

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

End of 1st Quarter 2019 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Rented Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
Aurora #507													
#129 School	\$1,373	\$1,300	5.62%	29	40	-27.50%	56	55	1.82%	4.7	8	0	1.71
#131 School	\$1,295	\$1,398	-7.37%	36	32	12.50%	121	142	-14.79%	10.1	11	0	1.09
#204 School	\$1,675	\$1,650	1.52%	35	33	6.06%	399	422	-5.45%	33.3	37	4	1.11
#308 School	\$1,650	\$1,613	2.29%	34	38	-10.53%	116	148	-21.62%	9.7	7	2	0.72
Batavia #510	\$1,625	\$1,550	4.84%	40	37	8.11%	66	62	6.45%	5.5	4	2	0.73
Big Rock/Hinckley	\$1,348	\$1,375	-1.96%	45	43	4.65%	2	5	-60.00%	0.2	2	0	12.00
Bolingbrook #440	\$1,800	\$1,898	-5.16%	38	37	2.70%	164	190	-13.68%	13.7	10	3	0.73
Clarendon Hills #514	\$2,500	\$2,850	-12.28%	54	64	-15.63%	88	29	203.45%	7.3	7	0	0.95
Cortland #112	\$1,200	\$1,200	0.00%	26	26	0.00%	19	21	-9.52%	1.6	2	1	1.26
Crest Hill #498	\$1,285	\$1,250	2.80%	28	44	-36.36%	66	48	37.50%	5.5	2	0	0.36
Darien #562	\$1,663	\$1,750	-4.97%	45	39	15.38%	82	96	-14.58%	6.8	8	3	1.17
Dekalb #115	\$1,250	\$1,200	4.17%	40	31	29.03%	95	106	-10.38%	7.9	11	2	1.39
Downers Grove #515	\$1,895	\$1,800	5.28%	45	37	21.62%	248	176	40.91%	20.7	34	16	1.65
Elburn #119	\$2,000	\$1,445	38.41%	55	31	77.42%	15	17	-11.76%	1.3	4	1	3.20
Elgin #123													
#46 School	\$1,400	\$1,495	-6.35%	32	32	0.00%	277	313	-11.50%	23.1	21	4	0.91
#301 School	\$2,050	\$1,800	13.89%	48	36	33.33%	36	45	-20.00%	3.0	2	2	0.67

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

End of 1st Quarter 2019 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals						
Elmhurst #126	\$2,100	\$2,000	5.00%	47	44	6.82%	161	151	6.62%	13.4	26	2	1.94
Frankfort #423	\$1,900	\$1,768	7.47%	49	43	13.95%	48	68	-29.41%	4.0	3	1	0.75
Geneva #134	\$1,998	\$1,850	8.00%	46	37	24.32%	92	101	-8.91%	7.7	9	3	1.17
Glen Ellyn #137	\$1,923	\$1,945	-1.13%	50	34	47.06%	92	93	-1.08%	7.7	8	4	1.04
Hampshire #140	\$1,695	\$1,585	6.94%	41	33	24.24%	89	92	-3.26%	7.4	4	1	0.54
Hinsdale #521	\$3,200	\$3,300	-3.03%	69	58	18.97%	93	94	-1.06%	7.8	14	0	1.81
Homer Glen #500	\$2,095	\$2,500	-16.20%	57	38	50.00%	9	15	-40.00%	0.8	0	0	0.00
Lemont #439	\$1,600	\$1,850	-13.51%	82	56	46.43%	31	25	24.00%	2.6	3	0	1.16
Lisle #532	\$1,200	\$1,230	-2.44%	31	38	-18.42%	228	245	-6.94%	19.0	26	9	1.37
Lockport/Homer #495	\$1,475	\$1,600	-7.81%	27	40	-32.50%	86	93	-7.53%	7.2	4	2	0.56
Lombard #148	\$1,700	\$1,650	3.03%	42	36	16.67%	140	139	0.72%	11.7	18	0	1.54
Joliet #499													
#202 School	\$1,768	\$1,750	1.03%	44	35	25.71%	26	49	-46.94%	2.2	1	1	0.46
#204 School	\$1,350	\$1,275	5.88%	34	34	0.00%	163	164	-0.61%	13.6	11	3	0.81
Mokena #448	\$1,600	\$1,450	10.34%	38	33	15.15%	42	54	-22.22%	3.5	4	0	1.14
Montgomery #538	\$1,635	\$1,685	-2.97%	38	36	5.56%	64	82	-21.95%	5.3	2	3	0.38
Naperville #540													
#203 School	\$1,850	\$1,900	-2.63%	44	41	7.32%	336	320	5.00%	28.0	36	6	1.29

