

Current Local Marketing Conditions - Presented by Lender's Choice Inc. (630-778-7800)

End of 1st Quarter 2017 - Macro Analysis - 04/01/2017 Report

Attached Single Family Housing

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	\$113,000	19.47%	127	70	81.43%	85	71	19.72%	7.1	12	17	1.69
#131 School	\$88,700	\$77,000	15.19%	73	78	-6.41%	104	89	16.85%	8.7	6	14	0.69
#204 School	\$169,000	\$156,000	8.33%	46	75	-38.67%	477	426	11.97%	39.8	32	89	0.81
#308 School	\$154,900	\$140,000	10.64%	47	78	-39.74%	177	147	20.41%	14.8	6	22	0.41
Batavia #510	\$174,250	\$176,500	-1.27%	103	85	21.18%	80	70	14.29%	6.7	8	13	1.20
Big Rock/Hinckley	\$152,000	\$0	#DIV/0!	112	0	#DIV/0!	5	0	#DIV/0!	0.4	1	0	2.40
Bolingbrook #440	\$135,000	\$115,500	16.88%	62	61	1.64%	220	260	-15.38%	18.3	24	56	1.31
Clarendon Hills #514	\$182,580	\$177,000	3.15%	105	79	32.91%	60	39	53.85%	5.0	9	6	1.80
Cortland #112	\$103,000	\$86,250	19.42%	49	61	-19.67%	9	10	-10.00%	0.8	0	4	0.00
Crest Hill #498	\$146,500	\$129,000	13.57%	53	57	-7.02%	138	143	-3.50%	11.5	13	28	1.13
Darien #562	\$217,000	\$208,000	4.33%	68	83	-18.07%	169	154	9.74%	14.1	19	34	1.35
Dekalb #115	\$123,500	\$118,450	4.26%	102	114	-10.53%	71	52	36.54%	5.9	14	18	2.37
Downers Grove #515	\$130,000	\$117,750	10.40%	69	83	-16.87%	302	294	2.72%	25.2	39	51	1.55
Elburn #119	\$159,500	\$167,100	-4.55%	82	36	127.78%	22	20	10.00%	1.8	1	4	0.55
Elgin #123													
#46 School	\$138,935	\$132,200	5.09%	77	85	-9.41%	394	338	16.57%	32.8	51	59	1.55
#301 School	\$187,510	\$186,750	0.41%	91	55	65.45%	35	42	-16.67%	2.9	6	9	2.06

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Elmhurst #126	\$229,000	\$193,250	18.50%	83	82	1.22%	92	112	-17.86%	7.7	15	13	1.96
Frankfort #423	\$215,750	\$198,200	8.85%	59	104	-43.27%	90	91	-1.10%	7.5	19	15	2.53
Geneva #134	\$250,000	\$225,000	11.11%	108	123	-12.20%	131	105	24.76%	10.9	29	27	2.66
Glen Ellyn #137	\$148,750	\$139,750	6.44%	78	103	-24.27%	142	144	-1.39%	11.8	25	23	2.11
Hampshire #140	\$157,000	\$144,500	8.65%	70	83	-15.66%	195	153	27.45%	16.3	20	54	1.23
Hinsdale #521	\$419,000	\$399,105	4.98%	97	163	-40.49%	83	89	-6.74%	6.9	16	18	2.31
Lemont #439	\$292,000	\$290,000	0.69%	99	104	-4.81%	51	61	-16.39%	4.3	27	9	6.35
Lisle #532	\$129,900	\$108,000	20.28%	59	84	-29.76%	203	184	10.33%	16.9	20	35	1.18
Lockport/Homer #495	\$169,900	\$156,750	8.39%	89	79	12.66%	177	182	-2.75%	14.8	23	35	1.56
Homer Glen #500	\$246,500	\$222,400	10.84%	99	112	-11.61%	30	19	57.89%	2.5	8	2	3.20
Lombard #148	\$168,000	\$167,750	0.15%	59	90	-34.44%	277	270	2.59%	23.1	31	50	1.34
Joliet #499													
#202 School	\$151,500	\$137,464	10.21%	58	64	-9.38%	112	99	13.13%	9.3	6	21	0.64
#204 School	\$112,500	\$97,000	15.98%	71	90	-21.11%	185	185	0.00%	15.4	19	28	1.23
Mokena #448	\$194,750	\$184,700	5.44%	70	91	-23.08%	110	124	-11.29%	9.2	25	13	2.73
Montgomery #538	\$144,000	\$128,450	12.11%	63	98	-35.71%	118	91	29.67%	9.8	8	21	0.81
Naperville #540													
#203 School	\$185,000	\$163,000	13.50%	75	75	0.00%	365	319	14.42%	30.4	41	66	1.35

