

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

End of 4th Quarter 2021 - Macro Analysis

Detached 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
Aurora #507													
#129 School	\$240,000	\$217,000	10.60%	27	46	-41.30%	632	533	18.57%	52.7	27	43	0.51
#131 School	\$190,000	\$171,950	10.50%	32	59	-45.76%	466	400	16.50%	38.8	19	46	0.49
#204 School	\$365,000	\$316,250	15.42%	21	63	-66.67%	476	392	21.43%	39.7	6	22	0.15
#308 School	\$342,000	\$295,500	15.74%	17	42	-59.52%	206	212	-2.83%	17.2	1	14	0.06
Batavia #510	\$365,556	\$341,000	7.20%	34	84	-59.52%	398	396	0.51%	33.2	9	27	0.27
Big Rock/Hinckley	\$254,500	\$239,900	6.09%	45	81	-44.44%	68	63	7.94%	5.7	6	11	1.06
Bolingbrook #440	\$305,000	\$268,000	13.81%	21	54	-61.11%	872	804	8.46%	72.7	30	63	0.41
Clarendon Hills #514	\$680,000	\$565,000	20.35%	58	107	-45.79%	182	167	8.98%	15.2	17	7	1.12
Cortland #112	\$222,750	\$196,500	13.36%	16	44	-63.64%	60	70	-14.29%	5.0	4	4	0.80
Crest Hill #498	\$238,500	\$210,750	13.17%	28	59	-52.54%	168	154	9.09%	14.0	6	16	0.43
Darien #562	\$400,000	\$359,000	11.42%	34	79	-56.96%	286	237	20.68%	23.8	9	27	0.38
Dekalb #115	\$177,000	\$169,500	4.42%	31	71	-56.34%	383	355	7.89%	31.9	35	32	1.10
Downers Grove #515	\$439,450	\$390,000	12.68%	51	88	-42.05%	838	774	8.27%	69.8	67	51	0.96
Elburn #119	\$367,611	\$325,000	13.11%	42	133	-68.42%	192	198	-3.03%	16.0	41	14	2.56
Elgin #123													
#46 School	\$252,000	\$228,000	10.53%	29	66	-56.06%	959	969	-1.03%	79.9	43	87	0.54
#301 School	\$402,288	\$359,900	11.78%	40	109	-63.30%	324	305	6.23%	27.0	31	45	1.15

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Elmhurst #126	\$507,500	\$475,000	6.84%	65	103	-36.89%	734	675	8.74%	61.2	65	64	1.06
Frankfort #423	\$439,000	\$390,000	12.56%	33	93	-64.52%	481	477	0.84%	40.1	28	38	0.70
Geneva #134	\$425,000	\$375,000	13.33%	42	85	-50.59%	561	521	7.68%	46.8	16	30	0.34
Glen Ellyn #137	\$480,000	\$460,000	4.35%	57	97	-41.24%	645	613	5.22%	53.8	39	35	0.73
Hampshire #140	\$337,990	\$295,000	14.57%	37	95	-61.05%	315	327	-3.67%	26.3	53	38	2.02
Hinsdale #521	\$1,038,750	\$925,000	12.30%	105	163	-35.58%	460	367	25.34%	38.3	41	36	1.07
Lemont #439	\$486,898	\$460,000	5.85%	63	114	-44.74%	306	316	-3.16%	25.5	33	35	1.29
Lisle #532	\$397,000	\$385,000	3.12%	47	100	-53.00%	285	279	2.15%	23.8	17	22	0.72
Lockport/Homer #495	\$299,200	\$259,450	15.32%	30	62	-51.61%	440	420	4.76%	36.7	27	38	0.74
Homer Glen #500	\$425,000	\$365,000	16.44%	58	84	-30.95%	301	324	-7.10%	25.1	23	24	0.92
Lombard #148	\$325,000	\$294,500	10.36%	43	48	-10.42%	676	554	22.02%	56.3	48	35	0.85
Joliet #499													
#202 School	\$280,000	\$240,000	16.67%	19	44	-56.82%	178	189	-5.82%	14.8	5	30	0.34
#204 School	\$202,900	\$182,000	11.48%	29	52	-44.23%	1153	1097	5.10%	96.1	89	134	0.93
Mokena #448	\$390,000	\$358,450	8.80%	37	75	-50.67%	351	320	9.69%	29.3	26	23	0.89
Montgomery #538	\$265,000	\$235,950	12.31%	25	42	-40.48%	441	454	-2.86%	36.8	6	41	0.16
Naperville #540													
#203 School	\$502,750	\$430,000	16.92%	53	88	-39.77%	1088	1025	6.15%	90.7	74	68	0.82

