

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

End of 3rd Quarter 2015 - Macro Analysis - 10/01/2015 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	\$145,000	\$130,000	11.54%	83	92	-9.78%	486	517	-6.00%	40.5	155	99	3.83
#131 School	\$108,000	\$82,000	31.71%	85	98	-13.27%	497	590	-15.76%	41.4	114	85	2.75
#204 School	\$274,500	\$265,000	3.58%	88	80	10.00%	410	325	26.15%	34.2	154	49	4.51
#308 School	\$230,000	\$230,000	0.00%	112	71	57.75%	247	167	47.90%	20.6	59	32	2.87
Batavia #510	\$276,000	\$263,000	4.94%	114	95	20.00%	343	311	10.29%	28.6	144	41	5.04
Big Rock/Hinckley	\$170,000	\$166,950	1.83%	134	174	-22.99%	57	32	78.13%	4.8	16	8	3.37
Bolingbrook #440	\$196,000	\$185,000	5.95%	90	77	16.88%	891	753	18.33%	74.3	286	196	3.85
Clarendon Hills #514	\$620,000	\$690,000	-10.14%	92	97	-5.15%	117	121	-3.31%	9.8	77	17	7.90
Cortland #112	\$137,750	\$135,500	1.66%	92	75	22.67%	70	61	14.75%	5.8	17	13	2.91
Crest Hill #498	\$143,900	\$128,625	11.88%	100	93	7.53%	161	139	15.83%	13.4	31	25	2.31
Darien #562	\$346,200	\$303,750	13.98%	139	85	63.53%	118	190	-37.89%	9.8	24	24	2.44
Dekalb #115	\$130,000	\$128,000	1.56%	105	124	-15.32%	302	252	19.84%	25.2	153	50	6.08
Downers Grove #515	\$345,000	\$343,000	0.58%	92	101	-8.91%	578	576	0.35%	48.2	339	81	7.04
Elburn #119	\$249,950	\$226,500	10.35%	126	146	-13.70%	164	134	22.39%	13.7	99	25	7.24
Elgin #123													
#46 School	\$152,000	\$137,000	10.95%	91	89	2.25%	1051	998	5.31%	87.6	239	159	2.73
#301 School	\$309,250	\$313,500	-1.36%	147	111	32.43%	227	209	8.61%	18.9	137	34	7.24
Elmhurst #126	\$410,000	\$395,000	3.80%	100	88	13.64%	613	571	7.36%	51.1	229	88	4.48

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Frankfort #423	\$325,000	\$319,000	1.88%	128	111	15.32%	383	325	17.85%	31.9	183	56	5.73
Geneva #134	\$342,500	\$324,450	5.56%	103	92	11.96%	411	410	0.24%	34.3	205	52	5.99
Glen Ellyn #137	\$402,500	\$390,000	3.21%	95	77	23.38%	513	448	14.51%	42.8	267	60	6.25
Hampshire #140	\$237,745	\$229,995	3.37%	119	105	13.33%	224	186	20.43%	18.7	116	32	6.21
Hinsdale #521	\$934,000	\$887,250	5.27%	145	118	22.88%	248	300	-17.33%	20.7	247	36	11.95
Lemont #439	\$325,000	\$370,500	-12.28%	118	127	-7.09%	251	174	44.25%	20.9	152	57	7.27
Lisle #532	\$363,500	\$342,750	6.05%	83	88	-5.68%	272	246	10.57%	22.7	121	48	5.34
Lockport/Homer #495	\$194,500	\$173,300	12.23%	96	90	6.67%	417	350	19.14%	34.8	132	65	3.80
Homer Glen #500	\$293,700	\$281,250	4.43%	116	126	-7.94%	264	216	22.22%	22.0	168	51	7.64
Lombard #148	\$235,450	\$224,900	4.69%	87	96	-9.38%	552	456	21.05%	46.0	168	75	3.65
Joliet #499													
#202 School	\$175,000	\$175,000	0.00%	93	77	20.78%	190	156	21.79%	15.8	33	34	2.08
#204 School	\$106,000	\$90,000	17.78%	89	88	1.14%	1106	964	14.73%	92.2	276	193	2.99
Mokena #448	\$289,000	\$295,000	-2.03%	113	103	9.71%	255	245	4.08%	21.3	113	38	5.32
Montgomery #538	\$177,000	\$162,450	8.96%	82	83	-1.20%	410	367	11.72%	34.2	79	79	2.31
Naperville #540													
#203 School	\$388,000	\$391,950	-1.01%	93	81	14.81%	893	798	11.90%	74.4	459	114	6.17
#204 School	\$420,500	\$430,000	-2.21%	93	78	19.23%	830	771	7.65%	69.2	346	98	5.00
Newark #541	\$170,000	\$147,000	15.65%	151	262	-42.37%	28	27	3.70%	2.3	11	5	4.71

