

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

End of 3rd Quarter 2015 - Macro Analysis - 10/01/2015 Report

### Attached 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		
<b>Aurora #507</b>													
#129 School	\$105,000	\$79,020	32.88%	88	126	-30.16%	71	68	4.41%	5.9	20	15	3.38
#131 School	\$75,000	\$53,000	41.51%	81	88	-7.95%	81	111	-27.03%	6.8	15	20	2.22
#204 School	\$154,500	\$138,750	11.35%	71	71	0.00%	406	390	4.10%	33.8	68	69	2.01
#308 School	\$135,050	\$126,875	6.44%	69	78	-11.54%	140	138	1.45%	11.7	34	26	2.91
<b>Batavia #510</b>	\$178,000	\$164,000	8.54%	77	80	-3.75%	79	62	27.42%	6.6	20	13	3.04
<b>Big Rock/Hinckley</b>	\$142,000	\$99,000	43.43%	357	49	628.57%	1	1	0.00%	0.1	1	1	12.00
<b>Bolingbrook #440</b>	\$105,000	\$78,950	33.00%	72	91	-20.88%	231	222	4.05%	19.3	54	54	2.81
<b>Clarendon Hills #514</b>	\$168,000	\$170,250	-1.32%	76	92	-17.39%	43	44	-2.27%	3.6	18	4	5.02
<b>Cortland #112</b>	\$91,450	\$78,925	15.87%	58	44	31.82%	10	10	0.00%	0.8	1	3	1.20
<b>Crest Hill #498</b>	\$125,000	\$117,000	6.84%	66	91	-27.47%	149	124	20.16%	12.4	18	22	1.45
<b>Darien #562</b>	\$190,500	\$175,500	8.55%	75	76	-1.32%	157	134	17.16%	13.1	45	22	3.44
<b>Dekalb #115</b>	\$113,000	\$112,500	0.44%	130	92	41.30%	61	58	5.17%	5.1	20	8	3.93
<b>Downers Grove #515</b>	\$114,000	\$108,250	5.31%	86	103	-16.50%	262	278	-5.76%	21.8	91	54	4.17
<b>Elburn #119</b>	\$166,500	\$125,000	33.20%	67	88	-23.86%	21	25	-16.00%	1.8	6	2	3.43
<b>Elgin #123</b>													
#46 School	\$123,750	\$108,250	14.32%	94	92	2.17%	342	364	-6.04%	28.5	90	66	3.16
#301 School	\$163,950	\$145,200	12.91%	93	115	-19.13%	28	18	55.56%	2.3	11	5	4.71

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Elmhurst #126	\$198,500	\$200,000	-0.75%	85	125	-32.00%	115	103	11.65%	9.6	38	17	3.97
Frankfort #423	\$247,500	\$205,000	20.73%	109	102	6.86%	91	109	-16.51%	7.6	31	10	4.09
Geneva #134	\$233,000	\$207,250	12.42%	104	101	2.97%	104	100	4.00%	8.7	59	22	6.81
Glen Ellyn #137	\$144,500	\$129,900	11.24%	79	111	-28.83%	145	143	1.40%	12.1	52	23	4.30
Hampshire #140	\$141,500	\$133,000	6.39%	78	98	-20.41%	120	121	-0.83%	10.0	51	22	5.10
Hinsdale #521	\$394,553	\$330,000	19.56%	155	156	-0.64%	76	70	8.57%	6.3	33	21	5.21
Lemont #439	\$287,000	\$265,000	8.30%	128	146	-12.33%	60	63	-4.76%	5.0	18	12	3.60
Lisle #532	\$111,500	\$107,250	3.96%	85	90	-5.56%	190	192	-1.04%	15.8	37	33	2.34
Lockport/Homer #495	\$151,000	\$153,000	-1.31%	82	139	-41.01%	167	135	23.70%	13.9	55	26	3.95
Homer Glen #500	\$215,000	\$172,500	24.64%	94	158	-40.51%	32	18	77.78%	2.7	13	4	4.88
Lombard #148	\$154,500	\$146,250	5.64%	75	82	-8.54%	254	268	-5.22%	21.2	58	44	2.74
Joliet #499													
#202 School	\$137,000	\$130,000	5.38%	61	72	-15.28%	95	92	3.26%	7.9	24	18	3.03
#204 School	\$87,000	\$88,000	-1.14%	89	96	-7.29%	181	179	1.12%	15.1	40	31	2.65
Mokena #448	\$188,500	\$172,700	9.15%	107	100	7.00%	112	114	-1.75%	9.3	30	12	3.21
Montgomery #538	\$125,000	\$116,500	7.30%	89	68	30.88%	97	91	6.59%	8.1	20	19	2.47
Naperville #540													
#203 School	\$151,000	\$151,050	-0.03%	78	91	-14.29%	295	300	-1.67%	24.6	100	48	4.07

