

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

End of 4th Quarter 2015 - Macro Analysis - 01/01/2016 Report

Detached Houses

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Sales Last 12 Months	# Sales Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Sales	Current Inventory
	Median Sales Price			Average DOM			# of Total Sales			Inventory Levels			
Aurora #507													
#129 School	\$147,500	\$132,250	11.53%	84	94	-10.64%	490	514	-4.67%	40.8	120	76	2.94
#131 School	\$110,000	\$87,500	25.71%	76	95	-20.00%	477	551	-13.43%	39.8	109	71	2.74
#204 School	\$277,000	\$270,000	2.59%	97	78	24.36%	430	323	33.13%	35.8	85	37	2.37
#308 School	\$235,000	\$228,000	3.07%	105	84	25.00%	250	167	49.70%	20.8	58	20	2.78
Batavia #510	\$277,150	\$260,000	6.60%	112	100	12.00%	330	316	4.43%	27.5	85	42	3.09
Big Rock/Hinckley	\$184,900	\$168,000	10.06%	155	148	4.73%	51	37	37.84%	4.3	14	5	3.29
Bolingbrook #440	\$203,300	\$185,000	9.89%	87	78	11.54%	941	758	24.14%	78.4	192	148	2.45
Clarendon Hills #514	\$616,500	\$660,000	-6.59%	106	100	6.00%	113	119	-5.04%	9.4	46	16	4.88
Cortland #112	\$136,650	\$142,500	-4.11%	96	81	18.52%	71	60	18.33%	5.9	10	6	1.69
Crest Hill #498	\$148,000	\$133,250	11.07%	90	106	-15.09%	155	142	9.15%	12.9	28	23	2.17
Darien #562	\$320,000	\$307,500	4.07%	100	81	23.46%	197	182	8.24%	16.4	56	34	3.41
Dekalb #115	\$132,900	\$128,000	3.83%	103	115	-10.43%	301	277	8.66%	25.1	112	33	4.47
Downers Grove #515	\$349,500	\$340,000	2.79%	92	94	-2.13%	610	547	11.52%	50.8	211	68	4.15
Elburn #119	\$247,500	\$226,500	9.27%	122	134	-8.96%	165	140	17.86%	13.8	66	24	4.80
Elgin #123													
#46 School	\$160,000	\$137,500	16.36%	92	90	2.22%	1018	998	2.00%	84.8	169	115	1.99
#301 School	\$317,832	\$305,770	3.94%	149	126	18.25%	213	217	-1.84%	17.8	107	36	6.03
Elmhurst #126	\$410,000	\$395,000	3.80%	101	94	7.45%	603	581	3.79%	50.3	169	67	3.36

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Frankfort #423	\$321,000	\$319,950	0.33%	128	104	23.08%	361	344	4.94%	30.1	143	46	4.75
Geneva #134	\$339,450	\$326,500	3.97%	97	98	-1.02%	430	404	6.44%	35.8	148	49	4.13
Glen Ellyn #137	\$401,250	\$390,500	2.75%	102	80	27.50%	504	459	9.80%	42.0	191	69	4.55
Hampshire #140	\$240,500	\$235,000	2.34%	120	102	17.65%	210	192	9.38%	17.5	103	30	5.89
Hinsdale #521	\$927,000	\$887,000	4.51%	151	116	30.17%	262	277	-5.42%	21.8	153	37	7.01
Lemont #439	\$327,750	\$358,250	-8.51%	118	114	3.51%	244	188	29.79%	20.3	104	48	5.11
Lisle #532	\$355,000	\$359,750	-1.32%	83	85	-2.35%	281	268	4.85%	23.4	69	33	2.95
Lockport/Homer #495	\$195,000	\$175,000	11.43%	97	90	7.78%	411	369	11.38%	34.3	114	41	3.33
Homer Glen #500	\$292,500	\$285,000	2.63%	112	133	-15.79%	291	209	39.23%	24.3	115	31	4.74
Lombard #148	\$237,500	\$225,000	5.56%	89	86	3.49%	567	454	24.89%	47.3	124	56	2.62
Joliet #499													
#202 School	\$178,000	\$177,500	0.28%	89	86	3.49%	189	163	15.95%	15.8	42	19	2.67
#204 School	\$108,000	\$93,000	16.13%	86	91	-5.49%	1050	1071	-1.96%	87.5	248	146	2.83
Mokena #448	\$285,000	\$297,750	-4.28%	106	103	2.91%	252	248	1.61%	21.0	89	23	4.24
Montgomery #538	\$177,900	\$166,750	6.69%	80	80	0.00%	419	356	17.70%	34.9	71	53	2.03
Naperville #540													
#203 School	\$390,000	\$391,650	-0.42%	97	83	16.87%	892	798	11.78%	74.3	298	100	4.01
#204 School	\$425,000	\$425,000	0.00%	94	83	13.25%	842	747	12.72%	70.2	238	81	3.39
Newark #541	\$163,000	\$164,500	-0.91%	156	226	-30.97%	26	30	-13.33%	2.2	6	4	2.77

