%	137	160	-14.38%	11.4	72	32	6.31
Elgin #123													
#46 School	\$143,000	\$125,000	14.40%	89	109	-18.35%	978	1052	-7.03%	81.5	205	227	2.52
#301 School	\$302,235	\$302,000	0.08%	117	145	-19.31%	209	220	-5.00%	17.4	146	57	8.38
Elmhurst #126	\$395,000	\$385,000	2.60%	93	97	-4.12%	571	565	1.06%	47.6	220	140	4.62

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Frankfort #423	\$318,000	\$310,775	2.32%	110	136	-19.12%	353	356	-0.84%	29.4	148	63	5.03
Geneva #134	\$330,000	\$320,000	3.13%	100	89	12.36%	423	427	-0.94%	35.3	158	76	4.48
Glen Ellyn #137	\$394,750	\$380,000	3.88%	83	83	0.00%	460	492	-6.50%	38.3	236	103	6.16
Hampshire #140	\$230,990	\$212,457	8.72%	101	141	-28.37%	193	184	4.89%	16.1	86	41	5.35
Hinsdale #521	\$875,000	\$930,000	-5.91%	127	128	-0.78%	291	321	-9.35%	24.3	196	46	8.08
Lemont #439	\$345,250	\$355,000	-2.75%	111	182	-39.01%	198	200	-1.00%	16.5	112	69	6.79
Lisle #532	\$360,500	\$332,750	8.34%	80	114	-29.82%	257	216	18.98%	21.4	78	94	3.64
Lockport/Homer #495	\$192,250	\$175,250	9.70%	87	101	-13.86%	366	344	6.40%	30.5	123	80	4.03
Home Glen #500	\$290,000	\$280,499	3.39%	126	157	-19.75%	233	217	7.37%	19.4	136	43	7.00
Lombard #148	\$225,000	\$225,000	0.00%	93	95	-2.11%	468	480	-2.50%	39.0	141	87	3.62
Joliet #499													
#202 School	\$177,750	\$175,000	1.57%	93	63	47.62%	180	144	25.00%	15.0	40	37	2.67
#204 School	\$93,000	\$94,750	-1.85%	93	103	-9.71%	1067	898	18.82%	88.9	298	205	3.35
Mokena #448	\$291,000	\$277,250	4.96%	107	103	3.88%	264	218	21.10%	22.0	104	38	4.73
Montgomery #538	\$170,000	\$160,000	6.25%	87	90	-3.33%	359	373	-3.75%	29.9	83	107	2.77
Naperville #540													
#203 School	\$390,000	\$382,500	1.96%	87	81	7.41%	814	882	-7.71%	67.8	358	152	5.28
#204 School	\$425,000	\$435,000	-2.30%	79	74	6.76%	738	799	-7.63%	61.5	307	143	4.99
Newark #541	\$155,000	\$216,000	-28.24%	196	290	-32.41%	31	23	34.78%	2.6	11	6	4.26

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New Lenox #451	\$225,950	\$250,000	-9.62%	105	113	-7.08%	418	349	19.77%	34.8	161	76	4.62
North Aurora #542	\$240,000	\$229,000	4.80%	125	103	21.36%	203	197	3.05%	16.9	105	40	6.21
Oak Brook #523	\$750,000	\$769,101	-2.48%	219	178	23.03%	69	97	-28.87%	5.8	85	20	14.78
Oswego #543	\$240,000	\$230,000	4.35%	115	93	23.66%	500	474	5.49%	41.7	171	128	4.10
Ottawa #350	\$106,000	\$92,750	14.29%	148	183	-19.13%	261	252	3.57%	21.8	154	27	7.08
Plainfield #544													
#202 School	\$223,000	\$205,000	8.78%	78	75	4.00%	1021	973	4.93%	85.1	302	230	3.55
#204 School	\$191,250	\$190,000	0.66%	86	77	11.69%	65	65	0.00%	5.4	23	10	4.25
#308 School	\$317,500	\$325,000	-2.31%	131	97	35.05%	90	73	23.29%	7.5	70	19	9.33
Plano #545	\$140,000	\$114,000	22.81%	101	88	14.77%	150	189	-20.63%	12.5	38	39	3.04
Romeoville #494	\$159,200	\$150,000	6.13%	86	92	-6.52%	476	400	19.00%	39.7	94	133	2.37
St. Charles #174													
#301 School	\$324,500	\$312,000	4.01%	145	194	-25.26%	43	45	-4.44%	3.6	40	5	11.16
#303 School	\$324,000	\$310,000	4.52%	114	132	-13.64%	674	751	-10.25%	56.2	348	135	6.20
Sandwich #491	\$136,350	\$124,500	9.52%	104	118	-11.86%	106	97	9.28%	8.8	34	10	3.85
Shorewood #496	\$229,450	\$233,585	-1.77%	87	101	-13.86%	246	221	11.31%	20.5	95	60	4.63
South Elgin #177	\$218,100	\$196,450	11.02%	96	82	17.07%	236	236	0.00%	19.7	75	66	3.81
Sugar Grove #554	\$280,000	\$255,000	9.80%	125	93	34.41%	133	135	-1.48%	11.1	75	30	6.77
Sycamore #178	\$185,500	\$180,500	2.77%	110	109	0.92%	211	226	-6.64%	17.6	84	43	4.78

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Villa Park #186	\$200,000	\$180,000	11.11%	76	72	5.56%	274	254	7.87%	22.8	69	43	3.02
Warrenville #555	\$211,000	\$179,000	17.88%	88	124	-29.03%	76	105	-27.62%	6.3	40	22	6.32
West Chicago #185	\$227,500	\$179,000	27.09%	114	121	-5.79%	316	322	-1.86%	26.3	128	81	4.86
Wheaton #187	\$335,000	\$339,500	-1.33%	102	92	10.87%	633	684	-7.46%	52.8	228	110	4.32
Willowbrook #516	\$390,000	\$379,000	2.90%	139	138	0.72%	83	76	9.21%	6.9	49	22	7.08
Winfield #190	\$350,000	\$274,000	27.74%	107	112	-4.46%	159	117	35.90%	13.3	74	28	5.58
Woodridge #517	\$240,000	\$227,250	5.61%	80	77	3.90%	249	258	-3.49%	20.8	85	58	4.10
Yorkville #560	\$228,250	\$215,000	6.16%	124	98	26.53%	292	321	-9.03%	24.3	156	59	6.41

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey Completed on 04/04/2015

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