

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

End of 4th Quarter - 01/01/2015 Report

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Rented Last 12 Months	# Rented Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,338	\$1,300	2.92%	50	43	16.28%	100	100	0.00%	8.3	15	3	1.80
#131 School	\$1,300	\$1,250	4.00%	43	43	0.00%	197	156	26.28%	16.4	28	3	1.71
#204 School	\$1,525	\$1,500	1.67%	41	38	7.89%	563	461	22.13%	46.9	59	3	1.26
#308 School	\$1,500	\$1,525	-1.64%	48	44	9.09%	179	166	7.83%	14.9	19	2	1.27
Batavia #510	\$1,488	\$1,400	6.29%	40	41	-2.44%	90	89	1.12%	7.5	9	2	1.20
Big Rock/Hinckley	\$1,385	\$1,350	2.59%	97	46	110.87%	4	8	-50.00%	0.3	3	0	9.00
Bolingbrook #440	\$1,700	\$1,595	6.58%	37	33	12.12%	291	226	28.76%	24.3	40	8	1.65
Clarendon Hills #514	\$2,075	\$1,950	6.41%	32	48	-33.33%	38	46	-17.39%	3.2	7	0	2.21
Cortland #112	\$1,150	\$1,150	0.00%	37	45	-17.78%	21	20	5.00%	1.8	2	0	1.14
Crest Hill #498	\$1,350	\$1,298	4.01%	37	42	-11.90%	75	90	-16.67%	6.3	11	1	1.76
Darien #562	\$1,673	\$1,700	-1.59%	32	37	-13.51%	96	86	11.63%	8.0	7	1	0.88
Dekalb #115	\$1,200	\$1,150	4.35%	44	43	2.33%	104	125	-16.80%	8.7	20	1	2.31
Downers Grove #515	\$1,600	\$1,500	6.67%	35	33	6.06%	205	191	7.33%	17.1	28	0	1.64
Elburn #119	\$1,800	\$1,800	0.00%	57	40	42.50%	30	28	7.14%	2.5	2	0	0.80
Elgin #123													
#46 School	\$1,400	\$1,400	0.00%	42	43	-2.33%	406	343	18.37%	33.8	41	1	1.21
#301 School	\$1,950	\$1,675	16.42%	34	38	-10.53%	55	55	0.00%	4.6	7	1	1.53
Elmhurst #126	\$1,900	\$1,875	1.33%	36	31	16.13%	178	153	16.34%	14.8	24	2	1.62

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Frankfort #423	\$1,925	\$1,700	13.24%	44	37	18.92%	86	64	34.38%	7.2	4	2	0.56
Geneva #134	\$1,800	\$1,725	4.35%	37	42	-11.90%	111	106	4.72%	9.3	12	0	1.30
Glen Ellyn #137	\$1,800	\$1,775	1.41%	38	36	5.56%	123	108	13.89%	10.3	18	1	1.76
Hampshire #140	\$1,450	\$1,350	7.41%	47	46	2.17%	113	109	3.67%	9.4	15	0	1.59
Hinsdale #521	\$2,725	\$2,875	-5.22%	46	41	12.20%	90	92	-2.17%	7.5	16	0	2.13
Lemont #439	\$1,700	\$1,800	-5.56%	40	32	25.00%	43	56	-23.21%	3.6	5	0	1.40
Lisle #532	\$1,100	\$1,100	0.00%	41	36	13.89%	258	260	-0.77%	21.5	29	3	1.35
Lombard #148	\$1,600	\$1,495	7.02%	40	32	25.00%	211	181	16.57%	17.6	19	1	1.08
Joliet #499													
#202 School	\$1,550	\$1,525	1.64%	43	36	19.44%	61	51	19.61%	5.1	14	3	2.75
#204 School	\$1,300	\$1,200	8.33%	41	40	2.50%	228	229	-0.44%	19.0	39	6	2.05
Mokena #448	\$1,500	\$1,350	11.11%	29	33	-12.12%	52	76	-31.58%	4.3	10	0	2.31
Montgomery #538	\$1,500	\$1,415	6.01%	49	38	28.95%	135	133	1.50%	11.3	20	1	1.78
Naperville #540													
#203 School	\$1,838	\$1,800	2.11%	43	36	19.44%	400	398	0.50%	33.3	58	6	1.74
#204 School	\$1,650	\$1,613	2.29%	42	36	16.67%	532	510	4.31%	44.3	62	7	1.40
Newark #541	\$0	\$1,175	-100.00%	0	24	-100.00%	0	2	-100.00%	0.0	0	0	#DIV/0!
New Lenox #451	\$1,450	\$1,400	3.57%	30	24	25.00%	59	64	-7.81%	4.9	6	1	1.22
North Aurora #542	\$1,850	\$1,600	15.63%	31	34	-8.82%	70	50	40.00%	5.8	11	1	1.89