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#204 School	\$193,000	\$185,000	4.32%	56	81	-30.86%	508	471	7.86%	42.3	59	92	1.39
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$135,950	\$138,000	-1.49%	66	62	6.45%	74	75	-1.33%	6.2	8	10	1.30
North Aurora #542	\$153,500	\$145,000	5.86%	63	77	-18.18%	83	83	0.00%	6.9	4	12	0.58
Oak Brook #523	\$335,000	\$275,000	21.82%	118	110	7.27%	71	71	0.00%	5.9	35	17	5.92
Oswego #543	\$154,000	\$139,900	10.08%	46	66	-30.30%	194	199	-2.51%	16.2	13	43	0.80
Ottawa #350	\$115,250	\$125,000	-7.80%	164	158	3.80%	30	14	114.29%	2.5	9	4	3.60
Plainfield #544													
#202 School	\$160,125	\$150,000	6.75%	56	68	-17.65%	307	278	10.43%	25.6	22	67	0.86
#204 School	\$145,000	\$136,450	6.27%	56	42	33.33%	24	24	0.00%	2.0	0	2	0.00
#308 School	\$224,900	\$216,000	4.12%	62	80	-22.50%	11	9	22.22%	0.9	9	2	9.82
Plano #545	\$117,455	\$99,500	18.05%	44	72	-38.89%	88	62	41.94%	7.3	3	29	0.41
Romeoville #494	\$149,500	\$124,900	19.70%	49	81	-39.51%	193	179	7.82%	16.1	17	37	1.06
St. Charles #174													
#301 School	\$170,000	\$182,000	-6.59%	84	228	-63.16%	3	4	-25.00%	0.3	0	0	0.00
#303 School	\$215,400	\$204,995	5.08%	75	89	-15.73%	201	196	2.55%	16.8	31	42	1.85
Sandwich #491	\$116,950	\$120,000	-2.54%	100	64	56.25%	10	14	-28.57%	0.8	2	2	2.40
Shorewood #496	\$160,000	\$146,500	9.22%	42	64	-34.38%	59	58	1.72%	4.9	5	11	1.02

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South Elgin #177	\$154,000	\$138,500	11.19%	65	90	-27.78%	152	110	38.18%	12.7	15	22	1.18
Sugar Grove #554	\$174,400	\$169,900	2.65%	74	83	-10.84%	72	62	16.13%	6.0	11	9	1.83
Sycamore #178	\$146,000	\$132,900	9.86%	64	87	-26.44%	103	87	18.39%	8.6	20	23	2.33
Villa Park #186	\$121,000	\$127,000	-4.72%	84	75	12.00%	83	85	-2.35%	6.9	10	15	1.45
Warrenville #555	\$166,250	\$148,000	12.33%	49	61	-19.67%	160	117	36.75%	13.3	10	27	0.75
West Chicago #185	\$169,500	\$152,000	11.51%	34	60	-43.33%	36	39	-7.69%	3.0	2	4	0.67
Wheaton #187	\$167,000	\$160,750	3.89%	71	77	-7.79%	265	242	9.50%	22.1	27	40	1.22
Willowbrook #516	\$138,750	\$131,000	5.92%	56	70	-20.00%	186	189	-1.59%	15.5	28	31	1.81
Winfield #190	\$254,000	\$160,000	58.75%	116	63	84.13%	79	77	2.60%	6.6	16	17	2.43
Woodridge #517	\$122,750	\$98,000	25.26%	63	74	-14.86%	122	167	-26.95%	10.2	29	21	2.85
Yorkville #560	\$131,500	\$120,625	9.02%	55	55	0.00%	127	122	4.10%	10.6	13	29	1.23

* Items shaded in green represent a larger than 10% increase in median price levels.

* Items shaded in red represent a less than 3 month supply.

* Information obtained from local MRED MLS statistics