

Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 1st Quarter 2016 - 04/03/2016 Report

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Rented Last 12 Months	# Rented 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	\$1,500	\$1,300	15.38%	41	46	-10.87%	103	104	-0.96%	8.6	6	4	0.70
#131 School	\$1,350	\$1,299	3.93%	41	41	0.00%	168	174	-3.45%	14.0	15	8	1.07
#204 School	\$1,550	\$1,525	1.64%	38	39	-2.56%	514	567	-9.35%	42.8	40	17	0.93
#308 School	\$1,590	\$1,550	2.58%	39	44	-11.36%	163	165	-1.21%	13.6	12	6	0.88
Batavia #510	\$1,450	\$1,500	-3.33%	34	38	-10.53%	67	93	-27.96%	5.6	2	2	0.36
Big Rock/Hinckley	\$1,350	\$1,350	0.00%	54	94	-42.55%	8	7	14.29%	0.7	0	0	0.00
Bolingbrook #440	\$1,795	\$1,700	5.59%	35	37	-5.41%	297	290	2.41%	24.8	29	9	1.17
Clarendon Hills #514	\$2,200	\$2,000	10.00%	51	35	45.71%	55	38	44.74%	4.6	6	0	1.31
Cortland #112	\$1,200	\$1,150	4.35%	35	49	-28.57%	15	19	-21.05%	1.3	1	2	0.80
Crest Hill #498	\$1,350	\$1,250	8.00%	43	36	19.44%	67	77	-12.99%	5.6	8	2	1.43
Darien #562	\$1,600	\$1,609	-0.56%	38	32	18.75%	91	88	3.41%	7.6	21	1	2.77
Dekalb #115	\$1,248	\$1,200	4.00%	37	44	-15.91%	118	112	5.36%	9.8	13	1	1.32
Downers Grove #515	\$1,650	\$1,600	3.13%	36	33	9.09%	190	181	4.97%	15.8	15	1	0.95
Elburn #119	\$1,600	\$1,800	-11.11%	58	55	5.45%	23	27	-14.81%	1.9	0	1	0.00
Elgin #123													
#46 School	\$1,447	\$1,400	3.36%	40	43	-6.98%	360	386	-6.74%	30.0	36	15	1.20
#301 School	\$1,900	\$1,888	0.64%	44	36	22.22%	57	62	-8.06%	4.8	5	3	1.05
Elmhurst #126	\$2,000	\$1,900	5.26%	36	41	-12.20%	176	177	-0.56%	14.7	30	1	2.05

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Frankfort #423	\$1,800	\$1,893	-4.91%	54	43	25.58%	72	68	5.88%	6.0	7	3	1.17
Geneva #134	\$2,000	\$1,800	11.11%	41	32	28.13%	111	98	13.27%	9.3	4	2	0.43
Glen Ellyn #137	\$2,000	\$1,850	8.11%	47	37	27.03%	117	119	-1.68%	9.8	9	2	0.92
Hampshire #140	\$1,463	\$1,450	0.90%	41	51	-19.61%	114	120	-5.00%	9.5	15	5	1.58
Hinsdale #521	\$3,250	\$2,825	15.04%	49	50	-2.00%	100	94	6.38%	8.3	13	0	1.56
Homer Glen #500	\$2,200	\$2,000	10.00%	58	51	13.73%	24	21	14.29%	2.0	2	1	1.00
Lemont #439	\$1,900	\$1,750	8.57%	46	30	53.33%	43	41	4.88%	3.6	7	0	1.95
Lisle #532	\$1,190	\$1,150	3.48%	32	41	-21.95%	255	251	1.59%	21.3	23	2	1.08
Lockport/Homer #495	\$1,550	\$1,500	3.33%	37	36	2.78%	132	124	6.45%	11.0	18	1	1.64
Lombard #148	\$1,550	\$1,600	-3.13%	29	36	-19.44%	197	197	0.00%	16.4	16	4	0.97
Joliet #499													
#202 School	\$1,650	\$1,595	3.45%	44	50	-12.00%	66	67	-1.49%	5.5	7	2	1.27
#204 School	\$1,338	\$1,300	2.92%	40	43	-6.98%	248	234	5.98%	20.7	21	6	1.02
Mokena #448	\$1,450	\$1,500	-3.33%	28	30	-6.67%	59	57	3.51%	4.9	6	0	1.22
Montgomery #538	\$1,600	\$1,500	6.67%	52	48	8.33%	119	130	-8.46%	9.9	6	4	0.61
Naperville #540													
#203 School	\$1,895	\$1,813	4.52%	43	45	-4.44%	380	406	-6.40%	31.7	41	7	1.29
#204 School	\$1,650	\$1,650	0.00%	39	42	-7.14%	516	519	-0.58%	43.0	61	19	1.42
Newark #541	\$1,050	N/A	#VALUE!	15	N/A	#VALUE!	1	N/A	#VALUE!	0.1	0	0	0.00

