

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

End of 1st Quarter 2021 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	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
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,375	\$1,300	5.77%	35	47	-25.53%	53	76	-30.26%	4.4	1	0	0.23
#131 School	\$1,300	\$1,300	0.00%	36	41	-12.20%	127	154	-17.53%	10.6	10	2	0.94
#204 School	\$1,750	\$1,700	2.94%	30	33	-9.09%	334	421	-20.67%	27.8	9	12	0.32
#308 School	\$1,700	\$1,650	3.03%	21	38	-44.74%	95	95	0.00%	7.9	0	3	0.00
Batavia #510	\$1,500	\$1,600	-6.25%	42	36	16.67%	58	57	1.75%	4.8	1	2	0.21
Big Rock/Hinckley	\$1,450	\$1,100	31.82%	20	61	-67.21%	5	7	-28.57%	0.4	0	0	0.00
Bolingbrook #440	\$1,800	\$1,894	-4.96%	33	35	-5.71%	111	144	-22.92%	9.3	2	0	0.22
Clarendon Hills #514	\$2,750	\$2,385	15.30%	46	78	-41.03%	48	44	9.09%	4.0	6	0	1.50
Cortland #112	\$1,275	\$1,350	-5.56%	21	51	-58.82%	8	15	-46.67%	0.7	0	0	0.00
Crest Hill #498	\$1,300	\$1,425	-8.77%	26	33	-21.21%	35	62	-43.55%	2.9	1	0	0.34
Darien #562	\$1,800	\$1,738	3.57%	30	46	-34.78%	65	82	-20.73%	5.4	1	2	0.18
Dekalb #115	\$1,275	\$1,250	2.00%	51	37	37.84%	65	90	-27.78%	5.4	0	1	0.00
Downers Grove #515	\$1,800	\$1,900	-5.26%	36	50	-28.00%	167	238	-29.83%	13.9	9	1	0.65
Elburn #119	\$1,725	\$1,700	1.47%	97	57	70.18%	6	19	-68.42%	0.5	0	0	0.00
Elgin #123													
#46 School	\$1,400	\$1,400	0.00%	39	35	11.43%	248	263	-5.70%	20.7	18	4	0.87

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#301 School	\$2,000	\$2,225	-10.11%	32	35	-8.57%	23	38	-39.47%	1.9	1	1	0.52
Elmhurst #126	\$2,300	\$2,100	9.52%	47	45	4.44%	140	146	-4.11%	11.7	25	4	2.14
Frankfort #423	\$2,125	\$2,000	6.25%	25	30	-16.67%	44	53	-16.98%	3.7	2	0	0.55
Geneva #134	\$1,800	\$1,825	-1.37%	30	31	-3.23%	79	114	-30.70%	6.6	3	1	0.46
Glen Ellyn #137	\$1,950	\$1,950	0.00%	52	40	30.00%	78	108	-27.78%	6.5	11	0	1.69
Hampshire #140	\$1,683	\$1,695	-0.71%	34	42	-19.05%	86	90	-4.44%	7.2	2	6	0.28
Hinsdale #521	\$3,395	\$3,700	-8.24%	36	60	-40.00%	89	95	-6.32%	7.4	0	0	0.00
Homer Glen #500	\$1,995	\$2,663	-25.08%	26	46	-43.48%	4	10	-60.00%	0.3	0	0	0.00
Lemont #439	\$2,200	\$1,825	20.55%	53	74	-28.38%	19	44	-56.82%	1.6	2	0	1.26
Lisle #532	\$1,300	\$1,230	5.69%	35	38	-7.89%	199	213	-6.57%	16.6	10	5	0.60
Lockport/Homer #495	\$1,610	\$1,600	0.63%	26	26	0.00%	87	73	19.18%	7.3	5	1	0.69
Lombard #148	\$1,675	\$1,700	-1.47%	41	39	5.13%	141	159	-11.32%	11.8	5	3	0.43
Joliet #499													
#202 School	\$1,850	\$1,794	3.12%	44	30	46.67%	19	32	-40.63%	1.6	1	0	0.63
#204 School	\$1,300	\$1,375	-5.45%	30	35	-14.29%	125	169	-26.04%	10.4	7	4	0.67
Mokena #448	\$1,795	\$1,395	28.67%	35	24	45.83%	32	46	-30.43%	2.7	0	1	0.00
Montgomery #538	\$1,775	\$1,650	7.58%	25	28	-10.71%	53	52	1.92%	4.4	3	0	0.68

