

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

End of 1st Quarter 2017 - Macro Analysis - 04/01/2017 Report

Detached Single Family Housing

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Sales Last 12 Months	# Sales Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Sales	Current Inventory
	Median Sales Price			Average DOM			# of Total Sales				Inventory Levels		
Aurora #507													
#129 School	\$172,250	\$149,000	15.60%	74	90	-17.78%	566	521	8.64%	47.2	83	85	1.76
#131 School	\$130,000	\$113,950	14.09%	84	80	5.00%	479	462	3.68%	39.9	65	77	1.63
#204 School	\$290,000	\$272,750	6.32%	75	94	-20.21%	416	432	-3.70%	34.7	85	79	2.45
#308 School	\$248,000	\$237,500	4.42%	56	91	-38.46%	246	243	1.23%	20.5	22	46	1.07
Batavia #510	\$294,750	\$279,900	5.31%	81	109	-25.69%	370	351	5.41%	30.8	100	74	3.24
Big Rock/Hinckley	\$200,000	\$200,000	0.00%	96	138	-30.43%	49	43	13.95%	4.1	21	5	5.14
Bolingbrook #440	\$220,000	\$206,500	6.54%	81	87	-6.90%	940	968	-2.89%	78.3	96	146	1.23
Clarendon Hills #514	\$627,172	\$610,000	2.82%	113	115	-1.74%	130	125	4.00%	10.8	53	22	4.89
Cortland #112	\$153,000	\$139,950	9.32%	51	95	-46.32%	68	74	-8.11%	5.7	12	13	2.12
Crest Hill #498	\$172,000	\$151,000	13.91%	74	90	-17.78%	154	155	-0.65%	12.8	29	38	2.26
Darien #562	\$314,000	\$317,000	-0.95%	87	98	-11.22%	248	227	9.25%	20.7	56	33	2.71
Dekalb #115	\$135,875	\$136,250	-0.28%	105	110	-4.55%	328	313	4.79%	27.3	96	71	3.51
Downers Grove #515	\$355,000	\$345,000	2.90%	119	98	21.43%	646	607	6.43%	53.8	232	121	4.31
Elburn #119	\$278,000	\$250,000	11.20%	108	135	-20.00%	177	175	1.14%	14.8	66	32	4.47
Elgin #123													
#46 School	\$177,000	\$162,000	9.26%	77	96	-19.79%	1005	967	3.93%	83.8	110	177	1.31
#301 School	\$329,000	\$322,000	2.17%	133	142	-6.34%	221	222	-0.45%	18.4	98	50	5.32
Elmhurst #126	\$434,750	\$410,000	6.04%	101	102	-0.98%	596	607	-1.81%	49.7	192	151	3.87

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Frankfort #423	\$335,500	\$324,000	3.55%	111	118	-5.93%	420	386	8.81%	35.0	141	69	4.03
Geneva #134	\$342,500	\$335,000	2.24%	88	94	-6.38%	487	429	13.52%	40.6	132	100	3.25
Glen Ellyn #137	\$413,500	\$412,000	0.36%	103	110	-6.36%	568	543	4.60%	47.3	191	129	4.04
Hampshire #140	\$258,495	\$242,500	6.60%	122	113	7.96%	267	208	28.37%	22.3	66	66	2.97
Hinsdale #521	\$953,000	\$975,000	-2.26%	153	156	-1.92%	296	263	12.55%	24.7	217	68	8.80
Lemont #439	\$380,100	\$357,500	6.32%	131	133	-1.50%	264	253	4.35%	22.0	89	43	4.05
Lisle #532	\$342,750	\$347,750	-1.44%	89	90	-1.11%	236	280	-15.71%	19.7	76	48	3.86
Lockport/Homer #495	\$212,700	\$200,000	6.35%	78	98	-20.41%	416	413	0.73%	34.7	92	74	2.65
Homer Glen #500	\$325,000	\$295,000	10.17%	122	110	10.91%	282	270	4.44%	23.5	90	59	3.83
Lombard #148	\$255,000	\$240,000	6.25%	73	81	-9.88%	574	572	0.35%	47.8	96	91	2.01
Joliet #499													
#202 School	\$205,250	\$181,000	13.40%	57	82	-30.49%	208	177	17.51%	17.3	28	60	1.62
#204 School	\$129,950	\$110,000	18.14%	74	87	-14.94%	1042	1077	-3.25%	86.8	147	191	1.69
Mokena #448	\$290,000	\$290,000	0.00%	109	104	4.81%	222	259	-14.29%	18.5	84	41	4.54
Montgomery #538	\$205,500	\$180,000	14.17%	66	75	-12.00%	434	428	1.40%	36.2	36	96	1.00
Naperville #540													
#203 School	\$400,000	\$397,000	0.76%	102	98	4.08%	988	891	10.89%	82.3	317	206	3.85
#204 School	\$422,995	\$421,100	0.45%	97	97	0.00%	950	857	10.85%	79.2	269	163	3.40
Newark #541	\$201,000	\$178,000	12.92%	99	137	-27.74%	26	26	0.00%	2.2	7	5	3.23

