

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

End of 3rd Quarter 2021 - Macro Analysis

Detached Single Family Housing

Area	Median Sales Price			Average DOM			Sales				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
Aurora #507													
#129 School	\$234,900	\$205,000	14.59%	29	52	-44.23%	637	485	31.34%	53.1	32	80	0.60
#131 School	\$185,000	\$167,000	10.78%	38	59	-35.59%	439	389	12.85%	36.6	34	57	0.93
#204 School	\$359,750	\$300,000	19.92%	27	74	-63.51%	492	338	45.56%	41.0	24	65	0.59
#308 School	\$332,750	\$285,000	16.75%	23	49	-53.06%	236	192	22.92%	19.7	7	20	0.36
Batavia #510	\$364,000	\$331,500	9.80%	38	90	-57.78%	401	390	2.82%	33.4	28	45	0.84
Big Rock/Hinckley	\$254,000	\$239,900	5.88%	40	115	-65.22%	79	52	51.92%	6.6	8	6	1.22
Bolingbrook #440	\$295,000	\$258,000	14.34%	24	62	-61.29%	854	779	9.63%	71.2	54	121	0.76
Clarendon Hills #514	\$670,000	\$565,000	18.58%	62	125	-50.40%	194	150	29.33%	16.2	26	12	1.61
Cortland #112	\$218,700	\$193,000	13.32%	18	48	-62.50%	56	59	-5.08%	4.7	8	12	1.71
Crest Hill #498	\$230,000	\$199,900	15.06%	31	65	-52.31%	170	153	11.11%	14.2	6	31	0.42
Darien #562	\$399,900	\$347,000	15.24%	38	94	-59.57%	277	215	28.84%	23.1	30	39	1.30
Dekalb #115	\$175,000	\$168,625	3.78%	31	75	-58.67%	368	340	8.24%	30.7	51	57	1.66
Downers Grove #515	\$432,500	\$375,000	15.33%	56	97	-42.27%	833	710	17.32%	69.4	119	82	1.71
Elburn #119	\$350,000	\$320,000	9.38%	63	134	-52.99%	205	181	13.26%	17.1	25	18	1.46
Elgin #123													
#46 School	\$246,500	\$223,500	10.29%	37	66	-43.94%	976	870	12.18%	81.3	72	145	0.89
#301 School	\$396,000	\$350,000	13.14%	38	133	-71.43%	317	280	13.21%	26.4	38	64	1.44

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Elmhurst #126	\$510,000	\$459,750	10.93%	73	107	-31.78%	754	626	20.45%	62.8	133	92	2.12
Frankfort #423	\$432,000	\$379,950	13.70%	41	102	-59.80%	495	442	11.99%	41.3	53	55	1.28
Geneva #134	\$415,000	\$370,000	12.16%	46	101	-54.46%	614	438	40.18%	51.2	41	62	0.80
Glen Ellyn #137	\$486,000	\$441,500	10.08%	68	101	-32.67%	695	545	27.52%	57.9	88	69	1.52
Hampshire #140	\$320,000	\$295,515	8.29%	48	98	-51.02%	316	288	9.72%	26.3	43	57	1.63
Hinsdale #521	\$999,950	\$900,000	11.11%	115	181	-36.46%	474	331	43.20%	39.5	84	66	2.13
Lemont #439	\$470,000	\$442,500	6.21%	72	119	-39.50%	325	279	16.49%	27.1	62	44	2.29
Lisle #532	\$399,000	\$375,000	6.40%	53	111	-52.25%	273	261	4.60%	22.8	43	33	1.89
Lockport/Homer #495	\$283,250	\$250,000	13.30%	34	70	-51.43%	444	413	7.51%	37.0	39	61	1.05
Homer Glen #500	\$415,000	\$360,000	15.28%	59	92	-35.87%	311	285	9.12%	25.9	52	42	2.01
Lombard #148	\$320,000	\$292,500	9.40%	40	56	-28.57%	681	533	27.77%	56.8	65	76	1.15
Joliet #499													
#202 School	\$270,000	\$234,400	15.19%	20	54	-62.96%	181	188	-3.72%	15.1	13	29	0.86
#204 School	\$200,000	\$172,000	16.28%	30	58	-48.28%	1148	1003	14.46%	95.7	113	193	1.18
Mokena #448	\$385,500	\$340,000	13.38%	45	78	-42.31%	374	278	34.53%	31.2	39	46	1.25
Montgomery #538	\$250,075	\$232,000	7.79%	27	49	-44.90%	419	425	-1.41%	34.9	10	85	0.29
Naperville #540													
#203 School	\$493,000	\$429,900	14.68%	61	92	-33.70%	1130	945	19.58%	94.2	138	110	1.47

