

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

End of 4th Quarter 2016 - Macro Analysis - 01/01/2017 Report

Attached 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	\$135,000	\$110,000	22.73%	111	77	44.16%	85	71	19.72%	7.1	18	5	2.54
#131 School	\$87,500	\$75,000	16.67%	59	81	-27.16%	99	85	16.47%	8.3	11	13	1.33
#204 School	\$162,500	\$156,875	3.59%	53	72	-26.39%	507	406	24.88%	42.3	43	32	1.02
#308 School	\$152,250	\$137,000	11.13%	54	83	-34.94%	172	142	21.13%	14.3	7	22	0.49
Batavia #510	\$171,150	\$177,000	-3.31%	104	88	18.18%	73	78	-6.41%	6.1	7	6	1.15
Big Rock/Hinckley	\$152,000	\$142,000	7.04%	112	357	-68.63%	5	1	400.00%	0.4	1	0	2.40
Bolingbrook #440	\$132,000	\$109,949	20.06%	66	64	3.13%	227	256	-11.33%	18.9	32	36	1.69
Clarendon Hills #514	\$180,000	\$175,000	2.86%	91	77	18.18%	59	38	55.26%	4.9	8	4	1.63
Cortland #112	\$104,000	\$86,250	20.58%	44	61	-27.87%	8	10	-20.00%	0.7	2	2	3.00
Crest Hill #498	\$145,000	\$125,750	15.31%	49	66	-25.76%	130	148	-12.16%	10.8	14	14	1.29
Darien #562	\$217,000	\$191,000	13.61%	66	78	-15.38%	165	157	5.10%	13.8	26	25	1.89
Dekalb #115	\$124,900	\$114,375	9.20%	99	155	-36.13%	63	58	8.62%	5.3	18	11	3.43
Downers Grove #515	\$125,500	\$115,500	8.66%	74	87	-14.94%	295	287	2.79%	24.6	51	32	2.07
Elburn #119	\$155,750	\$166,500	-6.46%	67	58	15.52%	20	19	5.26%	1.7	2	4	1.20
Elgin #123													
#46 School	\$138,000	\$126,950	8.70%	76	90	-15.56%	374	336	11.31%	31.2	59	39	1.89
#301 School	\$188,255	\$178,000	5.76%	73	71	2.82%	46	31	48.39%	3.8	3	2	0.78

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Elmhurst #126	\$237,000	\$200,000	18.50%	86	87	-1.15%	96	113	-15.04%	8.0	13	4	1.63
Frankfort #423	\$210,000	\$233,000	-9.87%	65	111	-41.44%	95	85	11.76%	7.9	17	5	2.15
Geneva #134	\$249,500	\$229,500	8.71%	113	110	2.73%	124	108	14.81%	10.3	28	17	2.71
Glen Ellyn #137	\$145,000	\$145,900	-0.62%	89	92	-3.26%	151	141	7.09%	12.6	18	12	1.43
Hampshire #140	\$156,368	\$141,995	10.12%	79	81	-2.47%	212	130	63.08%	17.7	32	22	1.81
Hinsdale #521	\$400,000	\$443,525	-9.81%	109	164	-33.54%	73	83	-12.05%	6.1	15	25	2.47
Lemont #439	\$285,000	\$291,000	-2.06%	94	111	-15.32%	59	57	3.51%	4.9	32	6	6.51
Lisle #532	\$120,000	\$112,000	7.14%	67	81	-17.28%	202	176	14.77%	16.8	22	23	1.31
Lockport/Homer #495	\$167,500	\$153,750	8.94%	93	78	19.23%	187	170	10.00%	15.6	28	16	1.80
Homer Glen #500	\$241,000	\$215,000	12.09%	111	118	-5.93%	26	27	-3.70%	2.2	8	4	3.69
Lombard #148	\$160,000	\$167,750	-4.62%	64	89	-28.09%	283	240	17.92%	23.6	33	22	1.40
Joliet #499													
#202 School	\$149,900	\$135,000	11.04%	64	65	-1.54%	109	99	10.10%	9.1	8	15	0.88
#204 School	\$104,950	\$89,900	16.74%	73	92	-20.65%	174	194	-10.31%	14.5	17	25	1.17
Mokena #448	\$192,000	\$190,000	1.05%	72	92	-21.74%	103	117	-11.97%	8.6	23	6	2.68
Montgomery #538	\$139,250	\$127,990	8.80%	67	91	-26.37%	114	83	37.35%	9.5	15	13	1.58
Naperville #540													
#203 School	\$172,950	\$167,000	3.56%	72	76	-5.26%	356	321	10.90%	29.7	51	39	1.72

