

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

End of 2nd Quarter 2018 - Macro Analysis

Detached Single Family Housing

Area	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
	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
Aurora #507													
#129 School	\$185,000	\$175,000	5.71%	59	67	-11.94%	517	555	-6.85%	43.1	85	98	1.97
#131 School	\$149,000	\$135,000	10.37%	53	82	-35.37%	459	478	-3.97%	38.3	59	95	1.54
#204 School	\$284,900	\$305,000	-6.59%	52	70	-25.71%	437	396	10.35%	36.4	68	69	1.87
#308 School	\$275,000	\$259,950	5.79%	40	43	-6.98%	207	238	-13.03%	17.3	20	41	1.16
Batavia #510	\$309,500	\$297,500	4.03%	87	80	8.75%	349	370	-5.68%	29.1	94	60	3.23
Big Rock/Hinckley	\$224,900	\$200,000	12.45%	99	106	-6.60%	77	55	40.00%	6.4	20	7	3.12
Bolingbrook #440	\$230,000	\$221,000	4.07%	57	69	-17.39%	852	919	-7.29%	71.0	129	135	1.82
Clarendon Hills #514	\$600,000	\$629,000	-4.61%	124	121	2.48%	128	135	-5.19%	10.7	53	20	4.97
Cortland #112	\$177,250	\$157,000	12.90%	57	47	21.28%	66	67	-1.49%	5.5	7	12	1.27
Crest Hill #498	\$188,500	\$191,000	-1.31%	46	75	-38.67%	154	177	-12.99%	12.8	12	28	0.94
Darien #562	\$340,000	\$324,500	4.78%	72	92	-21.74%	229	218	5.05%	19.1	64	30	3.35
Dekalb #115	\$144,500	\$140,000	3.21%	69	97	-28.87%	402	335	20.00%	33.5	74	64	2.21
Downers Grove #515	\$383,000	\$370,000	3.51%	97	113	-14.16%	679	672	1.04%	56.6	243	93	4.29
Elburn #119	\$300,500	\$281,000	6.94%	104	106	-1.89%	168	181	-7.18%	14.0	69	28	4.93
Elgin #123													
#46 School	\$195,000	\$183,000	6.56%	63	72	-12.50%	846	1025	-17.46%	70.5	132	146	1.87
#301 School	\$334,495	\$324,995	2.92%	128	144	-11.11%	230	216	6.48%	19.2	104	40	5.43

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Elmhurst #126	\$462,500	\$430,000	7.56%	99	94	5.32%	611	646	-5.42%	50.9	230	99	4.52
Frankfort #423	\$341,000	\$342,100	-0.32%	102	108	-5.56%	384	410	-6.34%	32.0	147	74	4.59
Geneva #134	\$357,750	\$349,000	2.51%	80	97	-17.53%	482	489	-1.43%	40.2	144	69	3.59
Glen Ellyn #137	\$420,000	\$415,000	1.20%	108	102	5.88%	498	576	-13.54%	41.5	218	79	5.25
Hampshire #140	\$268,000	\$267,000	0.37%	90	113	-20.35%	299	268	11.57%	24.9	83	54	3.33
Hinsdale #521	\$981,000	\$967,500	1.40%	186	158	17.72%	304	314	-3.18%	25.3	235	45	9.28
Lemont #439	\$388,750	\$381,000	2.03%	109	116	-6.03%	260	265	-1.89%	21.7	116	56	5.35
Lisle #532	\$355,250	\$343,500	3.42%	91	91	0.00%	246	254	-3.15%	20.5	73	43	3.56
Lockport/Homer #495	\$246,000	\$234,900	4.73%	70	76	-7.89%	371	433	-14.32%	30.9	70	67	2.26
Homer Glen #500	\$325,000	\$330,000	-1.52%	111	122	-9.02%	254	302	-15.89%	21.2	94	50	4.44
Lombard #148	\$270,000	\$263,000	2.66%	56	60	-6.67%	576	580	-0.69%	48.0	119	82	2.48
Joliet #499													
#202 School	\$224,000	\$215,000	4.19%	51	44	15.91%	201	208	-3.37%	16.8	34	60	2.03
#204 School	\$150,000	\$136,000	10.29%	58	68	-14.71%	1106	1031	7.27%	92.2	153	206	1.66
Mokena #448	\$309,000	\$298,000	3.69%	86	108	-20.37%	233	225	3.56%	19.4	76	46	3.91
Montgomery #538	\$210,000	\$209,900	0.05%	45	55	-18.18%	459	454	1.10%	38.3	46	81	1.20
Naperville #540													
#203 School	\$425,000	\$400,000	6.25%	91	97	-6.19%	956	990	-3.43%	79.7	322	159	4.04