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#204 School	\$185,000	\$177,250	4.37%	80	75	6.67%	465	402	15.67%	38.8	119	58	3.07
<b>Newark #541</b>			#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
<b>New Lenox #451</b>	\$132,000	\$126,750	4.14%	65	113	-42.48%	77	86	-10.47%	6.4	26	9	4.05
<b>North Aurora #542</b>	\$87,750	\$129,000	-31.98%	100	96	4.17%	82	78	5.13%	6.8	28	16	4.10
<b>Oak Brook #523</b>	\$242,000	\$336,000	-27.98%	109	138	-21.01%	67	93	-27.96%	5.6	34	11	6.09
<b>Oswego #543</b>	\$137,700	\$133,000	3.53%	69	66	4.55%	168	186	-9.68%	14.0	38	32	2.71
<b>Ottawa #350</b>	\$108,000	\$127,000	-14.96%	139	156	-10.90%	11	18	-38.89%	0.9	23	3	25.09
<b>Plainfield #544</b>													
#202 School	\$147,000	\$140,001	5.00%	69	66	4.55%	281	265	6.04%	23.4	50	53	2.14
#204 School	\$128,000	\$125,950	1.63%	98	35	180.00%	23	12	91.67%	1.9	5	0	2.61
#308 School	\$207,000	\$195,000	6.15%	78	99	-21.21%	13	9	44.44%	1.1	16	2	14.77
<b>Plano #545</b>	\$97,000	\$80,750	20.12%	65	48	35.42%	60	76	-21.05%	5.0	15	16	3.00
<b>Romeoville #494</b>	\$119,950	\$120,000	-0.04%	74	83	-10.84%	188	187	0.53%	15.7	31	35	1.98
<b>St. Charles #174</b>													
#301 School	\$190,000	\$146,000	30.14%	121	162	-25.31%	1	6	-83.33%	0.1	4	1	48.00
#303 School	\$192,250	\$205,000	-6.22%	103	95	8.42%	184	181	1.66%	15.3	60	26	3.91
<b>Sandwich #491</b>	\$120,000	\$120,000	0.00%	57	87	-34.48%	13	11	18.18%	1.1	6	1	5.54
<b>Shorewood #496</b>	\$140,000	\$142,000	-1.41%	68	72	-5.56%	61	65	-6.15%	5.1	7	5	1.38

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South Elgin #177	\$139,250	\$125,800	10.69%	117	88	32.95%	114	112	1.79%	9.5	25	22	2.63
Sugar Grove #554	\$157,530	\$148,000	6.44%	79	84	-5.95%	69	44	56.82%	5.8	19	7	3.30
Sycamore #178	\$126,100	\$125,000	0.88%	106	101	4.95%	85	86	-1.16%	7.1	18	15	2.54
Villa Park #186	\$115,450	\$105,000	9.95%	66	72	-8.33%	80	84	-4.76%	6.7	22	16	3.30
Warrenville #555	\$149,250	\$139,000	7.37%	66	73	-9.59%	106	120	-11.67%	8.8	25	16	2.83
West Chicago #185	\$139,000	\$120,000	15.83%	120	91	31.87%	40	30	33.33%	3.3	5	4	1.50
Wheaton #187	\$163,000	\$155,000	5.16%	69	92	-25.00%	239	211	13.27%	19.9	77	28	3.87
Willowbrook #516	\$130,500	\$118,250	10.36%	65	74	-12.16%	178	194	-8.25%	14.8	42	21	2.83
Winfield #190	\$174,000	\$219,990	-20.91%	71	86	-17.44%	77	81	-4.94%	6.4	27	6	4.21
Woodridge #517	\$88,500	\$80,000	10.63%	77	123	-37.40%	169	131	29.01%	14.1	27	33	1.92
Yorkville #560	\$113,900	\$95,500	19.27%	58	55	5.45%	131	123	6.50%	10.9	35	16	3.21

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

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