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New Lenox #451	\$260,000	\$255,450	1.78%	110	95	15.79%	420	398	5.53%	35.0	134	48	3.83
North Aurora #542	\$234,900	\$235,000	-0.04%	111	124	-10.48%	233	192	21.35%	19.4	80	25	4.12
Oak Brook #523	\$815,000	\$723,000	12.72%	194	233	-16.74%	86	72	19.44%	7.2	79	18	11.02
Oswego #543	\$243,000	\$239,900	1.29%	102	110	-7.27%	528	486	8.64%	44.0	140	59	3.18
Ottawa #350	\$115,000	\$95,000	21.05%	156	161	-3.11%	243	267	-8.99%	20.3	168	24	8.30
Plainfield #544													
#202 School	\$224,900	\$222,500	1.08%	79	75	5.33%	1121	995	12.66%	93.4	241	153	2.58
#204 School	\$194,450	\$191,250	1.67%	87	76	14.47%	64	67	-4.48%	5.3	12	14	2.25
#308 School	\$326,000	\$325,000	0.31%	121	113	7.08%	91	80	13.75%	7.6	58	11	7.65
Plano #545	\$149,900	\$138,950	7.88%	89	107	-16.82%	170	166	2.41%	14.2	42	18	2.96
Romeoville #494	\$154,950	\$158,500	-2.24%	93	77	20.78%	534	467	14.35%	44.5	72	70	1.62
St. Charles #174													
#301 School	\$345,000	\$312,500	10.40%	187	129	44.96%	47	41	14.63%	3.9	26	5	6.64
#303 School	\$318,500	\$320,000	-0.47%	118	116	1.72%	752	663	13.42%	62.7	310	83	4.95
Sandwich #491	\$150,000	\$138,100	8.62%	97	111	-12.61%	115	100	15.00%	9.6	22	18	2.30
Shorewood #496	\$240,000	\$229,450	4.60%	95	86	10.47%	280	234	19.66%	23.3	71	33	3.04
South Elgin #177	\$252,750	\$209,000	20.93%	73	95	-23.16%	274	231	18.61%	22.8	68	35	2.98
Sugar Grove #554	\$273,600	\$276,000	-0.87%	110	104	5.77%	177	133	33.08%	14.8	43	11	2.92
Sycamore #178	\$204,000	\$180,250	13.18%	96	104	-7.69%	242	204	18.63%	20.2	67	25	3.32

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Villa Park #186	\$211,750	\$194,900	8.65%	86	69	24.64%	266	263	1.14%	22.2	64	26	2.89
Warrenville #555	\$225,000	\$220,250	2.16%	90	97	-7.22%	108	82	31.71%	9.0	29	9	3.22
West Chicago #185	\$195,000	\$215,250	-9.41%	119	102	16.67%	324	294	10.20%	27.0	96	57	3.56
Wheaton #187	\$340,250	\$334,500	1.72%	95	95	0.00%	646	629	2.70%	53.8	186	68	3.46
Willowbrook #516	\$381,450	\$402,500	-5.23%	128	127	0.79%	80	78	2.56%	6.7	54	17	8.10
Winfield #190	\$282,500	\$356,250	-20.70%	108	106	1.89%	136	146	-6.85%	11.3	44	21	3.88
Woodridge #517	\$256,306	\$240,000	6.79%	81	74	9.46%	318	223	42.60%	26.5	65	25	2.45
Yorkville #560	\$232,000	\$228,000	1.75%	108	113	-4.42%	352	294	19.73%	29.3	120	52	4.09

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey Completed on 01/03/2016

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