

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

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

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	# 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	\$1,400	\$1,500	-6.67%	37	41	-9.76%	84	103	-18.45%	7.0	5	1	0.71
#131 School	\$1,300	\$1,350	-3.70%	42	41	2.44%	163	168	-2.98%	13.6	11	1	0.81
#204 School	\$1,600	\$1,550	3.23%	34	38	-10.53%	443	515	-13.98%	36.9	29	10	0.79
#308 School	\$1,585	\$1,590	-0.31%	37	39	-5.13%	154	163	-5.52%	12.8	9	6	0.70
Batavia #510	\$1,500	\$1,450	3.45%	32	31	3.23%	71	66	7.58%	5.9	3	0	0.51
Big Rock/Hinckley	\$1,300	\$1,350	-3.70%	47	54	-12.96%	9	8	12.50%	0.8	0	0	0.00
Bolingbrook #440	\$1,800	\$1,795	0.28%	48	35	37.14%	253	300	-15.67%	21.1	13	5	0.62
Clarendon Hills #514	\$2,350	\$2,200	6.82%	57	51	11.76%	42	55	-23.64%	3.5	2	0	0.57
Cortland #112	\$1,350	\$1,200	12.50%	43	35	22.86%	17	15	13.33%	1.4	0	1	0.00
Crest Hill #498	\$1,395	\$1,350	3.33%	29	43	-32.56%	58	67	-13.43%	4.8	6	2	1.24
Darien #562	\$1,600	\$1,600	0.00%	39	38	2.63%	99	93	6.45%	8.3	12	4	1.45
Dekalb #115	\$1,200	\$1,248	-3.85%	37	37	0.00%	126	118	6.78%	10.5	11	4	1.05
Downers Grove #515	\$1,700	\$1,650	3.03%	37	36	2.78%	182	190	-4.21%	15.2	13	0	0.86
Elburn #119	\$1,700	\$1,600	6.25%	44	58	-24.14%	18	23	-21.74%	1.5	2	2	1.33
Elgin #123													
#46 School	\$1,400	\$1,450	-3.45%	39	40	-2.50%	353	362	-2.49%	29.4	27	7	0.92
#301 School	\$1,950	\$1,900	2.63%	46	44	4.55%	59	57	3.51%	4.9	2	0	0.41
Elmhurst #126	\$1,950	\$2,000	-2.50%	38	36	5.56%	170	178	-4.49%	14.2	20	2	1.41

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Frankfort #423	\$1,895	\$1,800	5.28%	37	54	-31.48%	77	72	6.94%	6.4	5	2	0.78
Geneva #134	\$2,000	\$2,000	0.00%	39	41	-4.88%	105	111	-5.41%	8.8	11	3	1.26
Glen Ellyn #137	\$1,850	\$2,000	-7.50%	35	47	-25.53%	112	117	-4.27%	9.3	10	1	1.07
Hampshire #140	\$1,495	\$1,463	2.19%	53	41	29.27%	126	114	10.53%	10.5	4	0	0.38
Hinsdale #521	\$3,000	\$3,250	-7.69%	45	49	-8.16%	92	100	-8.00%	7.7	10	0	1.30
Homer Glen #500	\$2,300	\$2,200	4.55%	44	58	-24.14%	20	24	-16.67%	1.7	0	0	0.00
Lemont #439	\$1,650	\$1,900	-13.16%	48	46	4.35%	35	43	-18.60%	2.9	7	0	2.40
Lisle #532	\$1,195	\$1,192	0.25%	33	32	3.13%	212	256	-17.19%	17.7	23	6	1.30
Lockport/Homer #495	\$1,550	\$1,550	0.00%	38	37	2.70%	129	132	-2.27%	10.8	7	1	0.65
Lombard #148	\$1,550	\$1,550	0.00%	34	29	17.24%	190	197	-3.55%	15.8	21	1	1.33
Joliet #499													
#202 School	\$1,695	\$1,650	2.73%	36	44	-18.18%	45	66	-31.82%	3.8	5	0	1.33
#204 School	\$1,350	\$1,338	0.90%	41	40	2.50%	199	248	-19.76%	16.6	11	3	0.66
Mokena #448	\$1,400	\$1,450	-3.45%	39	28	39.29%	51	59	-13.56%	4.3	4	1	0.94
Montgomery #538	\$1,595	\$1,600	-0.31%	38	52	-26.92%	92	119	-22.69%	7.7	4	3	0.52
Naperville #540													
#203 School	\$1,950	\$1,895	2.90%	40	43	-6.98%	374	381	-1.84%	31.2	30	10	0.96
#204 School	\$1,725	\$1,650	4.55%	42	39	7.69%	521	517	0.77%	43.4	47	14	1.08
Newark #541	\$0	\$1,050	-100.00%	0	15	-100.00%	0	1	-100.00%	0.0	0	0	#DIV/0!

