

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

End of 3rd Quarter 2021 - 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 | \$1,275 | \$1,400 | -8.93% | 29 | 42 | -30.95% | 48 | 63 | -23.81% | 4.0 | 9 | 4 | 2.25 |
| #131 School | \$1,395 | \$1,288 | 8.31% | 30 | 44 | -31.82% | 100 | 162 | -38.27% | 8.3 | 5 | 1 | 0.60 |
| #204 School | \$1,800 | \$1,700 | 5.88% | 23 | 35 | -34.29% | 304 | 357 | -14.85% | 25.3 | 15 | 5 | 0.59 |
| #308 School | \$1,850 | \$1,699 | 8.89% | 17 | 36 | -52.78% | 84 | 99 | -15.15% | 7.0 | 4 | 2 | 0.57 |
| Batavia #510 | \$1,300 | \$1,613 | -19.40% | 27 | 47 | -42.55% | 47 | 58 | -18.97% | 3.9 | 4 | 1 | 1.02 |
| Big Rock/Hinckley | \$1,288 | \$1,125 | 14.49% | 18 | 30 | -40.00% | 2 | 6 | -66.67% | 0.2 | 0 | 0 | 0.00 |
| Bolingbrook #440 | \$1,998 | \$1,850 | 8.00% | 22 | 39 | -43.59% | 68 | 149 | -54.36% | 5.7 | 4 | 0 | 0.71 |
| Clarendon Hills #514 | \$2,450 | \$2,638 | -7.13% | 40 | 59 | -32.20% | 47 | 56 | -16.07% | 3.9 | 5 | 2 | 1.28 |
| Cortland #112 | \$1,200 | \$1,275 | -5.88% | 43 | 29 | 48.28% | 2 | 12 | -83.33% | 0.2 | 0 | 0 | 0.00 |
| Crest Hill #498 | \$1,275 | \$1,313 | -2.89% | 21 | 35 | -40.00% | 28 | 54 | -48.15% | 2.3 | 0 | 0 | 0.00 |
| Darien #562 | \$1,800 | \$1,750 | 2.86% | 22 | 42 | -47.62% | 49 | 71 | -30.99% | 4.1 | 7 | 0 | 1.71 |
| Dekalb #115 | \$1,300 | \$1,250 | 4.00% | 34 | 49 | -30.61% | 51 | 75 | -32.00% | 4.3 | 4 | 1 | 0.94 |
| Downers Grove #515 | \$1,833 | \$1,800 | 1.83% | 34 | 42 | -19.05% | 148 | 203 | -27.09% | 12.3 | 8 | 4 | 0.65 |
| Elburn #119 | \$2,173 | \$1,795 | 21.06% | 15 | 78 | -80.77% | 4 | 11 | -63.64% | 0.3 | 0 | 0 | 0.00 |
| Elgin #123 | | | | | | | | | | | | | |
| #46 School | \$1,400 | \$1,400 | 0.00% | 37 | 37 | 0.00% | 170 | 264 | -35.61% | 14.2 | 4 | 0 | 0.28 |

