

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

End of 3rd Quarter 2017

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Rented Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
Aurora #507													
#129 School	\$1,400	\$1,425	-1.75%	42	35	20.00%	66	107	-38.32%	5.5	11	0	2.00
#131 School	\$1,300	\$1,375	-5.45%	37	44	-15.91%	140	173	-19.08%	11.7	15	4	1.29
#204 School	\$1,650	\$1,580	4.43%	32	35	-8.57%	404	475	-14.95%	33.7	48	10	1.43
#308 School	\$1,600	\$1,595	0.31%	38	39	-2.56%	147	145	1.38%	12.3	16	2	1.31
Batavia #510	\$1,563	\$1,450	7.79%	35	32	9.38%	62	73	-15.07%	5.2	14	1	2.71
Big Rock/Hinckley	\$1,300	\$1,300	0.00%	51	40	27.50%	5	10	-50.00%	0.4	1	0	2.40
Bolingbrook #440	\$1,800	\$1,800	0.00%	41	43	-4.65%	215	259	-16.99%	17.9	26	8	1.45
Clarendon Hills #514	\$2,500	\$2,500	0.00%	62	57	8.77%	31	44	-29.55%	2.6	15	1	5.81
Cortland #112	\$1,250	\$1,250	0.00%	46	21	119.05%	18	14	28.57%	1.5	2	0	1.33
Crest Hill #498	\$1,425	\$1,350	5.56%	37	41	-9.76%	59	57	3.51%	4.9	8	0	1.63
Darien #562	\$1,725	\$1,613	6.94%	40	36	11.11%	99	104	-4.81%	8.3	16	5	1.94
Dekalb #115	\$1,200	\$1,225	-2.04%	38	37	2.70%	119	125	-4.80%	9.9	8	6	0.81
Downers Grove #515	\$1,798	\$1,695	6.08%	38	36	5.56%	174	197	-11.68%	14.5	18	2	1.24
Elburn #119	\$1,498	\$1,945	-22.98%	43	55	-21.82%	18	20	-10.00%	1.5	2	0	1.33
Elgin #123													
#46 School	\$1,475	\$1,400	5.36%	37	40	-7.50%	342	347	-1.44%	28.5	36	6	1.26
#301 School	\$1,950	\$1,900	2.63%	40	47	-14.89%	55	62	-11.29%	4.6	10	3	2.18

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	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Elmhurst #126	\$1,950	\$1,995	-2.26%	42	38	10.53%	168	171	-1.75%	14.0	35	1	2.50
Frankfort #423	\$1,995	\$1,800	10.83%	33	56	-41.07%	71	79	-10.13%	5.9	11	1	1.86
Geneva #134	\$1,950	\$2,100	-7.14%	38	41	-7.32%	110	103	6.80%	9.2	17	3	1.85
Glen Ellyn #137	\$1,850	\$1,925	-3.90%	41	36	13.89%	105	116	-9.48%	8.8	9	2	1.03
Hampshire #140	\$1,498	\$1,495	0.20%	42	49	-14.29%	104	127	-18.11%	8.7	14	2	1.62
Hinsdale #521	\$3,500	\$2,900	20.69%	44	48	-8.33%	89	86	3.49%	7.4	42	1	5.66
Homer Glen #500	\$2,200	\$2,225	-1.12%	32	68	-52.94%	21	18	16.67%	1.8	2	0	1.14
Lemont #439	\$1,745	\$1,625	7.38%	50	50	0.00%	27	46	-41.30%	2.3	11	0	4.89
Lisle #532	\$1,200	\$1,190	0.84%	34	31	9.68%	230	237	-2.95%	19.2	29	2	1.51
Lockport/Homer #495	\$1,575	\$1,550	1.61%	39	40	-2.50%	113	134	-15.67%	9.4	6	0	0.64
Lombard #148	\$1,650	\$1,513	9.05%	35	30	16.67%	160	190	-15.79%	13.3	29	2	2.18
Joliet #499													
#202 School	\$1,738	\$1,650	5.33%	30	37	-18.92%	46	58	-20.69%	3.8	3	0	0.78
#204 School	\$1,300	\$1,325	-1.89%	35	36	-2.78%	182	203	-10.34%	15.2	22	4	1.45
Mokena #448	\$1,475	\$1,450	1.72%	40	26	53.85%	55	61	-9.84%	4.6	9	2	1.96
Montgomery #538	\$1,595	\$1,600	-0.31%	34	46	-26.09%	88	106	-16.98%	7.3	11	0	1.50
Naperville #540													
#203 School	\$1,975	\$1,900	3.95%	41	45	-8.89%	339	392	-13.52%	28.3	48	4	1.70

