

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

End of 4th Quarter 2016 - Macro Analysis - 01/01/2017 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			
<b>Aurora #507</b>													
#129 School	\$165,000	\$147,500	11.86%	84	84	0.00%	564	494	14.17%	47.0	76	61	1.62
#131 School	\$128,000	\$110,000	16.36%	85	76	11.84%	463	476	-2.73%	38.6	77	59	2.00
#204 School	\$285,000	\$277,000	2.89%	77	97	-20.62%	418	431	-3.02%	34.8	54	23	1.55
#308 School	\$247,000	\$234,750	5.22%	64	105	-39.05%	239	252	-5.16%	19.9	15	25	0.75
<b>Batavia #510</b>	\$290,000	\$277,150	4.64%	78	112	-30.36%	367	330	11.21%	30.6	84	46	2.75
<b>Big Rock/Hinckley</b>	\$205,000	\$184,900	10.87%	97	155	-37.42%	45	51	-11.76%	3.8	19	6	5.07
<b>Bolingbrook #440</b>	\$222,000	\$203,000	9.36%	86	88	-2.27%	940	950	-1.05%	78.3	110	102	1.40
<b>Clarendon Hills #514</b>	\$582,500	\$616,500	-5.52%	122	106	15.09%	127	113	12.39%	10.6	41	11	3.87
<b>Cortland #112</b>	\$151,250	\$136,650	10.68%	54	96	-43.75%	67	71	-5.63%	5.6	11	5	1.97
<b>Crest Hill #498</b>	\$155,750	\$147,000	5.95%	66	89	-25.84%	141	158	-10.76%	11.8	23	28	1.96
<b>Darien #562</b>	\$314,000	\$320,500	-2.03%	88	100	-12.00%	260	198	31.31%	21.7	51	18	2.35
<b>Dekalb #115</b>	\$140,750	\$132,900	5.91%	115	103	11.65%	340	301	12.96%	28.3	92	22	3.25
<b>Downers Grove #515</b>	\$343,000	\$349,500	-1.86%	117	92	27.17%	639	610	4.75%	53.3	180	62	3.38
<b>Elburn #119</b>	\$275,000	\$248,250	10.78%	118	122	-3.28%	189	166	13.86%	15.8	57	11	3.62
<b>Elgin #123</b>													
#46 School	\$174,450	\$160,000	9.03%	80	92	-13.04%	952	1020	-6.67%	79.3	159	108	2.00
#301 School	\$329,000	\$318,990	3.14%	123	150	-18.00%	222	215	3.26%	18.5	92	28	4.97
<b>Elmhurst #126</b>	\$435,100	\$410,000	6.12%	103	101	1.98%	585	604	-3.15%	48.8	155	65	3.18

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<b>Frankfort #423</b>	\$330,000	\$321,000	2.80%	104	128	-18.75%	437	361	21.05%	36.4	117	32	3.21
<b>Geneva #134</b>	\$338,000	\$339,000	-0.29%	87	97	-10.31%	481	431	11.60%	40.1	129	47	3.22
<b>Glen Ellyn #137</b>	\$418,250	\$403,750	3.59%	107	103	3.88%	592	508	16.54%	49.3	139	44	2.82
<b>Hampshire #140</b>	\$255,000	\$240,500	6.03%	111	120	-7.50%	242	210	15.24%	20.2	96	32	4.76
<b>Hinsdale #521</b>	\$967,500	\$927,000	4.37%	163	152	7.24%	296	262	12.98%	24.7	159	31	6.45
<b>Lemont #439</b>	\$387,000	\$327,750	18.08%	140	118	18.64%	262	246	6.50%	21.8	84	33	3.85
<b>Lisle #532</b>	\$345,000	\$355,000	-2.82%	88	83	6.02%	235	281	-16.37%	19.6	55	25	2.81
<b>Lockport/Homer #495</b>	\$210,000	\$195,000	7.69%	76	97	-21.65%	407	411	-0.97%	33.9	73	39	2.15
<b>Homer Glen #500</b>	\$321,250	\$292,500	9.83%	129	112	15.18%	268	291	-7.90%	22.3	96	30	4.30
<b>Lombard #148</b>	\$255,000	\$237,500	7.37%	72	89	-19.10%	573	568	0.88%	47.8	81	43	1.70
<b>Joliet #499</b>													
#202 School	\$199,900	\$178,000	12.30%	57	90	-36.67%	187	189	-1.06%	15.6	34	53	2.18
#204 School	\$128,000	\$108,000	18.52%	79	86	-8.14%	1059	1054	0.47%	88.3	156	117	1.77
<b>Mokena #448</b>	\$296,750	\$285,000	4.12%	107	107	0.00%	236	253	-6.72%	19.7	74	32	3.76
<b>Montgomery #538</b>	\$202,000	\$177,868	13.57%	69	79	-12.66%	440	420	4.76%	36.7	65	31	1.77
<b>Naperville #540</b>													
#203 School	\$400,000	\$390,000	2.56%	108	98	10.20%	971	894	8.61%	80.9	248	80	3.06
#204 School	\$420,000	\$424,250	-1.00%	95	94	1.06%	911	846	7.68%	75.9	208	78	2.74
<b>Newark #541</b>	\$201,000	\$163,000	23.31%	77	156	-50.64%	26	26	0.00%	2.2	5	4	2.31