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New Lenox #451	\$1,495	\$1,598	-6.45%	33	32	3.13%	67	58	15.52%	5.6	3	4	0.54
North Aurora #542	\$1,840	\$1,700	8.24%	43	58	-25.86%	31	39	-20.51%	2.6	2	0	0.77
Oak Brook #523	\$2,900	\$2,675	8.41%	80	77	3.90%	33	34	-2.94%	2.8	7	0	2.55
Oswego #543	\$1,625	\$1,600	1.56%	40	41	-2.44%	179	208	-13.94%	14.9	8	4	0.54
Ottawa #350	\$1,000	\$875	14.29%	32	32	0.00%	26	36	-27.78%	2.2	2	0	0.92
Plainfield #544													
#202 School	\$1,700	\$1,700	0.00%	39	51	-23.53%	360	424	-15.09%	30.0	15	5	0.50
#204 School	\$1,638	\$1,725	-5.04%	36	45	-20.00%	42	49	-14.29%	3.5	2	1	0.57
#308 School	\$2,300	\$2,150	6.98%	48	26	84.62%	18	18	0.00%	1.5	1	0	0.67
Plano #545	\$1,395	\$1,445	-3.46%	55	51	7.84%	69	81	-14.81%	5.8	8	1	1.39
St. Charles #174													
#301 School	\$2,100	\$2,200	-4.55%	60	64	-6.25%	9	9	0.00%	0.8	0	0	0.00
#303 School	\$1,750	\$1,795	-2.51%	46	39	17.95%	199	207	-3.86%	16.6	19	3	1.15
Romeoville #494	\$1,550	\$1,500	3.33%	41	38	7.89%	76	101	-24.75%	6.3	4	4	0.63
Sandwich #491	\$1,200	\$1,300	-7.69%	33	19	73.68%	13	13	0.00%	1.1	1	0	0.92
Shorewood #496	\$1,600	\$1,650	-3.03%	41	36	13.89%	56	51	9.80%	4.7	2	0	0.43
South Elgin #177	\$1,495	\$1,423	5.06%	33	38	-13.16%	117	136	-13.97%	9.8	8	1	0.82
Sugar Grove #554	\$1,688	\$1,699	-0.65%	41	49	-16.33%	28	30	-6.67%	2.3	2	1	0.86
Sycamore #178	\$1,150	\$1,250	-8.00%	29	29	0.00%	69	64	7.81%	5.8	8	7	1.39

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Villa Park #186	\$1,588	\$1,645	-3.47%	28	30	-6.67%	62	51	21.57%	5.2	7	0	1.35
Warrenville #555	\$1,550	\$1,595	-2.82%	32	34	-5.88%	29	45	-35.56%	2.4	1	0	0.41
West Chicago #185	\$1,600	\$1,600	0.00%	39	55	-29.09%	34	49	-30.61%	2.8	5	0	1.76
Wheaton #187	\$1,650	\$1,650	0.00%	39	38	2.63%	172	183	-6.01%	14.3	13	3	0.91
Willowbrook #516	\$1,300	\$1,318	-1.37%	33	35	-5.71%	99	144	-31.25%	8.3	8	0	0.97
Winfield #190	\$1,800	\$1,813	-0.72%	63	34	85.29%	19	26	-26.92%	1.6	4	0	2.53
Woodridge #517	\$1,450	\$1,625	-10.77%	43	38	13.16%	87	121	-28.10%	7.3	14	2	1.93
Yorkville #560	\$1,445	\$1,450	-0.34%	38	52	-26.92%	133	136	-2.21%	11.1	10	3	0.90

* 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