

Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 2nd Quarter 2015 - Macro Analysis - 07/01/2015 Report

Detached Houses

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	\$139,700	\$124,800	11.94%	85	91	-6.59%	480	555	-13.51%	40.0	149	127	3.73
#131 School	\$105,000	\$77,000	36.36%	81	97	-16.49%	523	615	-14.96%	43.6	106	106	2.43
#204 School	\$274,500	\$272,115	0.88%	86	78	10.26%	422	342	23.39%	35.2	137	74	3.90
#308 School	\$229,900	\$229,500	0.17%	108	77	40.26%	222	180	23.33%	18.5	47	47	2.54
Batavia #510	\$272,550	\$270,000	0.94%	111	94	18.09%	334	321	4.05%	27.8	131	76	4.71
Big Rock/Hinckley	\$164,450	\$190,000	-13.45%	136	174	-21.84%	52	41	26.83%	4.3	21	12	4.85
Bolingbrook #440	\$190,500	\$184,000	3.53%	90	80	12.50%	828	737	12.35%	69.0	292	250	4.23
Clarendon Hills #514	\$702,000	\$602,000	16.61%	110	83	32.53%	122	128	-4.69%	10.2	82	20	8.07
Cortland #112	\$134,900	\$132,500	1.81%	89	92	-3.26%	63	65	-3.08%	5.3	23	12	4.38
Crest Hill #498	\$134,250	\$124,500	7.83%	113	93	21.51%	150	139	7.91%	12.5	37	33	2.96
Darien #562	\$320,000	\$295,000	8.47%	93	86	8.14%	178	195	-8.72%	14.8	119	34	8.02
Dekalb #115	\$125,000	\$130,000	-3.85%	114	133	-14.29%	297	260	14.23%	24.8	140	55	5.66
Downers Grove #515	\$347,000	\$335,000	3.58%	93	104	-10.58%	579	591	-2.03%	48.3	327	119	6.78
Elburn #119	\$250,000	\$230,050	8.67%	115	188	-38.83%	156	126	23.81%	13.0	97	31	7.46
Elgin #123													
#46 School	\$148,250	\$129,000	14.92%	92	99	-7.07%	1026	1023	0.29%	85.5	242	231	2.83
#301 School	\$305,770	\$313,480	-2.46%	124	117	5.98%	229	205	11.71%	19.1	139	55	7.28
Elmhurst #126	\$405,000	\$375,000	8.00%	99	90	10.00%	608	566	7.42%	50.7	252	126	4.97

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Frankfort #423	\$322,000	\$319,950	0.64%	117	122	-4.10%	371	340	9.12%	30.9	180	81	5.82
Geneva #134	\$338,350	\$320,000	5.73%	105	84	25.00%	432	419	3.10%	36.0	188	77	5.22
Glen Ellyn #137	\$395,000	\$372,000	6.18%	95	76	25.00%	490	469	4.48%	40.8	262	103	6.42
Hampshire #140	\$237,000	\$223,750	5.92%	110	125	-12.00%	211	172	22.67%	17.6	102	50	5.80
Hinsdale #521	\$890,000	\$930,000	-4.30%	124	132	-6.06%	273	319	-14.42%	22.8	242	46	10.64
Lemont #439	\$350,000	\$350,000	0.00%	111	156	-28.85%	226	184	22.83%	18.8	156	70	8.28
Lisle #532	\$354,500	\$334,000	6.14%	81	98	-17.35%	278	226	23.01%	23.2	119	65	5.14
Lockport/Homer #495	\$196,000	\$170,750	14.79%	96	97	-1.03%	408	356	14.61%	34.0	124	81	3.65
Home Glen #500	\$294,000	\$281,250	4.53%	125	133	-6.02%	261	214	21.96%	21.8	163	55	7.49
Lombard #148	\$230,000	\$230,500	-0.22%	93	93	0.00%	507	466	8.80%	42.3	164	102	3.88
Joliet #499													
#202 School	\$170,000	\$177,000	-3.95%	85	82	3.66%	192	146	31.51%	16.0	32	39	2.00
#204 School	\$100,000	\$92,000	8.70%	92	95	-3.16%	1074	959	11.99%	89.5	273	232	3.05
Mokena #448	\$292,000	\$285,900	2.13%	112	108	3.70%	255	231	10.39%	21.3	125	47	5.88
Montgomery #538	\$173,250	\$166,000	4.37%	84	87	-3.45%	382	367	4.09%	31.8	97	94	3.05
Naperville #540													
#203 School	\$391,200	\$383,000	2.14%	94	76	23.68%	850	871	-2.41%	70.8	454	195	6.41
#204 School	\$429,000	\$434,500	-1.27%	84	75	12.00%	812	763	6.42%	67.7	383	177	5.66
Newark #541	\$163,500	\$165,500	-1.21%	202	252	-19.84%	31	23	34.78%	2.6	15	2	5.81

