

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

End of 1st Quarter 2020 - Macro Analysis

Detached 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	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
Aurora #507													
#129 School	\$197,000	\$188,000	4.79%	61	59	3.39%	501	529	-5.29%	41.8	47	63	1.13
#131 School	\$169,900	\$160,000	6.19%	61	53	15.09%	399	466	-14.38%	33.3	55	61	1.65
#204 School	\$290,000	\$295,000	-1.69%	71	55	29.09%	343	370	-7.30%	28.6	41	50	1.43
#308 School	\$275,000	\$280,000	-1.79%	55	42	30.95%	209	221	-5.43%	17.4	24	22	1.38
Batavia #510	\$326,000	\$315,000	3.49%	83	65	27.69%	342	334	2.40%	28.5	86	58	3.02
Big Rock/Hinckley	\$213,500	\$260,000	-17.88%	79	106	-25.47%	51	46	10.87%	4.3	22	5	5.18
Bolingbrook #440	\$253,000	\$240,000	5.42%	57	52	9.62%	814	849	-4.12%	67.8	105	121	1.55
Clarendon Hills #514	\$625,000	\$556,000	12.41%	115	105	9.52%	127	110	15.45%	10.6	47	17	4.44
Cortland #112	\$178,000	\$177,000	0.56%	49	44	11.36%	69	59	16.95%	5.8	10	9	1.74
Crest Hill #498	\$199,900	\$187,000	6.90%	61	43	41.86%	157	135	16.30%	13.1	24	17	1.83
Darien #562	\$345,000	\$350,000	-1.43%	92	71	29.58%	215	203	5.91%	17.9	43	16	2.40
Dekalb #115	\$161,500	\$150,000	7.67%	69	63	9.52%	350	395	-11.39%	29.2	48	45	1.65
Downers Grove #515	\$370,000	\$380,000	-2.63%	92	97	-5.15%	636	613	3.75%	53.0	186	115	3.51
Elburn #119	\$325,000	\$306,250	6.12%	121	111	9.01%	173	160	8.13%	14.4	62	20	4.30
Elgin #123													
#46 School	\$218,000	\$209,900	3.86%	60	55	9.09%	893	824	8.37%	74.4	153	149	2.06

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#301 School	\$342,790	\$336,000	2.02%	124	124	0.00%	246	233	5.58%	20.5	88	45	4.29
Elmhurst #126	\$436,000	\$462,500	-5.73%	109	99	10.10%	586	581	0.86%	48.8	185	96	3.79
Frankfort #423	\$370,000	\$335,000	10.45%	105	89	17.98%	421	364	15.66%	35.1	113	57	3.22
Geneva #134	\$367,000	\$354,200	3.61%	90	83	8.43%	398	440	-9.55%	33.2	131	68	3.95
Glen Ellyn #137	\$395,000	\$415,000	-4.82%	95	95	0.00%	514	480	7.08%	42.8	187	82	4.37
Hampshire #140	\$285,000	\$278,990	2.15%	82	94	-12.77%	237	275	-13.82%	19.8	84	43	4.25
Hinsdale #521	\$902,500	\$952,500	-5.25%	170	173	-1.73%	296	298	-0.67%	24.7	180	50	7.30
Lemont #439	\$405,000	\$391,250	3.51%	104	83	25.30%	256	234	9.40%	21.3	83	38	3.89
Lisle #532	\$365,000	\$374,900	-2.64%	102	97	5.15%	249	243	2.47%	20.8	62	33	2.99
Lockport/Homer #495	\$248,000	\$246,501	0.61%	59	53	11.32%	399	384	3.91%	33.3	62	58	1.86
Homer Glen #500	\$355,000	\$343,000	3.50%	81	97	-16.49%	239	284	-15.85%	19.9	90	38	4.52
Lombard #148	\$285,000	\$282,000	1.06%	59	62	-4.84%	536	536	0.00%	44.7	85	64	1.90
Joliet #499													
#202 School	\$236,750	\$235,000	0.74%	49	46	6.52%	200	204	-1.96%	16.7	12	35	0.72
#204 School	\$165,000	\$156,000	5.77%	57	57	0.00%	1044	1110	-5.95%	87.0	134	176	1.54
Mokena #448	\$327,750	\$329,500	-0.53%	98	66	48.48%	250	228	9.65%	20.8	58	32	2.78
Montgomery #538	\$221,000	\$215,000	2.79%	56	45	24.44%	400	437	-8.47%	33.3	61	54	1.83