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	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		
#204 School	\$1,750	\$1,690	3.55%	40	40	0.00%	483	541	-10.72%	40.3	66	7	1.64
Newark #541	\$1,250	\$0	#DIV/0!	29	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00
New Lenox #451	\$1,495	\$1,473	1.49%	30	33	-9.09%	62	64	-3.13%	5.2	3	1	0.58
North Aurora #542	\$1,750	\$1,840	-4.89%	34	56	-39.29%	31	35	-11.43%	2.6	8	31	3.10
Oak Brook #523	\$2,900	\$2,700	7.41%	85	70	0.21429	30	41	-26.83%	2.5	16	0	6.40
Oswego #543	\$1,613	\$1,650	-2.24%	38	38	0	164	178	-7.87%	13.7	17	2	1.24
Ottawa #350	\$1,000	\$963	3.84%	28	34	-0.17647	29	34	-14.71%	2.4	6	2	2.48
Plainfield #544													
#202 School	\$1,750	\$1,695	3.24%	36	44	-18.18%	309	406	-23.89%	25.8	39	5	1.51
#204 School	\$1,695	\$1,750	-3.14%	32	46	-30.43%	36	51	-29.41%	3.0	9	0	3.00
#308 School	\$2,300	\$2,150	6.98%	36	42	-14.29%	14	16	-12.50%	1.2	1	1	0.86
Plano #545	\$1,397	\$1,395	0.14%	50	55	-9.09%	58	85	-31.76%	4.8	8	1	1.66
St. Charles #174													
#301 School	\$2,200	\$2,000	10.00%	53	81	-34.57%	2	11	-81.82%	0.2	2	0	12.00
#303 School	\$1,783	\$1,800	-0.94%	40	46	-13.04%	216	178	21.35%	18.0	37	6	2.06
Romeoville #494	\$1,595	\$1,550	2.90%	46	44	4.55%	71	93	-23.66%	5.9	7	3	1.18
Sandwich #491	\$1,275	\$1,150	10.87%	29	27	7.41%	10	13	-23.08%	0.8	0	0	0.00
Shorewood #496	\$1,650	\$1,625	1.54%	38	46	-17.39%	49	50	-2.00%	4.1	6	0	1.47

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	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		
South Elgin #177	\$1,500	\$1,400	7.14%	33	37	-10.81%	107	127	-15.75%	8.9	8	1	0.90
Sugar Grove #554	\$1,725	\$1,700	1.47%	36	44	-18.18%	30	33	-9.09%	2.5	7	1	2.80
Sycamore #178	\$1,150	\$1,200	-4.17%	21	39	-46.15%	85	54	57.41%	7.1	1	2	0.14
Villa Park #186	\$1,500	\$1,648	-8.98%	26	33	-21.21%	59	56	5.36%	4.9	6	0	1.22
Warrenville #555	\$1,495	\$1,613	-7.32%	38	35	8.57%	23	38	-39.47%	1.9	5	1	2.61
West Chicago #185	\$1,588	\$1,600	-0.75%	35	45	-22.22%	38	41	-7.32%	3.2	8	1	2.53
Wheaton #187	\$1,700	\$1,600	6.25%	36	38	-5.26%	157	178	-11.80%	13.1	26	3	1.99
Willowbrook #516	\$1,250	\$1,325	-5.66%	37	39	-5.13%	94	116	-18.97%	7.8	6	1	0.77
Winfield #190	\$1,900	\$1,800	5.56%	61	49	24.49%	27	19	42.11%	2.3	2	1	0.89
Woodridge #517	\$1,750	\$1,400	25.00%	50	40	25.00%	75	96	-21.88%	6.3	16	2	2.56
Yorkville/Bristol #560	\$1,450	\$1,500	-3.33%	40	43	-6.98%	125	121	3.31%	10.4	11	2	1.06

* 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 - based on the 12 month average absorption rates

* Information obtained from local MRED MLS statistics. Report completed on 10/04/2017