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New Lenox #451	\$259,000	\$251,000	3.19%	106	101	4.95%	443	367	20.71%	36.9	165	77	4.47
North Aurora #542	\$240,000	\$230,000	4.35%	121	98	23.47%	233	196	18.88%	19.4	106	52	5.46
Oak Brook #523	\$820,000	\$732,500	11.95%	205	193	6.22%	82	92	-10.87%	6.8	104	25	15.22
Oswego #543	\$240,000	\$237,250	1.16%	113	95	18.95%	537	482	11.41%	44.8	206	113	4.60
Ottawa #350	\$110,000	\$93,000	18.28%	152	159	-4.40%	249	251	-0.80%	20.8	179	44	8.63
Plainfield #544													
#202 School	\$224,000	\$211,000	6.16%	79	73	8.22%	1053	991	6.26%	87.8	364	254	4.15
#204 School	\$197,500	\$190,000	3.95%	87	54	61.11%	68	65	4.62%	5.7	26	4	4.59
#308 School	\$317,500	\$350,000	-9.29%	125	106	17.92%	90	73	23.29%	7.5	76	19	10.13
Plano #545	\$140,000	\$133,500	4.87%	99	97	2.06%	173	180	-3.89%	14.4	41	36	2.84
Romeoville #494	\$158,450	\$155,000	2.23%	87	89	-2.25%	500	449	11.36%	41.7	100	131	2.40
St. Charles #174													
#301 School	\$332,500	\$301,000	10.47%	150	215	-30.23%	45	43	4.65%	3.8	37	10	9.87
#303 School	\$312,750	\$310,100	0.85%	116	125	-7.20%	726	714	1.68%	60.5	404	162	6.68
Sandwich #491	\$141,000	\$128,167	10.01%	103	124	-16.94%	100	104	-3.85%	8.3	39	19	4.68
Shorewood #496	\$225,950	\$235,000	-3.85%	93	93	0.00%	248	237	4.64%	20.7	121	53	5.85
South Elgin #177	\$229,000	\$203,250	12.67%	86	90	-4.44%	265	222	19.37%	22.1	91	76	4.12
Sugar Grove #554	\$274,765	\$270,000	1.76%	117	97	20.62%	150	145	3.45%	12.5	69	32	5.52
Sycamore #178	\$195,000	\$187,000	4.28%	94	117	-19.66%	213	223	-4.48%	17.8	93	46	5.24

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Villa Park #186	\$199,900	\$186,000	7.47%	84	59	42.37%	269	254	5.91%	22.4	82	49	3.66
Warrenville #555	\$209,265	\$205,000	2.08%	89	113	-21.24%	86	105	-18.10%	7.2	41	31	5.72
West Chicago #185	\$201,000	\$185,000	8.65%	117	106	10.38%	341	303	12.54%	28.4	148	71	5.21
Wheaton #187	\$341,000	\$330,000	3.33%	100	89	12.36%	650	659	-1.37%	54.2	274	128	5.06
Willowbrook #516	\$400,000	\$372,500	7.38%	147	130	13.08%	84	82	2.44%	7.0	75	13	10.71
Winfield #190	\$320,500	\$320,000	0.16%	107	101	5.94%	160	119	34.45%	13.3	63	31	4.73
Woodridge #517	\$250,750	\$235,000	6.70%	79	66	19.70%	278	233	19.31%	23.2	103	68	4.45
Yorkville #560	\$229,900	\$225,000	2.18%	118	106	11.32%	301	323	-6.81%	25.1	186	76	7.42

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey Completed on 07/04/2015

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