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#204 School	\$439,950	\$425,000	3.52%	87	94	-7.45%	840	906	-7.28%	70.0	300	140	4.29
Newark #541	\$174,900	\$170,000	2.88%	82	116	-29.31%	33	21	57.14%	2.8	18	5	6.55
New Lenox #451	\$292,650	\$279,900	4.56%	75	97	-22.68%	474	495	-4.24%	39.5	94	75	2.38
North Aurora #542	\$264,500	\$250,000	5.80%	88	109	-19.27%	290	247	17.41%	24.2	53	37	2.19
Oak Brook #523	\$840,000	\$753,450	11.49%	268	222	20.72%	102	88	15.91%	8.5	80	18	9.41
Oswego #543	\$278,900	\$262,000	6.45%	62	73	-15.07%	535	599	-10.68%	44.6	103	101	2.31
Ottawa #350	\$110,000	\$122,000	-9.84%	133	158	-15.82%	287	285	0.70%	23.9	106	31	4.43
Plainfield #544													
#202 School	\$260,000	\$244,700	6.25%	61	63	-3.17%	1186	1186	0.00%	98.8	179	175	1.81
#204 School	\$235,000	\$220,500	6.58%	53	64	-17.19%	73	64	14.06%	6.1	15	10	2.47
#308 School	\$365,000	\$353,036	3.39%	88	159	-44.65%	102	112	-8.93%	8.5	52	26	6.12
Plano #545	\$175,000	\$170,634	2.56%	73	58	25.86%	165	155	6.45%	13.8	46	29	3.35
Romeoville #494													
#202 School	\$228,000	\$217,750	4.71%	46	61	-24.59%	115	112	2.68%	9.6	19	15	1.98
#365 School	\$175,000	\$166,200	5.29%	53	61	-13.11%	329	334	-1.50%	27.4	39	49	1.42
St. Charles #174													
#301 School	\$362,500	\$319,000	13.64%	108	145	-25.52%	41	38	7.89%	3.4	33	4	9.66
#303 School	\$350,000	\$330,900	5.77%	128	117	9.40%	768	789	-2.66%	64.0	363	168	5.67

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Sandwich #491	\$190,000	\$180,000	5.56%	64	70	-8.57%	127	99	28.28%	10.6	15	20	1.42
Shorewood #496	\$270,750	\$268,000	1.03%	70	84	-16.67%	242	269	-10.04%	20.2	75	42	3.72
South Elgin #177	\$265,000	\$238,000	11.34%	76	75	1.33%	265	273	-2.93%	22.1	67	54	3.03
Sugar Grove #554	\$279,500	\$288,875	-3.25%	96	100	-4.00%	188	142	32.39%	15.7	39	23	2.49
Sycamore #178	\$229,900	\$215,500	6.68%	68	71	-4.23%	265	266	-0.38%	22.1	65	38	2.94
Villa Park #186	\$245,500	\$220,000	11.59%	50	62	-19.35%	292	311	-6.11%	24.3	42	42	1.73
Warrenville #555	\$256,500	\$240,250	6.76%	70	71	-1.41%	93	148	-37.16%	7.8	32	21	4.13
West Chicago #185	\$269,000	\$255,000	5.49%	81	113	-28.32%	315	331	-4.83%	26.3	107	58	4.08
Wheaton #187	\$393,500	\$372,500	5.64%	79	88	-10.23%	650	717	-9.34%	54.2	210	101	3.88
Willowbrook #516	\$450,000	\$387,500	16.13%	123	149	-17.45%	86	93	-7.53%	7.2	57	13	7.95
Winfield #190	\$348,900	\$299,000	16.69%	104	88	18.18%	125	145	-13.79%	10.4	50	13	4.80
Woodridge #517	\$286,000	\$285,000	0.35%	59	76	-22.37%	274	294	-6.80%	22.8	61	42	2.67
Yorkville/Bristol #560	\$264,000	\$245,000	7.76%	77	96	-19.79%	383	445	-13.93%	31.9	112	83	3.51

* 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 of housing - based on the 12 month average absorption rates

* Information obtained from local MRED MLS Statistics. Report completed on 07/07/2018