

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

End of 3rd Quarter 2020 - Macro Analysis

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	\$1,300	7.69%	42	41	2.44%	63	69	-8.70%	5.3	2	1	0.38
#131 School	\$1,288	\$1,250	3.04%	44	39	12.82%	162	121	33.88%	13.5	12	1	0.89
#204 School	\$1,700	\$1,700	0.00%	35	34	2.94%	357	418	-14.59%	29.8	18	4	0.61
#308 School	\$1,699	\$1,650	2.97%	36	35	2.86%	99	100	-1.00%	8.3	6	0	0.73
Batavia #510	\$1,613	\$1,600	0.81%	47	42	11.90%	58	62	-6.45%	4.8	5	1	1.03
Big Rock/Hinckley	\$1,125	\$1,195	-5.86%	30	77	-61.04%	6	5	20.00%	0.5	0	0	0.00
Bolingbrook #440	\$1,850	\$1,875	-1.33%	39	34	14.71%	149	129	15.50%	12.4	7	1	0.56
Clarendon Hills #514	\$2,638	\$2,600	1.46%	59	81	-27.16%	56	57	-1.75%	4.7	5	0	1.07
Cortland #112	\$1,275	\$1,325	-3.77%	29	45	-35.56%	12	20	-40.00%	1.0	0	0	0.00
Crest Hill #498	\$1,313	\$1,398	-6.08%	35	26	34.62%	54	60	-10.00%	4.5	2	0	0.44
Darien #562	\$1,750	\$1,750	0.00%	42	44	-4.55%	71	85	-16.47%	5.9	3	0	0.51
Dekalb #115	\$1,250	\$1,250	0.00%	49	42	16.67%	75	96	-21.88%	6.3	5	1	0.80
Downers Grove #515	\$1,800	\$1,895	-5.01%	42	49	-14.29%	203	295	-31.19%	16.9	20	2	1.18
Elburn #119	\$1,795	\$1,725	4.06%	78	59	32.20%	11	24	-54.17%	0.9	1	0	1.09
Elgin #123													
#46 School	\$1,400	\$1,400	0.00%	37	34	8.82%	264	270	-2.22%	22.0	30	4	1.36

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

End of 3rd Quarter 2020 - Macro Analysis

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
#301 School	\$1,900	\$2,295	-17.21%	41	42	-2.38%	27	33	-18.18%	2.3	2	0	0.89
Elmhurst #126	\$2,200	\$2,075	6.02%	49	48	2.08%	155	146	6.16%	12.9	23	6	1.78
Frankfort #423	\$2,200	\$1,900	15.79%	25	47	-46.81%	62	48	29.17%	5.2	3	1	0.58
Geneva #134	\$1,850	\$1,800	2.78%	37	34	8.82%	102	110	-7.27%	8.5	4	0	0.47
Glen Ellyn #137	\$1,998	\$1,988	0.50%	55	43	27.91%	84	108	-22.22%	7.0	12	0	1.71
Hampshire #140	\$1,650	\$1,700	-2.94%	44	40	10.00%	99	94	5.32%	8.3	5	0	0.61
Hinsdale #521	\$3,600	\$3,500	2.86%	53	60	-11.67%	81	105	-22.86%	6.8	8	3	1.19
Homer Glen #500	\$2,000	\$2,473	-19.13%	45	58	-22.41%	10	8	25.00%	0.8	2	0	2.40
Lemont #439	\$1,600	\$2,100	-23.81%	81	54	50.00%	37	30	23.33%	3.1	0	0	0.00
Lisle #532	\$1,250	\$1,213	3.05%	38	33	15.15%	203	222	-8.56%	16.9	17	5	1.00
Lockport/Homer #495	\$1,600	\$1,600	0.00%	27	25	8.00%	75	85	-11.76%	6.3	8	2	1.28
Lombard #148	\$1,750	\$1,700	2.94%	48	35	37.14%	159	141	12.77%	13.3	29	1	2.19
Joliet #499													
#202 School	\$1,800	\$1,798	0.11%	44	38	15.79%	29	26	11.54%	2.4	1	0	0.41
#204 School	\$1,360	\$1,350	0.74%	39	31	25.81%	151	166	-9.04%	12.6	8	3	0.64
Mokena #448	\$1,538	\$1,543	-0.32%	26	38	-31.58%	46	48	-4.17%	3.8	1	1	0.26
Montgomery #538	\$1,695	\$1,650	2.73%	31	30	3.33%	47	64	-26.56%	3.9	2	0	0.51