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Naperville #540													
#203 School	\$425,000	\$425,000	0.00%	86	85	1.18%	887	936	-5.24%	73.9	230	133	3.11
#204 School	\$447,500	\$446,500	0.22%	100	87	14.94%	803	826	-2.78%	66.9	223	124	3.33
Newark #541	\$220,000	\$189,950	15.82%	95	161	-40.99%	41	34	20.59%	3.4	14	6	4.10
New Lenox #451	\$310,000	\$302,500	2.48%	76	59	28.81%	469	440	6.59%	39.1	96	85	2.46
North Aurora #542	\$268,000	\$276,000	-2.90%	67	80	-16.25%	222	228	-2.63%	18.5	39	36	2.11
Oak Brook #523	\$733,500	\$784,734	-6.53%	199	177	12.43%	78	86	-9.30%	6.5	69	10	10.62
Oswego #543	\$279,375	\$289,900	-3.63%	64	62	3.23%	562	513	9.55%	46.8	155	87	3.31
Ottawa #350	\$135,000	\$133,000	1.50%	97	125	-22.40%	279	265	5.28%	23.3	94	34	4.04
Plainfield #544													
#202 School	\$270,000	\$265,000	1.89%	65	57	14.04%	1093	1123	-2.67%	91.1	162	171	1.78
#204 School	\$249,950	\$233,500	7.04%	71	45	57.78%	64	52	23.08%	5.3	12	16	2.25
#308 School	\$367,745	\$375,000	-1.93%	107	137	-21.90%	148	114	29.82%	12.3	79	24	6.41
Plano #545	\$202,500	\$188,750	7.28%	68	68	0.00%	195	186	4.84%	16.3	41	38	2.52
Romeoville #494													
#202 School	\$248,000	\$237,000	4.64%	84	48	75.00%	123	109	12.84%	10.3	13	21	1.27
#365 School	\$193,000	\$179,750	7.37%	61	47	29.79%	325	322	0.93%	27.1	41	50	1.51

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St. Charles #174													
#301 School	\$361,000	\$334,450	7.94%	116	108	7.41%	47	38	23.68%	3.9	22	4	5.62
#303 School	\$368,000	\$360,000	2.22%	115	109	5.50%	785	796	-1.38%	65.4	209	122	3.19
Sandwich #491	\$186,500	\$193,000	-3.37%	59	58	1.72%	132	119	10.92%	11.0	28	11	2.55
Shorewood #496	\$278,500	\$272,000	2.39%	88	76	15.79%	318	247	28.74%	26.5	82	34	3.09
South Elgin #177	\$275,000	\$285,000	-3.51%	63	60	5.00%	257	275	-6.55%	21.4	62	46	2.89
Sugar Grove #554	\$305,500	\$283,500	7.76%	75	95	-21.05%	186	154	20.78%	15.5	48	19	3.10
Sycamore #178	\$235,000	\$233,500	0.64%	70	63	11.11%	260	247	5.26%	21.7	51	35	2.35
Villa Park #186	\$253,700	\$249,950	1.50%	69	57	21.05%	264	264	0.00%	22.0	24	37	1.09
Warrenville #555	\$276,875	\$258,000	7.32%	68	68	0.00%	110	105	4.76%	9.2	29	17	3.16
West Chicago #185	\$284,900	\$274,000	3.98%	84	75	12.00%	289	324	-10.80%	24.1	60	45	2.49
Wheaton #187	\$395,000	\$390,000	1.28%	84	85	-1.18%	679	622	9.16%	56.6	182	98	3.22
Willowbrook #516	\$461,250	\$440,000	4.83%	138	107	28.97%	86	71	21.13%	7.2	35	15	4.88
Winfield #190	\$330,000	\$329,500	0.15%	89	89	0.00%	146	124	17.74%	12.2	36	27	2.96
Woodridge #517	\$285,000	\$283,000	0.71%	68	62	9.68%	265	274	-3.28%	22.1	53	51	2.40
Yorkville/Bristol #560	\$270,500	\$270,000	0.19%	81	77	5.19%	408	383	6.53%	34.0	135	75	3.97

* Items shaded in green represent a larger than 5% increase in median price levels.

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

* Information obtained from local MRED MLS Statistics. Report completed on 04/05/2020