

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

End of 2nd Quarter 2021 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Active		
	Months	Months	% Change	Last 12 Months	12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,350	\$1,300	3.85%	30	43	-30.23%	47	79	-40.51%	3.9	1	0	0.26
#131 School	\$1,350	\$1,300	3.85%	34	43	-20.93%	118	156	-24.36%	9.8	2	4	0.20
#204 School	\$1,750	\$1,700	2.94%	26	35	-25.71%	334	378	-11.64%	27.8	12	13	0.43
#308 School	\$1,788	\$1,650	8.36%	19	38	-50.00%	94	96	-2.08%	7.8	2	2	0.26
Batavia #510	\$1,350	\$1,638	-17.58%	30	46	-34.78%	55	54	1.85%	4.6	0	0	0.00
Big Rock/Hinckley	\$1,450	\$1,125	28.89%	19	26	-26.92%	4	6	-33.33%	0.3	0	0	0.00
Bolingbrook #440	\$1,950	\$1,845	5.69%	25	38	-34.21%	76	163	-53.37%	6.3	1	1	0.16
Clarendon Hills #514	\$2,652	\$2,500	6.08%	43	58	-25.86%	45	53	-15.09%	3.8	3	1	0.80
Cortland #112	\$1,250	\$1,300	-3.85%	18	39	-53.85%	5	11	-54.55%	0.4	1	0	2.40
Crest Hill #498	\$1,298	\$1,450	-10.48%	20	38	-47.37%	38	56	-32.14%	3.2	1	0	0.32
Darien #562	\$1,813	\$1,713	5.84%	29	38	-23.68%	58	74	-21.62%	4.8	2	2	0.41
Dekalb #115	\$1,300	\$1,250	4.00%	33	46	-28.26%	63	84	-25.00%	5.3	4	4	0.76
Downers Grove #515	\$1,800	\$1,850	-2.70%	36	46	-21.74%	161	209	-22.97%	13.4	6	5	0.45
Elburn #119	\$1,775	\$1,700	4.41%	101	40	152.50%	4	15	-73.33%	0.3	0	0	0.00
Elgin #123													
#46 School	\$1,495	\$1,398	6.94%	36	37	-2.70%	217	262	-17.18%	18.1	6	0	0.33

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#301 School	\$2,000	\$2,195	-8.88%	25	38	-34.21%	23	28	-17.86%	1.9	1	1	0.52
Elmhurst #126	\$2,300	\$2,150	6.98%	39	50	-22.00%	158	148	6.76%	13.2	7	6	0.53
Frankfort #423	\$1,998	\$2,200	-9.18%	23	28	-17.86%	40	58	-31.03%	3.3	1	1	0.30
Geneva #134	\$2,000	\$1,850	8.11%	29	33	-12.12%	73	103	-29.13%	6.1	0	0	0.00
Glen Ellyn #137	\$2,100	\$1,923	9.20%	45	48	-6.25%	79	92	-14.13%	6.6	3	0	0.46
Hampshire #140	\$1,795	\$1,675	7.16%	25	47	-46.81%	75	99	-24.24%	6.3	0	7	0.00
Hinsdale #521	\$3,300	\$3,725	-11.41%	29	55	-47.27%	80	83	-3.61%	6.7	6	1	0.90
Homer Glen #500	\$2,100	\$2,113	-0.62%	16	46	-65.22%	3	10	-70.00%	0.3	0	0	0.00
Lemont #439	\$2,200	\$1,775	23.94%	37	77	-51.95%	24	40	-40.00%	2.0	0	1	0.00
Lisle #532	\$1,325	\$1,230	7.72%	31	40	-22.50%	192	205	-6.34%	16.0	3	3	0.19
Lockport/Homer #495	\$1,700	\$1,600	6.25%	23	26	-11.54%	75	71	5.63%	6.3	3	1	0.48
Lombard #148	\$1,700	\$1,750	-2.86%	35	46	-23.91%	111	165	-32.73%	9.3	10	3	1.08
Joliet #499													
#202 School	\$1,950	\$1,794	8.70%	38	37	2.70%	15	32	-53.13%	1.3	0	0	0.00
#204 School	\$1,300	\$1,350	-3.70%	29	38	-23.68%	117	159	-26.42%	9.8	1	1	0.10
Mokena #448	\$1,448	\$1,400	3.43%	23	28	-17.86%	30	48	-37.50%	2.5	0	1	0.00
Montgomery #538	\$1,850	\$1,650	12.12%	27	31	-12.90%	41	49	-16.33%	3.4	0	0	0.00

