

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

End of 4th Quarter 2017 - Macro Analysis

Detached Single Family Housing

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Sales Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
Aurora #507													
#129 School	\$179,450	\$165,000	8.76%	58	83	-30.12%	516	566	-8.83%	43.0	82	60	1.91
#131 School	\$140,000	\$127,750	9.59%	66	84	-21.43%	485	464	4.53%	40.4	56	63	1.39
#204 School	\$283,000	\$285,000	-0.70%	62	77	-19.48%	445	418	6.46%	37.1	35	23	0.94
#308 School	\$267,500	\$247,000	8.30%	39	64	-39.06%	229	239	-4.18%	19.1	13	11	0.68
Batavia #510	\$306,500	\$290,000	5.69%	91	79	15.19%	375	368	1.90%	31.3	65	34	2.08
Big Rock/Hinckley	\$210,750	\$205,000	2.80%	110	97	13.40%	68	45	51.11%	5.7	21	4	3.71
Bolingbrook #440	\$225,000	\$222,000	1.35%	59	86	-31.40%	858	941	-8.82%	71.5	93	111	1.30
Clarendon Hills #514	\$619,950	\$582,500	6.43%	128	126	1.59%	136	127	7.09%	11.3	32	7	2.82
Cortland #112	\$169,900	\$151,250	12.33%	59	54	9.26%	59	67	-11.94%	4.9	11	4	2.24
Crest Hill #498	\$190,500	\$155,750	22.31%	73	66	10.61%	182	141	29.08%	15.2	13	17	0.86
Darien #562	\$339,000	\$314,000	7.96%	91	88	3.41%	217	260	-16.54%	18.1	42	22	2.32
Dekalb #115	\$141,500	\$140,750	0.53%	81	115	-29.57%	370	340	8.82%	30.8	64	32	2.08
Downers Grove #515	\$379,000	\$343,000	10.50%	101	117	-13.68%	679	639	6.26%	56.6	156	59	2.76
Elburn #119	\$295,000	\$275,000	7.27%	106	118	-10.17%	157	189	-16.93%	13.1	56	14	4.28
Elgin #123													
#46 School	\$189,000	\$174,900	8.06%	72	80	-10.00%	943	955	-1.26%	78.6	98	90	1.25
#301 School	\$325,500	\$329,900	-1.33%	135	123	9.76%	210	225	-6.67%	17.5	97	21	5.54

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Elmhurst #126	\$425,000	\$435,100	-2.32%	95	103	-7.77%	624	585	6.67%	52.0	141	63	2.71
Frankfort #423	\$340,000	\$330,000	3.03%	107	104	2.88%	386	437	-11.67%	32.2	107	38	3.33
Geneva #134	\$359,000	\$338,000	6.21%	98	87	12.64%	507	481	5.41%	42.3	103	33	2.44
Glen Ellyn #137	\$415,000	\$418,250	-0.78%	105	107	-1.87%	533	592	-9.97%	44.4	132	49	2.97
Hampshire #140	\$270,495	\$255,000	6.08%	96	111	-13.51%	296	242	22.31%	24.7	90	41	3.65
Hinsdale #521	\$948,750	\$967,500	-1.94%	160	163	-1.84%	304	296	2.70%	25.3	133	34	5.25
Lemont #439	\$398,000	\$387,000	2.84%	112	140	-20.00%	255	262	-2.67%	21.3	72	35	3.39
Lisle #532	\$347,000	\$345,000	0.58%	93	88	5.68%	250	235	6.38%	20.8	66	19	3.17
Lockport/Homer #495	\$244,950	\$211,250	15.95%	77	76	1.32%	400	408	-1.96%	33.3	68	46	2.04
Homer Glen #500	\$325,163	\$322,500	0.83%	111	128	-13.28%	276	269	2.60%	23.0	69	27	3.00
Lombard #148	\$265,000	\$255,000	3.92%	57	72	-20.83%	590	573	2.97%	49.2	87	44	1.77
Joliet #499													
#202 School	\$219,000	\$199,950	9.53%	52	57	-8.77%	215	188	14.36%	17.9	37	54	2.07
#204 School	\$145,000	\$128,000	13.28%	62	79	-21.52%	1109	1060	4.62%	92.4	162	126	1.75
Mokena #448	\$295,000	\$296,750	-0.59%	105	107	-1.87%	250	236	5.93%	20.8	55	20	2.64
Montgomery #538	\$209,000	\$202,000	3.47%	52	69	-24.64%	461	440	4.77%	38.4	33	39	0.86
Naperville #540													
#203 School	\$412,000	\$400,000	3.00%	89	108	-17.59%	967	971	-0.41%	80.6	229	86	2.84