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New Lenox #451	\$260,000	\$255,000	1.96%	109	100	9.00%	430	384	11.98%	35.8	152	60	4.24
North Aurora #542	\$237,950	\$226,500	5.06%	117	114	2.63%	227	203	11.82%	18.9	101	44	5.34
Oak Brook #523	\$835,000	\$756,000	10.45%	177	202	-12.38%	81	83	-2.41%	6.8	102	21	15.11
Oswego #543	\$240,000	\$243,000	-1.23%	107	100	7.00%	555	464	19.61%	46.3	185	82	4.00
Ottawa #350	\$115,500	\$93,000	24.19%	150	160	-6.25%	247	257	-3.89%	20.6	198	38	9.62
Plainfield #544													
#202 School	\$224,900	\$218,000	3.17%	80	70	14.29%	1113	986	12.88%	92.8	325	186	3.50
#204 School	\$197,500	\$190,000	3.95%	80	66	21.21%	60	69	-13.04%	5.0	25	19	5.00
#308 School	\$329,950	\$350,000	-5.73%	112	115	-2.61%	90	75	20.00%	7.5	69	11	9.20
Plano #545	\$146,000	\$138,450	5.45%	95	96	-1.04%	181	162	11.73%	15.1	47	25	3.12
Romeoville #494	\$155,750	\$157,500	-1.11%	91	75	21.33%	516	469	10.02%	43.0	96	101	2.23
St. Charles #174													
#301 School	\$333,750	\$325,000	2.69%	173	186	-6.99%	48	38	26.32%	4.0	37	6	9.25
#303 School	\$313,500	\$319,820	-1.98%	119	121	-1.65%	758	696	8.91%	63.2	414	81	6.55
Sandwich #491	\$154,500	\$141,750	8.99%	97	107	-9.35%	113	94	20.21%	9.4	44	20	4.67
Shorewood #496	\$236,950	\$232,250	2.02%	99	83	19.28%	262	242	8.26%	21.8	103	49	4.72
South Elgin #177	\$238,000	\$212,762	11.86%	74	97	-23.71%	269	224	20.09%	22.4	95	58	4.24
Sugar Grove #554	\$275,500	\$275,150	0.13%	111	103	7.77%	170	142	19.72%	14.2	62	25	4.38
Sycamore #178	\$199,950	\$192,000	4.14%	95	111	-14.41%	228	202	12.87%	19.0	92	43	4.84

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Villa Park #186	\$207,000	\$192,000	7.81%	86	68	26.47%	279	256	8.98%	23.3	83	38	3.57
Warrenville #555	\$222,500	\$215,000	3.49%	99	91	8.79%	107	91	17.58%	8.9	34	10	3.81
West Chicago #185	\$191,900	\$201,000	-4.53%	114	107	6.54%	325	309	5.18%	27.1	147	59	5.43
Wheaton #187	\$341,500	\$327,225	4.36%	102	88	15.91%	628	646	-2.79%	52.3	285	81	5.45
Willowbrook #516	\$385,000	\$380,000	1.32%	156	115	35.65%	79	79	0.00%	6.6	79	13	12.00
Winfield #190	\$286,500	\$335,000	-14.48%	111	101	9.90%	148	133	11.28%	12.3	77	19	6.24
Woodridge #517	\$256,306	\$240,000	6.79%	82	67	22.39%	304	223	36.32%	25.3	86	46	3.39
Yorkville #560	\$229,900	\$228,000	0.83%	114	108	5.56%	335	288	16.32%	27.9	186	53	6.66

* 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