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Naperville #540													
#203 School	\$2,095	\$2,000	4.75%	37	43	-13.95%	313	347	-9.80%	26.1	12	13	0.46
#204 School	\$1,950	\$1,950	0.00%	26	45	-42.22%	402	445	-9.66%	33.5	13	10	0.39
Newark #541	\$0	\$1,050	-100.00%	0	15	-100.00%	0	1	-100.00%	0.0	0	0	#DIV/0!
New Lenox #451	\$1,500	\$1,450	3.45%	28	37	-24.32%	44	65	-32.31%	3.7	0	0	0.00
North Aurora #542	\$1,748	\$2,045	-14.52%	15	44	-65.91%	46	51	-9.80%	3.8	0	5	0.00
Oak Brook #523	\$3,700	\$3,200	15.63%	55	67	-0.1791	19	31	-38.71%	1.6	0	0	0.00
Oswego #543	\$1,750	\$1,700	2.94%	20	34	-0.41176	103	129	-20.16%	8.6	0	2	0.00
Ottawa #350	\$800	\$850	-5.88%	25	31	-0.19355	36	49	-26.53%	3.0	1	0	0.33
Plainfield #544													
#202 School	\$1,950	\$1,850	5.41%	21	32	-34.38%	164	247	-33.60%	13.7	1	3	0.07
#204 School	\$2,195	\$1,850	18.65%	51	32	59.38%	17	21	-19.05%	1.4	0	1	0.00
#308 School	\$2,525	\$2,500	1.00%	32	70	-54.29%	10	13	-23.08%	0.8	0	0	0.00
Plano #545	\$1,380	\$1,503	-8.18%	33	54	-38.89%	35	42	-16.67%	2.9	1	2	0.34
Romeoville #494													
#202 School	\$1,650	\$1,850	-10.81%	24	46	-47.83%	19	23	-17.39%	1.6	1	0	0.63
#365 School	\$1,700	\$1,650	3.03%	18	52	-65.38%	12	42	-71.43%	1.0	1	2	1.00

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St. Charles #174	\$1,950	\$1,825	6.85%	30	43	-30.23%	117	156	-25.00%	9.8	3	4	0.31
Sandwich #491	\$838	\$850	-1.41%	36	35	2.86%	10	11	-9.09%	0.8	2	0	2.40
Shorewood #496	\$1,650	\$1,700	-2.94%	15	39	-61.54%	16	37	-56.76%	1.3	1	1	0.75
South Elgin #177	\$1,475	\$1,600	-7.81%	29	33	-12.12%	41	64	-35.94%	3.4	0	1	0.00
Sugar Grove #554	\$2,400	\$1,925	24.68%	41	39	5.13%	11	16	-31.25%	0.9	0	0	0.00
Sycamore #178	\$1,350	\$1,375	-1.82%	28	37	-24.32%	44	84	-47.62%	3.7	2	0	0.55
Villa Park #186	\$1,600	\$1,733	-7.67%	31	34	-8.82%	33	52	-36.54%	2.8	1	1	0.36
Warrenville #555	\$1,695	\$1,675	1.19%	24	33	-27.27%	17	25	-32.00%	1.4	0	0	0.00
West Chicago #185	\$1,600	\$2,100	-23.81%	31	51	-39.22%	28	29	-3.45%	2.3	0	0	0.00
Wheaton #187	\$1,685	\$1,650	2.12%	33	50	-34.00%	154	186	-17.20%	12.8	12	2	0.94
Willowbrook #516	\$1,298	\$1,300	-0.15%	33	49	-32.65%	74	80	-7.50%	6.2	2	0	0.32
Winfield #190	\$2,100	\$2,100	0.00%	18	31	-41.94%	22	23	-4.35%	1.8	1	1	0.55
Woodridge #517	\$1,600	\$1,598	0.13%	34	40	-15.00%	63	66	-4.55%	5.3	0	1	0.00
Yorkville/Bristol #560	\$1,525	\$1,650	-7.58%	28	47	-40.43%	68	88	-22.73%	5.7	2	1	0.35

* 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 07/08/2021