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#204 School	\$431,000	\$420,000	2.62%	92	95	-3.16%	873	911	-4.17%	72.8	168	62	2.31
Newark #541	\$170,000	\$201,000	-15.42%	98	77	27.27%	25	26	-3.85%	2.1	13	6	6.24
New Lenox #451	\$280,000	\$278,250	0.63%	91	94	-3.19%	494	448	10.27%	41.2	131	42	3.18
North Aurora #542	\$250,000	\$245,000	2.04%	111	105	5.71%	264	241	9.54%	22.0	48	24	2.18
Oak Brook #523	\$809,500	\$740,000	9.39%	244	193	26.42%	102	82	24.39%	8.5	59	7	6.94
Oswego #543	\$270,000	\$255,000	5.88%	70	83	-15.66%	558	607	-8.07%	46.5	89	47	1.91
Ottawa #350	\$108,000	\$116,000	-6.90%	106	173	-38.73%	263	289	-9.00%	21.9	122	28	5.57
Plainfield #544													
#202 School	\$250,000	\$237,000	5.49%	60	75	-20.00%	1180	1215	-2.88%	98.3	168	101	1.71
#204 School	\$228,000	\$209,000	9.09%	59	68	-13.24%	73	72	1.39%	6.1	9	10	1.48
#308 School	\$365,000	\$331,500	10.11%	147	123	19.51%	106	106	0.00%	8.8	59	14	6.68
Plano #545	\$172,000	\$167,000	2.99%	65	66	-1.52%	187	149	25.50%	15.6	27	10	1.73
Romeoville #494	\$190,000	\$173,000	9.83%	57	68	-16.18%	467	471	-0.85%	38.9	52	47	1.34
St. Charles #174													
#301 School	\$322,588	\$319,000	1.12%	138	145	-4.83%	32	42	-23.81%	2.7	21	2	7.88
#303 School	\$344,000	\$323,850	6.22%	114	121	-5.79%	805	761	5.78%	67.1	270	83	4.02
Sandwich #491	\$180,000	\$176,500	1.98%	67	94	-28.72%	115	96	19.79%	9.6	23	7	2.40
Shorewood #496	\$273,000	\$258,525	5.60%	80	77	3.90%	246	256	-3.91%	20.5	75	26	3.66

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South Elgin #177	\$255,000	\$238,000	7.14%	79	90	-12.22%	271	265	2.26%	22.6	51	17	2.26
Sugar Grove #554	\$285,000	\$285,000	0.00%	95	102	-6.86%	177	151	17.22%	14.8	36	16	2.44
Sycamore #178	\$215,000	\$190,000	13.16%	79	63	25.40%	243	255	-4.71%	20.3	63	27	3.11
Villa Park #186	\$235,000	\$218,000	7.80%	50	77	-35.06%	307	308	-0.32%	25.6	40	23	1.56
Warrenville #555	\$251,250	\$240,000	4.69%	73	75	-2.67%	128	128	0.00%	10.7	20	9	1.88
West Chicago #185	\$260,900	\$250,000	4.36%	92	119	-22.69%	311	359	-13.37%	25.9	76	33	2.93
Wheaton #187	\$383,600	\$358,000	7.15%	77	102	-24.51%	652	719	-9.32%	54.3	122	62	2.25
Willowbrook #516	\$413,500	\$375,000	10.27%	161	146	10.27%	90	102	-11.76%	7.5	27	9	3.60
Winfield #190	\$335,000	\$294,000	13.95%	109	93	17.20%	131	150	-12.67%	10.9	20	12	1.83
Woodridge #517	\$292,000	\$272,500	7.16%	66	83	-20.48%	283	277	2.17%	23.6	41	24	1.74
Yorkville/Bristol #560	\$254,737	\$237,328	7.34%	92	101	-8.91%	427	416	2.64%	35.6	96	38	2.70

* 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. Report completed on 01/02/2018