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| Area | Rental Price | | | Prev. DOM | | | Rented | | | | Inventory | | |
|---------------------|---------------------|-----------------|----------|----------------|-----------------|----------|----------------|----------------|----------|-------------|------------------|-----------------|-------------------|
| | 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 Rentals | Current Inventory |
| | Median Rental Price | | | Average DOM | | | # of Rentals | | | | Inventory Levels | | |
| #301 School | \$2,170 | \$1,900 | 14.21% | 22 | 41 | -46.34% | 21 | 27 | -22.22% | 1.8 | 0 | 0 | 0.00 |
| Elmhurst #126 | \$2,200 | \$2,200 | 0.00% | 36 | 49 | -26.53% | 148 | 155 | -4.52% | 12.3 | 20 | 2 | 1.62 |
| Frankfort #423 | \$2,175 | \$2,200 | -1.14% | 24 | 25 | -4.00% | 33 | 62 | -46.77% | 2.8 | 1 | 2 | 0.36 |
| Geneva #134 | \$2,125 | \$1,850 | 14.86% | 25 | 37 | -32.43% | 50 | 102 | -50.98% | 4.2 | 4 | 1 | 0.96 |
| Glen Ellyn #137 | \$2,100 | \$1,998 | 5.11% | 39 | 55 | -29.09% | 67 | 84 | -20.24% | 5.6 | 7 | 0 | 1.25 |
| Hampshire #140 | \$1,900 | \$1,650 | 15.15% | 23 | 44 | -47.73% | 72 | 99 | -27.27% | 6.0 | 5 | 2 | 0.83 |
| Hinsdale #521 | \$3,100 | \$3,600 | -13.89% | 26 | 53 | -50.94% | 62 | 81 | -23.46% | 5.2 | 10 | 0 | 1.94 |
| Homer Glen #500 | \$3,700 | \$2,000 | 85.00% | 16 | 45 | -64.44% | 3 | 10 | -70.00% | 0.3 | 3 | 0 | 12.00 |
| Lemont #439 | \$2,200 | \$1,600 | 37.50% | 28 | 81 | -65.43% | 19 | 37 | -48.65% | 1.6 | 1 | 0 | 0.63 |
| Lisle #532 | \$1,375 | \$1,250 | 10.00% | 30 | 38 | -21.05% | 173 | 203 | -14.78% | 14.4 | 7 | 1 | 0.49 |
| Lockport/Homer #495 | \$1,700 | \$1,600 | 6.25% | 20 | 27 | -25.93% | 66 | 75 | -12.00% | 5.5 | 1 | 0 | 0.18 |
| Lombard #148 | \$1,650 | \$1,750 | -5.71% | 30 | 48 | -37.50% | 124 | 159 | -22.01% | 10.3 | 15 | 2 | 1.45 |
| Joliet #499 | | | | | | | | | | | | | |
| #202 School | \$2,023 | \$1,800 | 12.39% | 15 | 44 | -65.91% | 10 | 29 | -65.52% | 0.8 | 1 | 0 | 1.20 |
| #204 School | \$1,300 | \$1,360 | -4.41% | 25 | 39 | -35.90% | 95 | 151 | -37.09% | 7.9 | 10 | 5 | 1.26 |
| Mokena #448 | \$1,400 | \$1,538 | -8.97% | 25 | 26 | -3.85% | 26 | 46 | -43.48% | 2.2 | 1 | 1 | 0.46 |
| Montgomery #538 | \$1,850 | \$1,695 | 9.14% | 28 | 31 | -9.68% | 29 | 47 | -38.30% | 2.4 | 3 | 0 | 1.24 |

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|--------------------------|---------------------|-----------------|----------|----------------|-----------------|----------|-----------------------|----------------|----------|-------------|------------------|-----------------|-------------------|
| | 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 | \$2,150 | \$2,000 | 7.50% | 33 | 43 | -23.26% | 294 | 337 | -12.76% | 24.5 | 25 | 3 | 1.02 |
| #204 School | \$1,960 | \$2,013 | -2.63% | 22 | 41 | -46.34% | 358 | 452 | -20.80% | 29.8 | 19 | 6 | 0.64 |
| Newark #541 | \$0 | \$1,050 | -99.99% | 0 | 15 | ##### | 0 | 1 | ##### | 0.0 | 0 | 0 | #DIV/0! |
| New Lenox #451 | \$1,500 | \$1,475 | 1.69% | 29 | 38 | -23.68% | 37 | 63 | -41.27% | 3.1 | 1 | 0 | 0.32 |
| North Aurora #542 | \$1,500 | \$2,088 | -28.16% | 12 | 53 | -77.36% | 54 | 38 | 42.11% | 4.5 | 2 | 0 | 0.44 |
| Oak Brook #523 | \$3,800 | \$3,300 | 15.15% | 46 | 60 | -0.23333 | 13 | 28 | -53.57% | 1.1 | 3 | 1 | 2.77 |
| Oswego #543 | \$1,800 | \$1,713 | 5.08% | 18 | 30 | -0.4 | 90 | 134 | -32.84% | 7.5 | 3 | 2 | 0.40 |
| Ottawa #350 | \$800 | \$850 | -5.88% | 29 | 31 | -0.06452 | 31 | 47 | -34.04% | 2.6 | 3 | 0 | 1.16 |
| Plainfield #544 | | | | | | | | | | | | | |
| #202 School | \$1,995 | \$1,850 | 7.84% | 20 | 30 | -33.33% | 147 | 217 | -32.26% | 12.3 | 10 | 2 | 0.82 |
| #204 School | \$2,013 | \$1,850 | 8.81% | 37 | 41 | -9.76% | 14 | 23 | -39.13% | 1.2 | 0 | 0 | 0.00 |
| #308 School | \$2,425 | \$2,650 | -8.49% | 38 | 62 | -38.71% | 6 | 16 | -62.50% | 0.5 | 0 | 0 | 0.00 |
| Plano #545 | \$1,596 | \$1,500 | 6.40% | 37 | 53 | -30.19% | 33 | 39 | -15.38% | 2.8 | 2 | 0 | 0.73 |
| Romeoville #494 | | | | | | | | | | | | | |
| #202 School | \$1,825 | \$1,750 | 4.29% | 27 | 42 | -35.71% | 16 | 26 | -38.46% | 1.3 | 0 | 0 | 0.00 |
| #365 School | \$1,895 | \$1,695 | 11.80% | 24 | 53 | -54.72% | 15 | 35 | -57.14% | 1.3 | 4 | 1 | 3.20 |

