

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

End of 3rd Quarter 2016 - Macro Analysis - 10/01/2016 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	\$163,001	\$145,000	12.41%	82	83	-1.20%	557	486	14.61%	46.4	97	97	2.09
#131 School	\$159,900	\$107,750	48.40%	155	84	84.52%	444	500	-11.20%	37.0	94	88	2.54
#204 School	\$284,000	\$275,000	3.27%	86	88	-2.27%	426	411	3.65%	35.5	100	49	2.82
#308 School	\$244,000	\$230,000	6.09%	65	112	-41.96%	253	247	2.43%	21.1	34	24	1.61
Batavia #510	\$283,250	\$276,000	2.63%	87	114	-23.68%	350	343	2.04%	29.2	121	65	4.15
Big Rock/Hinckley	\$216,500	\$170,000	27.35%	118	134	-11.94%	42	57	-26.32%	3.5	28	7	8.00
Bolingbrook #440	\$220,000	\$196,500	11.96%	86	90	-4.44%	979	892	9.75%	81.6	171	145	2.10
Clarendon Hills #514	\$586,250	\$620,000	-5.44%	134	92	45.65%	134	117	14.53%	11.2	70	9	6.27
Cortland #112	\$147,000	\$137,750	6.72%	68	92	-26.09%	73	70	4.29%	6.1	12	8	1.97
Crest Hill #498	\$150,000	\$143,900	4.24%	75	100	-25.00%	135	161	-16.15%	11.3	45	31	4.00
Darien #562	\$312,900	\$322,250	-2.90%	95	96	-1.04%	251	186	34.95%	20.9	100	29	4.78
Dekalb #115	\$136,750	\$130,000	5.19%	120	105	14.29%	333	302	10.26%	27.8	126	49	4.54
Downers Grove #515	\$345,000	\$345,000	0.00%	111	92	20.65%	644	579	11.23%	53.7	283	81	5.27
Elburn #119	\$270,000	\$249,950	8.02%	122	126	-3.17%	187	164	14.02%	15.6	64	28	4.11
Elgin #123													
#46 School	\$171,000	\$152,000	12.50%	87	91	-4.40%	927	1054	-12.05%	77.3	216	184	2.80
#301 School	\$332,368	\$309,735	7.31%	132	148	-10.81%	222	230	-3.48%	18.5	142	35	7.68
Elmhurst #126	\$433,500	\$410,000	5.73%	105	100	5.00%	592	613	-3.43%	49.3	226	81	4.58

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Frankfort #423	\$320,200	\$325,000	-1.48%	108	127	-14.96%	428	384	11.46%	35.7	161	52	4.51
Geneva #134	\$335,000	\$342,500	-2.19%	89	103	-13.59%	480	411	16.79%	40.0	196	70	4.90
Glen Ellyn #137	\$425,000	\$403,750	5.26%	112	95	17.89%	584	514	13.62%	48.7	206	70	4.23
Hampshire #140	\$250,000	\$237,745	5.15%	108	119	-9.24%	230	224	2.68%	19.2	109	49	5.69
Hinsdale #521	\$997,500	\$934,000	6.80%	166	145	14.48%	298	248	20.16%	24.8	246	39	9.91
Lemont #439	\$387,000	\$325,000	19.08%	136	118	15.25%	260	251	3.59%	21.7	130	50	6.00
Lisle #532	\$343,750	\$365,000	-5.82%	86	82	4.88%	250	275	-9.09%	20.8	208	33	9.98
Lockport/Homer #495	\$215,000	\$194,500	10.54%	84	96	-12.50%	401	417	-3.84%	33.4	95	82	2.84
Homer Glen #500	\$312,000	\$293,900	6.16%	118	116	1.72%	277	265	4.53%	23.1	134	51	5.81
Lombard #148	\$250,000	\$235,450	6.18%	78	86	-9.30%	571	552	3.44%	47.6	137	74	2.88
Joliet #499													
#202 School	\$195,000	\$175,000	11.43%	66	94	-29.79%	180	189	-4.76%	15.0	48	60	3.20
#204 School	\$121,000	\$106,000	14.15%	82	89	-7.87%	1091	1106	-1.36%	90.9	185	173	2.03
Mokena #448	\$292,750	\$289,000	1.30%	101	113	-10.62%	242	255	-5.10%	20.2	106	35	5.26
Montgomery #538	\$195,000	\$177,000	10.17%	71	80	-11.25%	430	409	5.13%	35.8	68	70	1.90
Naperville #540													
#203 School	\$397,000	\$388,250	2.25%	107	92	16.30%	941	894	5.26%	78.4	408	122	5.20
#204 School	\$422,000	\$420,000	0.48%	98	93	5.38%	900	832	8.17%	75.0	327	102	4.36
Newark #541	\$205,500	\$170,000	20.88%	77	151	-49.01%	30	28	7.14%	2.5	9	4	3.60

