

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

End of 4th Quarter 2021 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	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
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,300	\$1,450	-10.34%	32	34	-5.88%	58	49	18.37%	4.8	2	0	0.41
#131 School	\$1,350	\$1,300	3.85%	29	39	-25.64%	101	130	-22.31%	8.4	14	2	1.66
#204 School	\$1,850	\$1,750	5.71%	21	33	-36.36%	315	348	-9.48%	26.3	13	1	0.50
#308 School	\$1,875	\$1,700	10.29%	16	29	-44.83%	86	93	-7.53%	7.2	4	3	0.56
Batavia #510	\$1,325	\$1,500	-11.67%	24	43	-44.19%	45	54	-16.67%	3.8	2	2	0.53
Big Rock/Hinckley	\$1,088	\$1,150	-5.39%	35	27	29.63%	2	7	-71.43%	0.2	0	1	0.00
Bolingbrook #440	\$2,000	\$1,850	8.11%	19	38	-50.00%	63	136	-53.68%	5.3	2	1	0.38
Clarendon Hills #514	\$2,652	\$2,500	6.08%	36	55	-34.55%	57	55	3.64%	4.8	3	0	0.63
Cortland #112	\$1,175	\$1,300	-9.62%	29	24	20.83%	3	9	-66.67%	0.3	0	0	0.00
Crest Hill #498	\$1,300	\$1,300	0.00%	21	32	-34.38%	29	41	-29.27%	2.4	4	0	1.66
Darien #562	\$1,800	\$1,750	2.86%	23	40	-42.50%	54	67	-19.40%	4.5	5	0	1.11
Dekalb #115	\$1,400	\$1,300	7.69%	25	55	-54.55%	47	67	-29.85%	3.9	2	2	0.51
Downers Grove #515	\$1,850	\$1,800	2.78%	33	38	-13.16%	138	194	-28.87%	11.5	9	3	0.78
Elburn #119	\$2,173	\$1,795	21.06%	15	89	-83.15%	4	9	-55.56%	0.3	2	0	6.00
Elgin #123													
#46 School	\$1,500	\$1,400	7.14%	32	37	-13.51%	135	285	-52.63%	11.3	5	3	0.44

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

End of 4th Quarter 2021 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	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
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
#301 School	\$2,135	\$1,973	8.21%	13	45	-71.11%	18	24	-25.00%	1.5	0	1	0.00
Elmhurst #126	\$2,200	\$2,300	-4.35%	39	43	-9.30%	154	149	3.36%	12.8	32	0	2.49
Frankfort #423	\$2,400	\$2,100	14.29%	18	23	-21.74%	37	47	-21.28%	3.1	1	2	0.32
Geneva #134	\$2,100	\$1,825	15.07%	25	31	-19.35%	48	92	-47.83%	4.0	6	0	1.50
Glen Ellyn #137	\$2,400	\$1,850	29.73%	37	51	-27.45%	63	77	-18.18%	5.3	6	0	1.14
Hampshire #140	\$1,948	\$1,650	18.06%	23	41	-43.90%	66	97	-31.96%	5.5	6	1	1.09
Hinsdale #521	\$3,550	\$3,395	4.57%	24	47	-48.94%	51	83	-38.55%	4.3	9	1	2.12
Homer Glen #500	\$2,200	\$2,000	10.00%	36	43	-16.28%	7	9	-22.22%	0.6	0	0	0.00
Lemont #439	\$2,100	\$1,675	25.37%	28	100	-72.00%	22	24	-8.33%	1.8	3	0	1.64
Lisle #532	\$1,375	\$1,300	5.77%	29	39	-25.64%	173	201	-13.93%	14.4	5	2	0.35
Lockport/Homer #495	\$1,650	\$1,650	0.00%	18	25	-28.00%	52	89	-41.57%	4.3	1	0	0.23
Lombard #148	\$1,700	\$1,742	-2.41%	28	47	-40.43%	114	156	-26.92%	9.5	26	4	2.74
Joliet #499													
#202 School	\$2,335	\$1,850	26.22%	10	43	-76.74%	8	25	-68.00%	0.7	0	0	0.00
#204 School	\$1,300	\$1,350	-3.70%	26	33	-21.21%	97	143	-32.17%	8.1	13	2	1.61
Mokena #448	\$1,350	\$1,600	-15.63%	29	28	3.57%	25	41	-39.02%	2.1	1	1	0.48
Montgomery #538	\$1,898	\$1,795	5.74%	29	31	-6.45%	24	53	-54.72%	2.0	2	2	1.00