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#204 School	\$530,000	\$455,000	16.48%	38	93	-59.14%	1145	859	33.29%	95.4	70	100	0.73
Newark #541	\$359,900	\$223,000	61.39%	66	111	-40.54%	35	45	-22.22%	2.9	6	3	2.06
New Lenox #451	\$343,000	\$317,000	8.20%	37	65	-43.08%	525	547	-4.02%	43.8	61	65	1.39
North Aurora #542	\$330,000	\$282,250	16.92%	39	61	-36.07%	272	226	20.35%	22.7	22	36	0.97
Oak Brook #523	\$790,250	\$740,000	6.79%	167	180	-7.22%	134	85	57.65%	11.2	60	27	5.37
Oswego #543	\$339,060	\$296,000	14.55%	37	73	-49.32%	671	609	10.18%	55.9	56	90	1.00
Ottawa #350	\$150,000	\$145,000	3.45%	71	100	-29.00%	331	323	2.48%	27.6	48	41	1.74
Plainfield #544													
#202 School	\$325,000	\$280,000	16.07%	25	60	-58.33%	1290	1157	11.50%	107.5	64	195	0.60
#204 School	\$295,000	\$253,000	16.60%	19	63	-69.84%	59	81	-27.16%	4.9	7	12	1.42
#308 School	\$447,500	\$378,620	18.19%	68	135	-49.63%	180	144	25.00%	15.0	26	46	1.73
Plano #545	\$236,823	\$209,900	12.83%	45	73	-38.36%	212	223	-4.93%	17.7	21	39	1.19
Romeoville #494													
#202 School	\$290,000	\$264,000	9.85%	21	82	-74.39%	119	124	-4.03%	9.9	4	14	0.40
#365 School	\$230,000	\$200,000	15.00%	26	62	-58.06%	347	286	21.33%	28.9	20	53	0.69
St. Charles #174													
#301 School	\$438,750	\$360,500	21.71%	80	137	-41.61%	58	50	16.00%	4.8	8	6	1.66
#303 School	\$415,000	\$392,000	5.87%	47	112	-58.04%	1001	801	24.97%	83.4	103	105	1.23

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Sandwich #491	\$232,500	\$200,000	16.25%	43	70	-38.57%	125	120	4.17%	10.4	13	18	1.25
Shorewood #496	\$340,500	\$300,500	13.31%	41	96	-57.29%	324	298	8.72%	27.0	39	50	1.44
South Elgin #177	\$333,265	\$279,000	19.45%	33	64	-48.44%	330	265	24.53%	27.5	21	47	0.76
Sugar Grove #554	\$360,000	\$313,500	14.83%	46	87	-47.13%	227	196	15.82%	18.9	13	29	0.69
Sycamore #178	\$280,000	\$238,650	17.33%	43	82	-47.56%	303	236	28.39%	25.3	45	31	1.78
Villa Park #186	\$285,000	\$260,000	9.62%	29	47	-38.30%	296	273	8.42%	24.7	32	39	1.30
Warrenville #555	\$315,000	\$276,000	14.13%	50	73	-31.51%	155	121	28.10%	12.9	20	9	1.55
West Chicago #185	\$333,500	\$294,000	13.44%	38	85	-55.29%	371	323	14.86%	30.9	29	55	0.94
Wheaton #187	\$417,000	\$380,000	9.74%	54	97	-44.33%	996	719	38.53%	83.0	132	107	1.59
Willowbrook #516	\$474,900	\$468,000	1.47%	79	139	-43.17%	119	92	29.35%	9.9	25	14	2.52
Winfield #190	\$378,875	\$331,000	14.46%	60	75	-20.00%	192	154	24.68%	16.0	19	32	1.19
Woodridge #517	\$333,000	\$300,500	10.82%	29	68	-57.35%	327	298	9.73%	27.3	25	40	0.92
Yorkville/Bristol #560	\$319,900	\$272,635	17.34%	36	96	-62.50%	566	451	25.50%	47.2	54	114	1.14

* 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 of housing - based on the 12 month average absorption rates

* Information obtained from local MRED MLS Statistics. Report completed on 10/03/2021