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Oak Brook #523	\$2,880	\$2,450	17.55%	59	61	-3.28%	35	39	-10.26%	2.9	8	1	2.74
Oswego #543	\$1,575	\$1,550	1.61%	42	44	-4.55%	219	213	2.82%	18.3	38	2	2.08
Ottawa #350	\$900	\$850	5.88%	44	37	18.92%	35	20	75.00%	2.9	8	0	2.74
Plainfield #544													
#202 School	\$1,675	\$1,650	1.52%	44	33	33.33%	498	383	30.03%	41.5	77	9	1.86
#204 School	\$1,700	\$1,600	6.25%	40	36	11.11%	66	38	73.68%	5.5	3	0	0.55
#308 School	\$2,250	\$1,895	18.73%	64	42	52.38%	14	15	-6.67%	1.2	4	1	3.43
Plano #545	\$1,300	\$1,250	4.00%	49	41	19.51%	91	94	-3.19%	7.6	20	4	2.64
St. Charles #174													
#301 School	\$2,150	\$2,400	-10.42%	74	36	105.56%	14	3	366.67%	1.2	0	0	0.00
#303 School	\$1,750	\$1,700	2.94%	39	35	11.43%	223	204	9.31%	18.6	21	5	1.13
Romeoville #494	\$1,450	\$1,413	2.62%	33	33	0.00%	109	98	11.22%	9.1	14	2	1.54
Sandwich #491	\$1,250	\$975	28.21%	34	42	-19.05%	10	14	-28.57%	0.8	1	0	1.20
Shorewood #496	\$1,500	\$1,450	3.45%	35	31	12.90%	61	74	-17.57%	5.1	9	0	1.77
South Elgin #177	\$1,450	\$1,400	3.57%	35	35	0.00%	126	130	-3.08%	10.5	8	0	0.76
Sugar Grove #554	\$1,598	\$1,495	6.89%	53	38	39.47%	48	54	-11.11%	4.0	3	1	0.75
Sycamore #178	\$1,100	\$1,145	-3.93%	35	35	0.00%	83	94	-11.70%	6.9	5	2	0.72
Villa Park #186	\$1,600	\$1,495	7.02%	33	37	-10.81%	81	77	5.19%	6.8	5	3	0.74
Warrenville #555	\$1,500	\$1,475	1.69%	40	35	14.29%	42	41	2.44%	3.5	2	1	0.57

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West Chicago #185	\$1,400	\$1,400	0.00%	54	47	14.89%	57	44	29.55%	4.8	9	1	1.89
Wheaton #187	\$1,650	\$1,500	10.00%	53	41	29.27%	182	171	6.43%	15.2	33	3	2.18
Willowbrook #516	\$1,250	\$1,250	0.00%	36	37	-2.70%	141	90	56.67%	11.8	10	0	0.85
Winfield #190	\$1,750	\$1,625	7.69%	31	38	-18.42%	32	34	-5.88%	2.7	7	0	2.63
Woodridge #517	\$1,550	\$1,545	0.32%	37	50	-26.00%	112	117	-4.27%	9.3	17	2	1.82
Yorkville #560	\$1,425	\$1,400	1.79%	55	41	34.15%	179	158	13.29%	14.9	31	4	2.08

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey completed on 01/06/2015.

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