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

End of 4th Quarter 2021 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	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
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Naperville #540													
#203 School	\$2,200	\$2,100	4.76%	31	42	-26.19%	278	335	-17.01%	23.2	16	4	0.69
#204 School	\$2,000	\$2,050	-2.44%	20	38	-47.37%	345	443	-22.12%	28.8	21	3	0.73
Newark #541	\$1,700	\$1,050	61.90%	14	15	-6.67%	1	1	0.00%	0.1	0	0	0.00
New Lenox #451	\$1,500	\$1,450	3.45%	30	34	-11.76%	36	53	-32.08%	3.0	1	1	0.33
North Aurora #542	\$1,500	\$2,063	-27.29%	12	39	-69.23%	54	34	58.82%	4.5	4	0	0.89
Oak Brook #523	\$3,800	\$3,450	10.14%	42	60	-30.00%	11	26	-57.69%	0.9	2	0	2.18
Oswego #543	\$1,850	\$1,750	5.71%	17	28	-39.29%	88	120	-26.67%	7.3	8	0	1.09
Ottawa #350	\$750	\$800	-6.25%	31	24	29.17%	32	42	-23.81%	2.7	0	1	0.00
Plainfield #544													
#202 School	\$2,040	\$1,895	7.65%	19	28	-32.14%	133	212	-37.26%	11.1	18	2	1.62
#204 School	\$2,013	\$1,995	0.90%	31	42	-26.19%	12	23	-47.83%	1.0	1	1	1.00
#308 School	\$2,325	\$2,750	-15.45%	30	63	-52.38%	8	14	-42.86%	0.7	1	0	1.50
Plano #545	\$1,650	\$1,473	12.02%	33	52	-36.54%	26	44	-40.91%	2.2	4	0	1.85
Romeoville #494													
#202 School	\$1,913	\$1,700	12.53%	32	37	-13.51%	10	26	-61.54%	0.8	3	0	3.60
#365 School	\$1,900	\$1,698	11.90%	27	57	-52.63%	21	28	-25.00%	1.8	1	0	0.57

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

End of 4th Quarter 2021 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	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
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
St. Charles #174	\$1,975	\$1,925	2.60%	26	38	-31.58%	107	126	-15.08%	8.9	15	0	1.68
Sandwich #491	\$900	\$840	7.14%	51	23	121.74%	6	10	-40.00%	0.5	0	0	0.00
Shorewood #496	\$1,800	\$1,625	10.77%	15	35	-57.14%	19	23	-17.39%	1.6	2	1	1.26
South Elgin #177	\$1,638	\$1,598	2.50%	20	35	-42.86%	32	56	-42.86%	2.7	4	0	1.50
Sugar Grove #554	\$2,250	\$1,925	16.88%	23	43	-46.51%	7	18	-61.11%	0.6	0	0	0.00
Sycamore #178	\$1,450	\$1,313	10.43%	21	35	-40.00%	43	60	-28.33%	3.6	1	0	0.28
Villa Park #186	\$1,700	\$1,715	-0.87%	22	36	-38.89%	32	49	-34.69%	2.7	4	0	1.50
Warrenville #555	\$1,698	\$1,639	3.60%	28	30	-6.67%	10	22	-54.55%	0.8	4	0	4.80
West Chicago #185	\$1,900	\$1,835	3.54%	25	47	-46.81%	23	30	-23.33%	1.9	1	1	0.52
Wheaton #187	\$1,700	\$1,700	0.00%	34	37	-8.11%	127	171	-25.73%	10.6	16	1	1.51
Willowbrook #516	\$1,350	\$1,300	3.85%	29	44	-34.09%	61	80	-23.75%	5.1	1	0	0.20
Winfield #190	\$2,300	\$2,100	9.52%	15	31	-51.61%	13	23	-43.48%	1.1	1	0	0.92
Woodridge #517	\$1,948	\$1,598	21.90%	33	36	-8.33%	50	64	-21.88%	4.2	1	0	0.24
Yorkville/Bristol #560	\$1,625	\$1,650	-1.52%	20	46	-56.52%	65	81	-19.75%	5.4	8	0	1.48

* 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 - based on the 12 month average absorption rates

* Information obtained from local MRED MLS statistics. Report completed on 01/14/2022