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#204 School	\$540,000	\$473,250	14.10%	32	81	-60.49%	1075	956	12.45%	89.6	31	52	0.35
Newark #541	\$369,950	\$290,000	27.57%	53	106	-50.00%	30	43	-30.23%	2.5	2	2	0.80
New Lenox #451	\$358,813	\$319,500	12.30%	35	58	-39.66%	508	587	-13.46%	42.3	31	46	0.73
North Aurora #542	\$335,000	\$295,000	13.56%	28	64	-56.25%	272	253	7.51%	22.7	15	19	0.66
Oak Brook #523	\$817,500	\$740,000	10.47%	154	179	-13.97%	148	93	59.14%	12.3	35	9	2.84
Oswego #543	\$350,000	\$303,000	15.51%	28	73	-61.64%	661	645	2.48%	55.1	36	49	0.65
Ottawa #350	\$150,200	\$146,750	2.35%	65	95	-31.58%	315	344	-8.43%	26.3	46	28	1.75
Plainfield #544													
#202 School	\$336,000	\$290,000	15.86%	23	51	-54.90%	1280	1239	3.31%	106.7	38	107	0.36
#204 School	\$310,000	\$254,900	21.62%	13	57	-77.19%	65	75	-13.33%	5.4	6	5	1.11
#308 School	\$456,135	\$390,595	16.78%	57	121	-52.89%	168	154	9.09%	14.0	19	50	1.36
Plano #545	\$249,945	\$214,000	16.80%	40	66	-39.39%	202	237	-14.77%	16.8	5	31	0.30
Romeoville #494													
#202 School	\$305,500	\$270,000	13.15%	20	66	-69.70%	112	131	-14.50%	9.3	1	4	0.11
#365 School	\$240,000	\$202,500	18.52%	27	49	-44.90%	356	280	27.14%	29.7	14	29	0.47
St. Charles #174													
#301 School	\$431,250	\$397,000	8.63%	59	146	-59.59%	58	47	23.40%	4.8	4	3	0.83
#303 School	\$425,000	\$399,900	6.28%	42	95	-55.79%	941	911	3.29%	78.4	50	71	0.64

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Sandwich #491	\$234,900	\$220,250	6.65%	24	72	-66.67%	119	128	-7.03%	9.9	9	9	0.91
Shorewood #496	\$350,000	\$310,000	12.90%	31	89	-65.17%	322	301	6.98%	26.8	23	30	0.86
South Elgin #177	\$340,000	\$300,000	13.33%	33	56	-41.07%	317	303	4.62%	26.4	16	31	0.61
Sugar Grove #554	\$367,000	\$317,000	15.77%	33	81	-59.26%	221	211	4.74%	18.4	6	16	0.33
Sycamore #178	\$281,500	\$258,084	9.07%	42	76	-44.74%	297	264	12.50%	24.8	21	19	0.85
Villa Park #186	\$290,000	\$270,000	7.41%	30	41	-26.83%	292	292	0.00%	24.3	15	26	0.62
Warrenville #555	\$325,000	\$281,250	15.56%	46	76	-39.47%	145	126	15.08%	12.1	5	13	0.41
West Chicago #185	\$340,000	\$285,000	19.30%	36	73	-50.68%	375	349	7.45%	31.3	17	32	0.54
Wheaton #187	\$425,000	\$380,000	11.84%	48	88	-45.45%	964	819	17.70%	80.3	56	68	0.70
Willowbrook #516	\$468,000	\$445,000	5.17%	72	117	-38.46%	121	99	22.22%	10.1	17	10	1.69
Winfield #190	\$400,000	\$333,450	19.96%	56	71	-21.13%	183	176	3.98%	15.3	8	18	0.52
Woodridge #517	\$331,907	\$310,500	6.89%	25	62	-59.68%	338	331	2.11%	28.2	5	18	0.18
Yorkville/Bristol #560	\$335,000	\$279,900	19.69%	28	85	-67.06%	560	521	7.49%	46.7	45	51	0.96

* Items shaded in green represent a larger than 5% 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 01/14/2022