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New Lenox #451	\$278,500	\$265,000	5.09%	92	105	-12.38%	477	417	14.39%	39.8	130	83	3.27
North Aurora #542	\$245,000	\$234,600	4.43%	116	103	12.62%	244	234	4.27%	20.3	63	55	3.10
Oak Brook #523	\$743,500	\$769,500	-3.38%	193	190	1.58%	82	90	-8.89%	6.8	81	22	11.85
Oswego #543	\$257,000	\$247,500	3.84%	80	99	-19.19%	605	545	11.01%	50.4	86	111	1.71
Ottawa #350	\$117,750	\$111,000	6.08%	164	158	3.80%	288	243	18.52%	24.0	109	46	4.54
Plainfield #544													
#202 School	\$239,987	\$225,000	6.66%	67	82	-18.29%	1236	1149	7.57%	103.0	196	210	1.90
#204 School	\$209,900	\$196,750	6.68%	74	75	-1.33%	65	72	-9.72%	5.4	10	17	1.85
#308 School	\$340,000	\$326,250	4.21%	127	105	20.95%	105	92	14.13%	8.8	60	26	6.86
Plano #545	\$165,950	\$150,000	10.63%	57	91	-37.36%	146	177	-17.51%	12.2	26	34	2.14
Romeoville #494	\$181,000	\$154,395	17.23%	64	87	-26.44%	469	522	-10.15%	39.1	40	102	1.02
St. Charles #174													
#301 School	\$322,250	\$330,000	-2.35%	134	178	-24.72%	43	47	-8.51%	3.6	27	6	7.53
#303 School	\$325,000	\$319,000	1.88%	122	114	7.02%	798	743	7.40%	66.5	347	145	5.22
Sandwich #491	\$179,900	\$157,500	14.22%	74	105	-29.52%	99	113	-12.39%	8.3	17	19	2.06
Shorewood #496	\$260,000	\$245,550	5.88%	85	94	-9.57%	250	283	-11.66%	20.8	81	61	3.89
South Elgin #177	\$236,950	\$253,750	-6.62%	97	67	44.78%	260	279	-6.81%	21.7	62	52	2.86
Sugar Grove #554	\$284,000	\$280,000	1.43%	100	104	-3.85%	157	177	-11.30%	13.1	49	33	3.75
Sycamore #178	\$199,950	\$196,000	2.02%	62	89	-30.34%	254	235	8.09%	21.2	74	46	3.50

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Villa Park #186	\$218,250	\$212,500	2.71%	76	82	-7.32%	319	261	22.22%	26.6	32	55	1.20
Warrenville #555	\$240,250	\$225,000	6.78%	69	88	-21.59%	136	123	10.57%	11.3	22	27	1.94
West Chicago #185	\$252,000	\$197,000	27.92%	113	113	0.00%	350	321	9.03%	29.2	83	56	2.85
Wheaton #187	\$360,000	\$345,000	4.35%	97	95	2.11%	718	648	10.80%	59.8	181	157	3.03
Willowbrook #516	\$376,500	\$375,000	0.40%	148	124	19.35%	92	89	3.37%	7.7	44	14	5.74
Winfield #190	\$295,000	\$276,000	6.88%	96	115	-16.52%	139	142	-2.11%	11.6	48	23	4.14
Woodridge #517	\$280,000	\$258,500	8.32%	84	82	2.44%	280	308	-9.09%	23.3	51	58	2.19
Yorkville #560	\$240,000	\$234,900	2.17%	97	107	-9.35%	411	365	12.60%	34.3	138	90	4.03

* 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 of housing - based on the 12 month average absorption rates

* Information obtained from local MRED MLS Statistics