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

End of 1st Quarter 2019 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals						
#204 School	\$1,750	\$1,700	2.94%	46	41	12.20%	490	477	2.73%	40.8	64	15	1.57
Newark #541	\$950	\$1,250	-24.00%	22	29	-24.14%	1	1	0.00%	0.1	0	0	0.00
New Lenox #451	\$1,500	\$1,400	7.14%	28	23	21.74%	49	54	-9.26%	4.1	5	2	1.22
North Aurora #542	\$1,895	\$1,773	6.88%	34	31	9.68%	42	34	23.53%	3.5	5	0	1.43
Oak Brook #523	\$3,200	\$2,900	10.34%	94	74	0.27027	29	31	-6.45%	2.4	5	3	2.07
Oswego #543	\$1,675	\$1,650	1.52%	38	33	0.15152	129	142	-9.15%	10.8	5	2	0.47
Ottawa #350	\$1,125	\$1,000	12.50%	44	28	0.57143	37	37	0.00%	3.1	2	0	0.65
Plainfield #544													
#202 School	\$1,795	\$1,795	0.00%	41	40	2.50%	294	298	-1.34%	24.5	18	6	0.73
#204 School	\$1,795	\$1,775	1.13%	27	43	-37.21%	33	43	-23.26%	2.8	1	0	0.36
#308 School	\$2,098	\$2,100	-0.10%	51	31	64.52%	10	9	11.11%	0.8	0	0	0.00
Plano #545	\$1,438	\$1,400	2.71%	42	48	-12.50%	56	67	-16.42%	4.7	2	1	0.43
Romeoville #494													
#202 School	\$1,675	\$1,625	3.08%	61	57	7.02%	21	35	-40.00%	1.8	3	0	1.71
#365 School	\$1,583	\$1,600	-1.06%	45	44	2.27%	30	36	-16.67%	2.5	1	0	0.40
St. Charles #174	\$1,850	\$1,800	2.78%	43	40	7.50%	189	211	-10.43%	15.8	23	4	1.46
Sandwich #491	\$900	\$1,250	-28.00%	24	18	33.33%	5	7	-28.57%	0.4	0	0	0.00
Shorewood #496	\$1,700	\$1,700	0.00%	27	40	-32.50%	45	43	4.65%	3.8	3	1	0.80

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

End of 1st Quarter 2019 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Inventory		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
South Elgin #177	\$1,500	\$1,495	0.33%	30	33	-9.09%	76	91	-16.48%	6.3	5	1	0.79
Sugar Grove #554	\$1,685	\$1,700	-0.88%	33	40	-17.50%	22	43	-48.84%	1.8	4	1	2.18
Sycamore #178	\$1,200	\$1,495	-19.73%	27	33	-18.18%	52	90	-42.22%	4.3	4	3	0.92
Villa Park #186	\$1,650	\$1,850	-10.81%	29	50	-42.00%	53	29	82.76%	4.4	8	0	1.81
Warrenville #555	\$1,575	\$1,200	31.25%	28	21	33.33%	26	70	-62.86%	2.2	5	2	2.31
West Chicago #185	\$1,650	\$1,523	8.34%	50	34	47.06%	35	60	-41.67%	2.9	2	0	0.69
Wheaton #187	\$1,570	\$1,548	1.42%	43	43	0.00%	161	30	436.67%	13.4	20	5	1.49
Willowbrook #516	\$1,300	\$1,690	-23.08%	38	40	-5.00%	90	40	125.00%	7.5	14	0	1.87
Winfield #190	\$1,750	\$1,700	2.94%	52	38	36.84%	21	166	-87.35%	1.8	1	0	0.57
Woodridge #517	\$1,725	\$1,550	11.29%	51	35	45.71%	82	86	-4.65%	6.8	10	1	1.46
Yorkville/Bristol #560	\$1,600	\$1,975	-18.99%	34	50	-32.00%	96	29	231.03%	8.0	3	2	0.38

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

* Items shaded in Red represent less than a 3 month supply - based on the 12 month average absorption rates

* Information obtained from local MRED MLS statistics. Report completed on 04/03/2019