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New Lenox #451	\$278,000	\$260,000	6.92%	92	109	-15.60%	426	432	-1.39%	35.5	179	69	5.04
North Aurora #542	\$236,750	\$237,475	-0.31%	98	117	-16.24%	242	228	6.14%	20.2	74	37	3.67
Oak Brook #523	\$740,000	\$832,500	-11.11%	197	193	2.07%	81	82	-1.22%	6.8	109	11	16.15
Oswego #543	\$255,000	\$240,000	6.25%	87	107	-18.69%	596	555	7.39%	49.7	150	77	3.02
Ottawa #350	\$108,500	\$115,500	-6.06%	180	150	20.00%	278	247	12.55%	23.2	146	42	6.30
Plainfield #544													
#202 School	\$235,000	\$224,900	4.49%	76	80	-5.00%	1219	1116	9.23%	101.6	276	169	2.72
#204 School	\$203,000	\$197,000	3.05%	78	81	-3.70%	81	61	32.79%	6.8	13	10	1.93
#308 School	\$325,000	\$329,950	-1.50%	117	112	4.46%	97	90	7.78%	8.1	74	25	9.15
Plano #545	\$160,000	\$146,000	9.59%	79	95	-16.84%	143	181	-20.99%	11.9	46	26	3.86
Romeoville #494	\$167,750	\$156,200	7.39%	72	91	-20.88%	484	518	-6.56%	40.3	69	84	1.71
St. Charles #174													
#301 School	\$318,000	\$333,750	-4.72%	158	173	-8.67%	43	48	-10.42%	3.6	32	9	8.93
#303 School	\$324,000	\$313,500	3.35%	111	119	-6.72%	737	758	-2.77%	61.4	388	116	6.32
Sandwich #491	\$163,500	\$154,500	5.83%	104	97	7.22%	102	113	-9.73%	8.5	32	13	3.76
Shorewood #496	\$257,075	\$236,950	8.49%	76	99	-23.23%	262	262	0.00%	21.8	81	36	3.71
South Elgin #177	\$253,375	\$238,000	6.46%	90	74	21.62%	272	270	0.74%	22.7	70	40	3.09
Sugar Grove #554	\$285,000	\$275,500	3.45%	100	111	-9.91%	159	170	-6.47%	13.3	76	13	5.74
Sycamore #178	\$190,000	\$199,950	-4.98%	71	95	-25.26%	249	228	9.21%	20.8	74	38	3.57

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Villa Park #186	\$219,000	\$207,000	5.80%	80	86	-6.98%	292	279	4.66%	24.3	67	43	2.75
Warrenville #555	\$240,000	\$222,250	7.99%	70	100	-30.00%	119	108	10.19%	9.9	31	23	3.13
West Chicago #185	\$242,538	\$191,900	26.39%	123	114	7.89%	338	327	3.36%	28.2	109	61	3.87
Wheaton #187	\$355,000	\$341,500	3.95%	100	102	-1.96%	720	628	14.65%	60.0	219	85	3.65
Willowbrook #516	\$382,500	\$385,000	-0.65%	142	156	-8.97%	102	79	29.11%	8.5	64	10	7.53
Winfield #190	\$295,000	\$287,500	2.61%	107	111	-3.60%	145	153	-5.23%	12.1	58	15	4.80
Woodridge #517	\$260,500	\$256,306	1.64%	82	82	0.00%	276	304	-9.21%	23.0	97	42	4.22
Yorkville #560	\$236,000	\$229,900	2.65%	100	114	-12.28%	424	336	26.19%	35.3	145	63	4.10

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey Completed on 10/04/2016

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