

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

End of 1st Quarter 2019 - Macro Analysis

Attached Single Family Housing

Area	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Sales Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
#46 School	\$164,000	\$150,000	9.33%	55	55	0.00%	375	419	-10.50%	31.3	44	71	1.41
#301 School	\$195,650	\$190,950	2.46%	75	33	127.27%	58	38	52.63%	4.8	1	5	0.21
Elmhurst #126	\$253,000	\$255,000	-0.78%	74	48	54.17%	109	87	25.29%	9.1	48	13	5.28
Frankfort #423	\$242,750	\$199,500	21.68%	61	65	-6.15%	82	88	-6.82%	6.8	14	13	2.05
Geneva #134	\$252,500	\$235,000	7.45%	48	61	-21.31%	110	136	-19.12%	9.2	24	12	2.62
Glen Ellyn #137	\$160,000	\$164,000	-2.44%	49	44	11.36%	145	153	-5.23%	12.1	29	27	2.40
Hampshire #140	\$177,000	\$165,075	7.22%	47	42	11.90%	290	240	20.83%	24.2	22	36	0.91
Hinsdale #521	\$420,000	\$414,750	1.27%	108	99	9.09%	69	48	43.75%	5.8	24	7	4.17
Lemont #439	\$315,000	\$283,000	11.31%	117	117	0.00%	62	65	-4.62%	5.2	52	13	10.06
Lisle #532	\$154,000	\$132,000	16.67%	50	39	28.21%	246	225	9.33%	20.5	21	35	1.02
Lockport/Homer #495	\$189,000	\$185,000	2.16%	42	48	-12.50%	229	188	21.81%	19.1	24	25	1.26
Homer Glen #500	\$323,750	\$250,000	29.50%	129	84	53.57%	22	15	46.67%	1.8	8	7	4.36
Lombard #148	\$170,000	\$167,000	1.80%	45	40	12.50%	279	310	-10.00%	23.3	33	50	1.42
Joliet #499													
#202 School	\$180,000	\$164,900	9.16%	45	46	-2.17%	147	103	42.72%	12.3	6	13	0.49
#204 School	\$140,000	\$132,750	5.46%	42	46	-8.70%	209	212	-1.42%	17.4	26	32	1.49

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Mokena #448	\$210,125	\$202,500	3.77%	54	67	-19.40%	112	107	4.67%	9.3	18	6	1.93
Montgomery #538	\$169,950	\$151,700	12.03%	37	35	5.71%	112	130	-13.85%	9.3	14	15	1.50
Naperville #540													
#203 School	\$189,000	\$188,200	0.43%	51	51	0.00%	368	345	6.67%	30.7	60	48	1.96
#204 School	\$224,000	\$233,000	-3.86%	44	47	-6.38%	551	533	3.38%	45.9	63	67	1.37
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$154,950	\$137,250	12.90%	30	51	-41.18%	84	76	10.53%	7.0	14	13	2.00
North Aurora #542	\$172,000	\$155,625	10.52%	40	40	0.00%	80	89	-10.11%	6.7	4	15	0.60
Oak Brook #523	\$327,000	\$334,250	-2.17%	97	129	-24.81%	93	104	-10.58%	7.8	26	12	3.35
Oswego #543	\$184,000	\$170,377	8.00%	37	29	27.59%	215	224	-4.02%	17.9	34	58	1.90
Ottawa #350	\$137,000	\$106,750	28.34%	177	168	5.36%	15	18	-16.67%	1.3	9	4	7.20
Plainfield #544													
#202 School	\$184,000	\$174,000	5.75%	34	36	-5.56%	311	329	-5.47%	25.9	26	25	1.00
#204 School	\$163,750	\$157,500	3.97%	33	16	106.25%	22	27	-18.52%	1.8	5	3	2.73
#308 School	\$245,000	\$240,000	2.08%	111	107	3.74%	11	15	-26.67%	0.9	10	1	10.91
Plano #545	\$141,000	\$129,000	9.30%	49	52	-5.77%	69	91	-24.18%	5.8	3	11	0.52

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Romeoville #494													
#202 School	\$177,000	\$165,000	7.27%	27	12	125.00%	47	49	-4.08%	3.9	2	2	0.51
#365 School	\$164,900	\$152,000	8.49%	70	49	42.86%	85	109	-22.02%	7.1	11	18	1.55
St. Charles #174													
#301 School	\$205,000	\$0	#DIV/0!	2	0	#DIV/0!	2	0	#DIV/0!	0.2	0	0	0.00
#303 School	\$233,000	\$222,000	4.95%	57	60	-5.00%	175	191	-8.38%	14.6	56	28	3.84
Sandwich #491	\$143,600	\$125,000	14.88%	37	50	-26.00%	15	18	-16.67%	1.3	1	3	0.80
Shorewood #496	\$174,450	\$163,500	6.70%	37	45	-17.78%	60	64	-6.25%	5.0	1	9	0.20
South Elgin #177	\$172,000	\$169,950	1.21%	50	41	21.95%	158	162	-2.47%	13.2	13	15	0.99
Sugar Grove #554	\$187,000	\$188,500	-0.80%	56	50	12.00%	75	71	5.63%	6.3	8	6	1.28
Sycamore #178	\$136,000	\$143,950	-5.52%	63	65	-3.08%	130	112	16.07%	10.8	10	12	0.92
Villa Park #186	\$145,500	\$152,000	-4.28%	47	58	-18.97%	85	83	2.41%	7.1	9	16	1.27
Warrenville #555	\$186,000	\$176,500	5.38%	29	43	-32.56%	119	138	-13.77%	9.9	16	16	1.61
West Chicago #185	\$178,750	\$172,900	3.38%	46	44	4.55%	46	27	70.37%	3.8	1	4	0.26
Wheaton #187	\$170,000	\$182,500	-6.85%	47	47	0.00%	241	272	-11.40%	20.1	26	37	1.29
Willowbrook #516	\$159,500	\$158,000	0.95%	46	47	-2.13%	184	193	-4.66%	15.3	35	16	2.28

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Winfield #190	\$245,500	\$265,000	-7.36%	59	62	-4.84%	84	91	-7.69%	7.0	18	17	2.57
Woodridge #517	\$149,500	\$133,250	12.20%	56	52	7.69%	156	152	2.63%	13.0	29	32	2.23
Yorkville/Bristol #560	\$150,000	\$140,500	6.76%	45	43	4.65%	113	141	-19.86%	9.4	17	20	1.81

* 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. Report completed on 04/03/2019