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

End of 3rd Quarter 2020 - Macro Analysis

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
Naperville #540													
#203 School	\$2,000	\$2,000	0.00%	43	45	-4.44%	337	336	0.30%	28.1	46	7	1.64
#204 School	\$2,013	\$1,900	5.95%	41	55	-25.45%	452	485	-6.80%	37.7	32	11	0.85
Newark #541	\$1,050	\$950	10.53%	15	22	-31.82%	1	1	0.00%	0.1	1	0	12.00
New Lenox #451	\$1,475	\$1,475	0.00%	38	32	18.75%	63	51	23.53%	5.3	3	0	0.57
North Aurora #542	\$2,088	\$1,945	7.35%	53	28	89.29%	38	70	-45.71%	3.2	2	1	0.63
Oak Brook #523	\$3,300	\$3,200	3.13%	60	95	-0.36842	28	29	-3.45%	2.3	4	0	1.71
Oswego #543	\$1,713	\$1,675	2.27%	30	38	-0.21053	134	119	12.61%	11.2	4	0	0.36
Ottawa #350	\$850	\$850	0.00%	31	34	-0.08824	47	34	38.24%	3.9	1	1	0.26
Plainfield #544													
#202 School	\$1,850	\$1,808	2.32%	30	40	-25.00%	217	266	-18.42%	18.1	11	3	0.61
#204 School	\$1,850	\$1,995	-7.27%	41	27	51.85%	23	22	4.55%	1.9	1	0	0.52
#308 School	\$2,650	\$2,050	29.27%	62	34	82.35%	16	8	100.00%	1.3	0	0	0.00
Plano #545	\$1,500	\$1,500	0.00%	53	40	32.50%	39	54	-27.78%	3.3	7	1	2.15
Romeoville #494													
#202 School	\$1,750	\$2,000	-12.50%	42	33	27.27%	26	18	44.44%	2.2	1	0	0.46
#365 School	\$1,695	\$1,593	6.40%	53	35	51.43%	35	34	2.94%	2.9	0	1	0.00

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

End of 3rd Quarter 2020 - Macro Analysis

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
St. Charles #174	\$1,875	\$1,800	4.17%	44	39	12.82%	147	179	-17.88%	12.3	9	2	0.73
Sandwich #491	\$815	\$875	-6.86%	36	25	44.00%	10	8	25.00%	0.8	0	0	0.00
Shorewood #496	\$1,625	\$1,800	-9.72%	38	32	18.75%	33	45	-26.67%	2.8	0	0	0.00
South Elgin #177	\$1,600	\$1,600	0.00%	34	32	6.25%	57	69	-17.39%	4.8	7	2	1.47
Sugar Grove #554	\$1,925	\$1,750	10.00%	40	37	8.11%	12	20	-40.00%	1.0	3	0	3.00
Sycamore #178	\$1,350	\$1,300	3.85%	36	35	2.86%	65	71	-8.45%	5.4	0	2	0.00
Villa Park #186	\$1,763	\$1,650	6.85%	32	30	6.67%	54	53	1.89%	4.5	2	0	0.44
Warrenville #555	\$1,675	\$1,675	0.00%	27	29	-6.90%	25	29	-13.79%	2.1	0	0	0.00
West Chicago #185	\$1,895	\$1,775	6.76%	49	43	13.95%	27	36	-25.00%	2.3	2	1	0.89
Wheaton #187	\$1,685	\$1,650	2.12%	42	46	-8.70%	188	167	12.57%	15.7	15	2	0.96
Willowbrook #516	\$1,285	\$1,299	-1.08%	45	40	12.50%	88	81	8.64%	7.3	4	0	0.55
Winfield #190	\$2,000	\$1,900	5.26%	34	34	0.00%	23	23	0.00%	1.9	1	0	0.52
Woodridge #517	\$1,485	\$1,832	-18.94%	38	49	-22.45%	63	76	-17.11%	5.3	6	2	1.14
Yorkville/Bristol #560	\$1,650	\$1,598	3.25%	48	33	45.45%	86	74	16.22%	7.2	7	0	0.98

* 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 10/04/2020