



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

End of 4th Quarter 2018 - Macro Analysis

**Attached Single Family Housing**

Area	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels		
	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
#46 School	\$163,900	\$149,700	9.49%	53	60	-11.67%	387	424	-8.73%	32.3	55	29	1.71
#301 School	\$195,000	\$191,900	1.62%	58	38	52.63%	55	35	57.14%	4.6	11	4	2.40
<b>Elmhurst #126</b>	\$254,500	\$247,000	3.04%	69	46	50.00%	100	91	9.89%	8.3	41	8	4.92
<b>Frankfort #423</b>	\$242,000	\$200,000	21.00%	61	65	-6.15%	81	99	-18.18%	6.8	15	2	2.22
<b>Geneva #134</b>	\$250,000	\$235,000	6.38%	55	69	-20.29%	113	141	-19.86%	9.4	18	8	1.91
<b>Glen Ellyn #137</b>	\$167,000	\$157,000	6.37%	43	50	-14.00%	137	153	-10.46%	11.4	30	12	2.63
<b>Hampshire #140</b>	\$175,000	\$160,000	9.38%	45	38	18.42%	293	220	33.18%	24.4	32	20	1.31
<b>Hinsdale #521</b>	\$410,000	\$445,000	-7.87%	109	96	13.54%	61	71	-14.08%	5.1	24	7	4.72
<b>Lemont #439</b>	\$305,000	\$290,000	5.17%	116	118	-1.69%	65	61	6.56%	5.4	22	4	4.06
<b>Lisle #532</b>	\$154,000	\$131,500	17.11%	46	40	15.00%	248	222	11.71%	20.7	27	13	1.31
<b>Lockport/Homer #495</b>	\$188,500	\$179,000	5.31%	42	56	-25.00%	230	187	22.99%	19.2	20	19	1.04
<b>Homer Glen #500</b>	\$292,450	\$251,000	16.51%	109	62	75.81%	22	17	29.41%	1.8	9	1	4.91
<b>Lombard #148</b>	\$165,000	\$180,000	-8.33%	40	40	0.00%	282	311	-9.32%	23.5	39	16	1.66
<b>Joliet #499</b>													
#202 School	\$176,500	\$160,000	10.31%	33	44	-25.00%	125	108	15.74%	10.4	23	9	2.21
#204 School	\$145,500	\$128,000	13.67%	39	48	-18.75%	202	223	-9.42%	16.8	28	16	1.66

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<b>Mokena #448</b>	\$215,500	\$199,900	7.80%	49	72	-31.94%	102	115	-11.30%	8.5	15	8	1.76
<b>Montgomery #538</b>	\$168,500	\$150,000	12.33%	31	45	-31.11%	111	132	-15.91%	9.3	18	5	1.95
<b>Naperville #540</b>													
#203 School	\$191,000	\$191,500	-0.26%	47	61	-22.95%	377	342	10.23%	31.4	58	24	1.85
#204 School	\$225,000	\$227,250	-0.99%	41	48	-14.58%	561	546	2.75%	46.8	66	39	1.41
<b>Newark #541</b>	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
<b>New Lenox #451</b>	\$152,500	\$137,000	11.31%	29	52	-44.23%	89	73	21.92%	7.4	18	2	2.43
<b>North Aurora #542</b>	\$172,000	\$153,000	12.42%	39	46	-15.22%	86	89	-3.37%	7.2	8	3	1.12
<b>Oak Brook #523</b>	\$320,000	\$338,250	-5.40%	112	128	-12.50%	99	94	5.32%	8.3	23	10	2.79
<b>Oswego #543</b>	\$182,000	\$170,000	7.06%	33	30	10.00%	220	205	7.32%	18.3	32	25	1.75
<b>Ottawa #350</b>	\$131,000	\$113,000	15.93%	177	168	5.36%	19	17	11.76%	1.6	14	0	8.84
<b>Plainfield #544</b>													
#202 School	\$181,500	\$172,500	5.22%	31	40	-22.50%	310	343	-9.62%	25.8	25	15	0.97
#204 School	\$163,250	\$155,000	5.32%	28	25	12.00%	22	28	-21.43%	1.8	1	1	0.55
#308 School	\$245,000	\$237,789	3.03%	53	116	-54.31%	15	11	36.36%	1.3	8	1	6.40
<b>Plano #545</b>	\$143,000	\$126,930	12.66%	57	40	42.50%	67	110	-39.09%	5.6	6	7	1.07

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<b>Romeoville #494</b>													
#202 School	\$177,000	\$163,500	8.26%	25	15	66.67%	39	53	-26.42%	3.3	4	2	1.23
#365 School	\$162,250	\$154,000	5.36%	74	52	42.31%	88	111	-20.72%	7.3	13	9	1.77
<b>St. Charles #174</b>													
#301 School	\$205,000	\$194,950	5.16%	2	10	-80.00%	2	2	0.00%	0.2	1	0	6.00
#303 School	\$235,000	\$219,000	7.31%	56	61	-8.20%	185	181	2.21%	15.4	44	23	2.85
<b>Sandwich #491</b>	\$144,000	\$123,000	17.07%	44	47	-6.38%	17	15	13.33%	1.4	2	0	1.41
<b>Shorewood #496</b>	\$174,000	\$160,000	8.75%	39	47	-17.02%	55	67	-17.91%	4.6	2	2	0.44
<b>South Elgin #177</b>	\$168,000	\$165,750	1.36%	49	39	25.64%	164	166	-1.20%	13.7	13	8	0.95
<b>Sugar Grove #554</b>	\$187,750	\$190,000	-1.18%	51	55	-7.27%	68	74	-8.11%	5.7	12	7	2.12
<b>Sycamore #178</b>	\$147,950	\$138,000	7.21%	68	62	9.68%	124	104	19.23%	10.3	19	7	1.84
<b>Villa Park #186</b>	\$148,900	\$147,735	0.79%	48	59	-18.64%	86	94	-8.51%	7.2	16	6	2.23
<b>Warrenville #555</b>	\$185,000	\$174,000	6.32%	31	46	-32.61%	127	157	-19.11%	10.6	8	9	0.76
<b>West Chicago #185</b>	\$178,750	\$181,500	-1.52%	47	42	11.90%	44	24	83.33%	3.7	3	0	0.82
<b>Wheaton #187</b>	\$175,250	\$177,000	-0.99%	39	54	-27.78%	244	267	-8.61%	20.3	33	15	1.62
<b>Willowbrook #516</b>	\$154,000	\$157,500	-2.22%	42	45	-6.67%	196	194	1.03%	16.3	25	9	1.53

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<b>Winfield #190</b>	\$236,950	\$269,000	-11.91%	50	77	-35.06%	80	103	-22.33%	6.7	11	4	1.65
<b>Woodridge #517</b>	\$142,500	\$131,500	8.37%	52	52	0.00%	153	146	4.79%	12.8	21	14	1.65
<b>Yorkville/Bristol #560</b>	\$149,950	\$137,750	8.86%	39	47	-17.02%	116	146	-20.55%	9.7	17	7	1.76

\* 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. Report completed on 01/03/2019