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Naperville #540													
#203 School	\$2,050	\$2,000	2.50%	40	44	-9.09%	334	334	0.00%	27.8	11	9	0.40
#204 School	\$1,950	\$1,950	0.00%	29	53	-45.28%	417	484	-13.84%	34.8	13	7	0.37
Newark #541	\$0	\$1,050	#####	0	15	#####	0	1	#####	0.0	0	0	#DIV/0!
New Lenox #451	\$1,500	\$1,500	0.00%	33	35	-5.71%	47	65	-27.69%	3.9	2	0	0.51
North Aurora #542	\$1,995	\$2,045	-2.44%	31	33	-6.06%	34	67	-49.25%	2.8	1	0	0.35
Oak Brook #523	\$3,300	\$3,438	-4.01%	53	83	-36.14%	25	34	-26.47%	2.1	1	0	0.48
Oswego #543	\$1,713	\$1,695	1.06%	27	29	-6.90%	108	126	-14.29%	9.0	3	3	0.33
Ottawa #350	\$750	\$850	-11.76%	25	32	-21.88%	37	48	-22.92%	3.1	0	2	0.00
Plainfield #544													
#202 School	\$1,900	\$1,850	2.70%	27	30	-10.00%	162	275	-41.09%	13.5	3	1	0.22
#204 School	\$2,095	\$1,895	10.55%	45	34	32.35%	18	21	-14.29%	1.5	0	0	0.00
#308 School	\$2,700	\$2,425	11.34%	46	65	-29.23%	13	10	30.00%	1.1	0	0	0.00
Plano #545	\$1,353	\$1,598	-15.33%	43	41	4.88%	40	40	0.00%	3.3	1	2	0.30
Romeoville #494													
#202 School	\$1,650	\$1,900	-13.16%	33	40	-17.50%	21	25	-16.00%	1.8	1	1	0.57
#365 School	\$1,700	\$1,650	3.03%	40	46	-13.04%	19	37	-48.65%	1.6	0	0	0.00

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St. Charles #174	\$1,950	\$1,800	8.33%	40	39	2.56%	115	179	-35.75%	9.6	4	0	0.42
Sandwich #491	\$825	\$850	-2.94%	34	34	0.00%	8	11	-27.27%	0.7	2	0	3.00
Shorewood #496	\$1,775	\$1,713	3.62%	22	38	-42.11%	20	46	-56.52%	1.7	0	0	0.00
South Elgin #177	\$1,550	\$1,600	-3.13%	29	36	-19.44%	56	66	-15.15%	4.7	0	1	0.00
Sugar Grove #554	\$1,995	\$1,875	6.40%	41	38	7.89%	13	17	-23.53%	1.1	0	0	0.00
Sycamore #178	\$1,350	\$1,350	0.00%	34	33	3.03%	57	71	-19.72%	4.8	0	2	0.00
Villa Park #186	\$1,600	\$1,700	-5.88%	37	32	15.63%	40	56	-28.57%	3.3	2	0	0.60
Warrenville #555	\$1,689	\$1,685	0.24%	29	29	0.00%	20	30	-33.33%	1.7	1	0	0.60
West Chicago #185	\$1,650	\$1,998	-17.42%	38	39	-2.56%	30	32	-6.25%	2.5	1	0	0.40
Wheaton #187	\$1,750	\$1,600	9.38%	34	45	-24.44%	154	203	-24.14%	12.8	11	1	0.86
Willowbrook #516	\$1,275	\$1,300	-1.92%	34	46	-26.09%	69	89	-22.47%	5.8	3	2	0.52
Winfield #190	\$2,200	\$1,975	11.39%	24	28	-14.29%	23	20	15.00%	1.9	1	0	0.52
Woodridge #517	\$1,750	\$1,473	18.81%	37	44	-15.91%	61	70	-12.86%	5.1	4	1	0.79
Yorkville/Bristol #560	\$1,573	\$1,650	-4.67%	36	41	-12.20%	76	93	-18.28%	6.3	1	1	0.16

* Items shaded in Green represent a larger than 5% 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 04/06/2021