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New Lenox #451	\$1,598	\$1,450	10.21%	32	30	6.67%	58	65	-10.77%	4.8	6	0	1.24
North Aurora #542	\$1,700	\$1,795	-5.29%	58	34	70.59%	39	69	-43.48%	3.3	3	2	0.92
Oak Brook #523	\$2,675	\$3,000	-10.83%	77	67	14.93%	34	31	9.68%	2.8	10	1	3.53
Oswego #543	\$1,600	\$1,550	3.23%	41	45	-8.89%	208	210	-0.95%	17.3	21	4	1.21
Ottawa #350	\$875	\$950	-7.89%	32	40	-20.00%	36	37	-2.70%	3.0	2	1	0.67
Plainfield #544													
#202 School	\$1,700	\$1,675	1.49%	51	46	10.87%	424	508	-16.54%	35.3	28	15	0.79
#204 School	\$1,725	\$1,700	1.47%	45	40	12.50%	49	70	-30.00%	4.1	5	1	1.22
#308 School	\$2,150	\$2,200	-2.27%	26	51	-49.02%	18	13	38.46%	1.5	3	0	2.00
Plano #545	\$1,428	\$1,295	10.27%	52	60	-13.33%	80	95	-15.79%	6.7	13	5	1.95
St. Charles #174													
#301 School	\$2,200	\$1,750	25.71%	64	70	-8.57%	9	11	-18.18%	0.8	3	1	4.00
#303 School	\$1,795	\$1,750	2.57%	39	37	5.41%	206	220	-6.36%	17.2	28	7	1.63
Romeoville #494	\$1,500	\$1,500	0.00%	38	36	5.56%	101	107	-5.61%	8.4	8	3	0.95
Sandwich #491	\$1,300	\$1,300	0.00%	19	44	-56.82%	13	11	18.18%	1.1	2	0	1.85
Shorewood #496	\$1,650	\$1,500	10.00%	36	32	12.50%	51	60	-15.00%	4.3	4	0	0.94
South Elgin #177	\$1,423	\$1,400	1.64%	38	31	22.58%	136	130	4.62%	11.3	13	3	1.15
Sugar Grove #554	\$1,699	\$1,600	6.19%	49	47	4.26%	30	41	-26.83%	2.5	3	2	1.20
Sycamore #178	\$1,250	\$1,123	11.31%	29	33	-12.12%	64	80	-20.00%	5.3	2	2	0.38

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Villa Park #186	\$1,645	\$1,600	2.81%	30	30	0.00%	51	87	-41.38%	4.3	4	0	0.94
Warrenville #555	\$1,595	\$1,498	6.48%	34	38	-10.53%	45	46	-2.17%	3.8	4	0	1.07
West Chicago #185	\$1,600	\$1,400	14.29%	55	44	25.00%	49	55	-10.91%	4.1	4	0	0.98
Wheaton #187	\$1,650	\$1,675	-1.49%	38	60	-36.67%	183	189	-3.17%	15.3	24	1	1.57
Willowbrook #516	\$1,318	\$1,250	5.44%	35	30	16.67%	144	139	3.60%	12.0	7	5	0.58
Winfield #190	\$1,813	\$1,750	3.60%	34	40	-15.00%	26	29	-10.34%	2.2	4	0	1.85
Woodridge #517	\$1,625	\$1,550	4.84%	38	43	-11.63%	121	115	5.22%	10.1	7	4	0.69
Yorkville #560	\$1,450	\$1,400	3.57%	52	53	-1.89%	136	185	-26.49%	11.3	14	4	1.24

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey completed on 04/03/2016.

* Items shaded in red represent less than a 3 month supply - based on the 12 month average absorption rates