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<b>New Lenox #451</b>	\$278,500	\$260,250	7.01%	94	112	-16.07%	447	422	5.92%	37.3	139	56	3.73
<b>North Aurora #542</b>	\$245,250	\$234,600	4.54%	106	111	-4.50%	240	234	2.56%	20.0	58	27	2.90
<b>Oak Brook #523</b>	\$740,000	\$815,000	-9.20%	193	209	-7.66%	82	87	-5.75%	6.8	82	10	12.00
<b>Oswego #543</b>	\$255,000	\$244,750	4.19%	83	102	-18.63%	607	530	14.53%	50.6	108	47	2.14
<b>Ottawa #350</b>	\$115,000	\$115,000	0.00%	174	155	12.26%	286	244	17.21%	23.8	115	34	4.83
<b>Plainfield #544</b>													
#202 School	\$237,000	\$224,450	5.59%	75	80	-6.25%	1214	1124	8.01%	101.2	173	137	1.71
#204 School	\$209,000	\$194,450	7.48%	68	87	-21.84%	72	64	12.50%	6.0	10	7	1.67
#308 School	\$331,500	\$326,000	1.69%	123	121	1.65%	106	91	16.48%	8.8	63	12	7.13
<b>Plano #545</b>	\$167,000	\$149,900	11.41%	66	89	-25.84%	149	170	-12.35%	12.4	27	18	2.17
<b>Romeoville #494</b>	\$173,000	\$154,950	11.65%	68	93	-26.88%	471	534	-11.80%	39.3	49	58	1.25
<b>St. Charles #174</b>													
#301 School	\$319,000	\$345,000	-7.54%	145	187	-22.46%	42	47	-10.64%	3.5	21	5	6.00
#303 School	\$323,850	\$318,000	1.84%	121	118	2.54%	761	753	1.06%	63.4	283	74	4.46
<b>Sandwich #491</b>	\$176,500	\$150,000	17.67%	94	97	-3.09%	96	115	-16.52%	8.0	26	13	3.25
<b>Shorewood #496</b>	\$259,900	\$240,000	8.29%	77	95	-18.95%	255	283	-9.89%	21.3	82	21	3.86
<b>South Elgin #177</b>	\$238,000	\$252,000	-5.56%	90	73	23.29%	265	275	-3.64%	22.1	54	27	2.45
<b>Sugar Grove #554</b>	\$285,000	\$273,600	4.17%	102	110	-7.27%	151	177	-14.69%	12.6	44	15	3.50
<b>Sycamore #178</b>	\$190,000	\$204,000	-6.86%	63	96	-34.38%	255	242	5.37%	21.3	70	19	3.29

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Villa Park #186	\$218,000	\$211,750	2.95%	77	86	-10.47%	308	266	15.79%	25.7	37	20	1.44
Warrenville #555	\$240,000	\$225,000	6.67%	75	91	-17.58%	128	111	15.32%	10.7	24	15	2.25
West Chicago #185	\$249,250	\$195,000	27.82%	119	119	0.00%	358	325	10.15%	29.8	71	28	2.38
Wheaton #187	\$357,750	\$340,250	5.14%	102	95	7.37%	720	646	11.46%	60.0	145	60	2.42
Willowbrook #516	\$375,000	\$381,450	-1.69%	146	128	14.06%	102	80	27.50%	8.5	30	10	3.53
Winfield #190	\$294,000	\$285,000	3.16%	93	110	-15.45%	150	138	8.70%	12.5	42	5	3.36
Woodridge #517	\$272,500	\$256,306	6.32%	83	81	2.47%	277	318	-12.89%	23.1	55	20	2.38
Yorkville #560	\$237,328	\$232,000	2.30%	101	108	-6.48%	416	352	18.18%	34.7	133	48	3.84

\* Items shaded in green represent a larger than 10% 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