

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

End of 4th Quarter 2018 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Rented Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
Aurora #507													
#129 School	\$1,400	\$1,300	7.69%	28	45	-37.78%	55	57	-3.51%	4.6	8	1	1.75
#131 School	\$1,298	\$1,350	-3.85%	29	34	-14.71%	128	139	-7.91%	10.7	12	1	1.13
#204 School	\$1,650	\$1,650	0.00%	36	31	16.13%	421	403	4.47%	35.1	39	2	1.11
#308 School	\$1,627	\$1,600	1.69%	36	36	0.00%	130	142	-8.45%	10.8	12	0	1.11
Batavia #510	\$1,625	\$1,595	1.88%	38	29	31.03%	65	55	18.18%	5.4	9	1	1.66
Big Rock/Hinckley	\$1,438	\$1,350	6.52%	18	41	-56.10%	2	5	-60.00%	0.2	3	0	18.00
Bolingbrook #440	\$1,850	\$1,850	0.00%	38	42	-9.52%	184	211	-12.80%	15.3	12	4	0.78
Clarendon Hills #514	\$2,488	\$2,825	-11.93%	46	68	-32.35%	78	26	200.00%	6.5	15	0	2.31
Cortland #112	\$1,250	\$1,200	4.17%	22	28	-21.43%	19	19	0.00%	1.6	4	0	2.53
Crest Hill #498	\$1,250	\$1,437	-13.01%	31	41	-24.39%	57	50	14.00%	4.8	4	1	0.84
Darien #562	\$1,641	\$1,738	-5.58%	49	37	32.43%	81	106	-23.58%	6.8	21	2	3.11
Dekalb #115	\$1,250	\$1,200	4.17%	36	33	9.09%	94	116	-18.97%	7.8	10	0	1.28
Downers Grove #515	\$1,873	\$1,750	7.03%	39	37	5.41%	218	165	32.12%	18.2	38	31	2.09
Elburn #119	\$1,400	\$1,498	-6.54%	47	40	17.50%	13	16	-18.75%	1.1	9	1	8.31
Elgin #123													
#46 School	\$1,400	\$1,475	-5.08%	31	34	-8.82%	278	333	-16.52%	23.2	32	4	1.38
#301 School	\$1,895	\$1,900	-0.26%	45	34	32.35%	35	48	-27.08%	2.9	3	1	1.03

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Elmhurst #126	\$2,099	\$2,000	4.95%	45	45	0.00%	155	158	-1.90%	12.9	35	1	2.71
Frankfort #423	\$1,740	\$1,950	-10.77%	49	37	32.43%	48	67	-28.36%	4.0	11	1	2.75
Geneva #134	\$1,995	\$1,995	0.00%	40	42	-4.76%	81	114	-28.95%	6.8	16	5	2.37
Glen Ellyn #137	\$2,000	\$1,900	5.26%	45	37	21.62%	87	103	-15.53%	7.3	12	2	1.66
Hampshire #140	\$1,623	\$1,535	5.73%	33	44	-25.00%	88	97	-9.28%	7.3	13	4	1.77
Hinsdale #521	\$3,200	\$3,300	-3.03%	75	47	59.57%	85	100	-15.00%	7.1	24	1	3.39
Homer Glen #500	\$2,100	\$2,300	-8.70%	47	36	30.56%	7	20	-65.00%	0.6	2	2	3.43
Lemont #439	\$1,725	\$1,825	-5.48%	96	52	84.62%	30	26	15.38%	2.5	9	0	3.60
Lisle #532	\$1,200	\$1,225	-2.04%	37	35	5.71%	237	235	0.85%	19.8	20	1	1.01
Lockport/Homer #495	\$1,500	\$1,563	-4.03%	32	39	-17.95%	77	98	-21.43%	6.4	7	1	1.09
Lombard #148	\$1,650	\$1,650	0.00%	39	37	5.41%	128	153	-16.34%	10.7	37	3	3.47
Joliet #499													
#202 School	\$1,695	\$1,730	-2.02%	46	29	58.62%	34	45	-24.44%	2.8	4	1	1.41
#204 School	\$1,300	\$1,300	0.00%	38	35	8.57%	167	171	-2.34%	13.9	19	5	1.37
Mokena #448	\$1,600	\$1,450	10.34%	35	35	0.00%	39	59	-33.90%	3.3	8	1	2.46
Montgomery #538	\$1,613	\$1,600	0.81%	44	34	29.41%	64	85	-24.71%	5.3	7	3	1.31
Naperville #540													
#203 School	\$1,850	\$1,925	-3.90%	42	40	5.00%	345	322	7.14%	28.8	48	2	1.67