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#204 School	\$190,000	\$184,950	2.73%	65	78	-16.67%	502	462	8.66%	41.8	54	53	1.29
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$138,500	\$135,400	2.29%	72	62	16.13%	78	75	4.00%	6.5	9	5	1.38
North Aurora #542	\$152,500	\$137,750	10.71%	64	91	-29.67%	85	78	8.97%	7.1	8	11	1.13
Oak Brook #523	\$330,000	\$238,500	38.36%	108	100	8.00%	71	70	1.43%	5.9	37	5	6.25
Oswego #543	\$150,000	\$137,900	8.77%	53	63	-15.87%	216	171	26.32%	18.0	6	16	0.33
Ottawa #350	\$119,000	\$104,000	14.42%	162	163	-0.61%	29	11	163.64%	2.4	13	2	5.38
Plainfield #544													
#202 School	\$156,500	\$150,000	4.33%	59	69	-14.49%	296	271	9.23%	24.7	39	22	1.58
#204 School	\$143,800	\$134,900	6.60%	47	65	-27.69%	25	23	8.70%	2.1	1	2	0.48
#308 School	\$230,535	\$210,000	9.78%	75	75	0.00%	10	10	0.00%	0.8	7	1	8.40
Plano #545	\$114,750	\$96,500	18.91%	49	71	-30.99%	72	63	14.29%	6.0	6	42	1.00
Romeoville #494	\$143,000	\$123,000	16.26%	51	77	-33.77%	193	179	7.82%	16.1	20	24	1.24
St. Charles #174													
#301 School	\$170,000	\$175,000	-2.86%	149	210	-29.05%	3	4	-25.00%	0.3	0	1	0.00
#303 School	\$215,185	\$195,000	10.35%	81	96	-15.63%	199	193	3.11%	16.6	34	16	2.05
Sandwich #491	\$117,000	\$120,000	-2.50%	76	64	18.75%	13	10	30.00%	1.1	1	1	0.92
Shorewood #496	\$158,000	\$143,000	10.49%	39	67	-41.79%	62	59	5.08%	5.2	6	8	1.16

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South Elgin #177	\$152,500	\$136,500	11.72%	77	98	-21.43%	141	114	23.68%	11.8	23	11	1.96
Sugar Grove #554	\$173,000	\$164,650	5.07%	74	83	-10.84%	73	60	21.67%	6.1	15	1	2.47
Sycamore #178	\$144,000	\$131,450	9.55%	68	88	-22.73%	110	80	37.50%	9.2	17	13	1.85
Villa Park #186	\$127,350	\$114,000	11.71%	84	74	13.51%	76	83	-8.43%	6.3	9	17	1.42
Warrenville #555	\$165,000	\$144,500	14.19%	46	65	-29.23%	138	107	28.97%	11.5	24	21	2.09
West Chicago #185	\$166,000	\$143,000	16.08%	40	84	-52.38%	44	37	18.92%	3.7	2	3	0.55
Wheaton #187	\$160,000	\$168,000	-4.76%	74	76	-2.63%	274	230	19.13%	22.8	29	14	1.27
Willowbrook #516	\$138,750	\$130,000	6.73%	62	67	-7.46%	182	180	1.11%	15.2	22	11	1.45
Winfield #190	\$176,500	\$167,000	5.69%	103	61	68.85%	74	72	2.78%	6.2	16	8	2.59
Woodridge #517	\$121,900	\$96,000	26.98%	67	79	-15.19%	125	167	-25.15%	10.4	23	15	2.21
Yorkville #560	\$130,250	\$115,500	12.77%	54	57	-5.26%	124	128	-3.13%	10.3	12	25	1.16

* Items shaded in green represent a larger than 10% increase in median price levels.

* Items shaded in red represent a less than 3 month supply.

* Information obtained from local MRED MLS statistics