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|------------------------|---------------------|-----------------|----------|----------------|-----------------|----------|-----------------------|----------------|----------|-------------|------------------|-----------------|-------------------|
| | 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 | \$1,963 | \$1,875 | 4.69% | 28 | 44 | -36.36% | 106 | 147 | -27.89% | 8.8 | 4 | 5 | 0.45 |
| Sandwich #491 | \$900 | \$815 | 10.43% | 39 | 36 | 8.33% | 10 | 10 | 0.00% | 0.8 | 0 | 0 | 0.00 |
| Shorewood #496 | \$1,800 | \$1,625 | 10.77% | 16 | 38 | -57.89% | 19 | 33 | -42.42% | 1.6 | 1 | 0 | 0.63 |
| South Elgin #177 | \$1,600 | \$1,600 | 0.00% | 27 | 34 | -20.59% | 39 | 57 | -31.58% | 3.3 | 3 | 0 | 0.92 |
| Sugar Grove #554 | \$2,400 | \$1,925 | 24.68% | 39 | 40 | -2.50% | 11 | 12 | -8.33% | 0.9 | 0 | 0 | 0.00 |
| Sycamore #178 | \$1,350 | \$1,350 | 0.00% | 23 | 36 | -36.11% | 41 | 65 | -36.92% | 3.4 | 1 | 0 | 0.29 |
| Villa Park #186 | \$1,600 | \$1,763 | -9.25% | 26 | 32 | -18.75% | 33 | 54 | -38.89% | 2.8 | 1 | 0 | 0.36 |
| Warrenville #555 | \$1,695 | \$1,675 | 1.19% | 26 | 27 | -3.70% | 10 | 25 | -60.00% | 0.8 | 1 | 1 | 1.20 |
| West Chicago #185 | \$1,700 | \$1,895 | -10.29% | 29 | 49 | -40.82% | 25 | 27 | -7.41% | 2.1 | 1 | 1 | 0.48 |
| Wheaton #187 | \$1,695 | \$1,685 | 0.59% | 33 | 42 | -21.43% | 131 | 188 | -30.32% | 10.9 | 13 | 2 | 1.19 |
| Willowbrook #516 | \$1,300 | \$1,285 | 1.17% | 31 | 45 | -31.11% | 58 | 88 | -34.09% | 4.8 | 6 | 1 | 1.24 |
| Winfield #190 | \$2,275 | \$2,000 | 13.75% | 15 | 34 | -55.88% | 18 | 23 | -21.74% | 1.5 | 0 | 0 | 0.00 |
| Woodridge #517 | \$1,713 | \$1,485 | 15.35% | 31 | 38 | -18.42% | 60 | 63 | -4.76% | 5.0 | 4 | 0 | 0.80 |
| Yorkville/Bristol #560 | \$1,595 | \$1,650 | -3.33% | 24 | 48 | -50.00% | 67 | 86 | -22.09% | 5.6 | 3 | 3 | 0.54 |

* 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 10/03/2021