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#204 School	\$1,750	\$1,750	0.00%	43	39	10.26%	485	476	1.89%	40.4	82	7	2.03
Newark #541	\$0	\$1,250	#####	0	29	-100.00%	0	1	-100.00%	0.0	0	0	#DIV/0!
New Lenox #451	\$1,500	\$1,413	6.16%	25	28	-10.71%	47	58	-18.97%	3.9	5	0	1.28
North Aurora #542	\$1,795	\$1,773	1.24%	30	31	-3.23%	36	32	12.50%	3.0	6	0	2.00
Oak Brook #523	\$3,550	\$2,800	26.79%	87	83	0.04819	26	35	-25.71%	2.2	11	1	5.08
Oswego #543	\$1,650	\$1,600	3.13%	34	37	-0.08108	124	157	-21.02%	10.3	15	1	1.45
Ottawa #350	\$1,125	\$925	21.62%	42	26	0.61538	41	35	17.14%	3.4	4	0	1.17
Plainfield #544													
#202 School	\$1,795	\$1,795	0.00%	41	37	10.81%	307	30	923.33%	25.6	34	7	1.33
#204 School	\$1,775	\$1,695	4.72%	36	39	-7.69%	35	40	-12.50%	2.9	3	0	1.03
#308 School	\$1,995	\$2,038	-2.11%	57	29	96.55%	9	12	-25.00%	0.8	3	0	4.00
Plano #545	\$1,473	\$1,400	5.21%	37	50	-26.00%	48	64	-25.00%	4.0	15	0	3.75
Romeoville #494													
#202 School	\$1,600	\$1,650	-3.03%	65	49	32.65%	26	33	-21.21%	2.2	3	0	1.38
#365 School	\$1,600	\$1,550	3.23%	47	41	14.63%	33	39	-15.38%	2.8	5	2	1.82
St. Charles #174	\$1,850	\$1,775	4.23%	44	39	12.82%	177	227	-22.03%	14.8	30	2	2.03
Sandwich #491	\$1,200	\$1,200	0.00%	23	29	-20.69%	5	8	-37.50%	0.4	0	0	0.00
Shorewood #496	\$1,700	\$1,650	3.03%	30	45	-33.33%	44	45	-2.22%	3.7	4	0	1.09

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South Elgin #177	\$1,500	\$1,500	0.00%	35	32	9.38%	79	97	-18.56%	6.6	7	3	1.06
Sugar Grove #554	\$1,595	\$1,775	-10.14%	41	40	2.50%	19	29	-34.48%	1.6	3	1	1.89
Sycamore #178	\$1,200	\$1,150	4.35%	24	20	20.00%	55	75	-26.67%	4.6	5	0	1.09
Villa Park #186	\$1,650	\$1,500	10.00%	33	28	17.86%	55	58	-5.17%	4.6	6	3	1.31
Warrenville #555	\$1,625	\$1,485	9.43%	39	36	8.33%	30	28	7.14%	2.5	1	1	0.40
West Chicago #185	\$1,588	\$1,668	-4.80%	49	34	44.12%	36	38	-5.26%	3.0	4	0	1.33
Wheaton #187	\$1,650	\$1,695	-2.65%	43	36	19.44%	165	171	-3.51%	13.8	21	2	1.53
Willowbrook #516	\$1,300	\$1,250	4.00%	35	35	0.00%	97	80	21.25%	8.1	16	0	1.98
Winfield #190	\$1,900	\$1,925	-1.30%	48	56	-14.29%	27	28	-3.57%	2.3	4	0	1.78
Woodridge #517	\$1,700	\$1,550	9.68%	52	50	4.00%	88	81	8.64%	7.3	15	1	2.05
Yorkville/Bristol #560	\$1,573	\$1,500	4.87%	35	35	0.00%	102	105	-2.86%	8.5	7	0	0.82

* 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 - based on the 12 month average absorption rates

* Information obtained from local MRED MLS statistics. Report completed on 01/03/2019