

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

End of 1st Quarter 2018 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	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
Aurora #507													
#129 School	\$1,300	\$1,400	-7.14%	40	37	8.11%	55	84	-34.52%	4.6	2	2	0.44
#131 School	\$1,398	\$1,300	7.54%	32	42	-23.81%	142	163	-12.88%	11.8	11	2	0.93
#204 School	\$1,650	\$1,600	3.13%	33	34	-2.94%	422	444	-4.95%	35.2	22	16	0.63
#308 School	\$1,613	\$1,585	1.77%	38	37	2.70%	148	154	-3.90%	12.3	4	2	0.32
Batavia #510	\$1,550	\$1,525	1.64%	37	30	23.33%	62	70	-11.43%	5.2	5	1	0.97
Big Rock/Hinckley	\$1,375	\$1,300	5.77%	43	47	-8.51%	5	9	-44.44%	0.4	0	0	0.00
Bolingbrook #440	\$1,898	\$1,800	5.44%	37	48	-22.92%	190	252	-24.60%	15.8	11	10	0.69
Clarendon Hills #514	\$2,850	\$2,350	21.28%	64	57	12.28%	29	42	-30.95%	2.4	5	1	2.07
Cortland #112	\$1,200	\$1,350	-11.11%	26	43	-39.53%	21	17	23.53%	1.8	1	0	0.57
Crest Hill #498	\$1,250	\$1,395	-10.39%	44	29	51.72%	48	58	-17.24%	4.0	4	3	1.00
Darien #562	\$1,750	\$1,600	9.38%	39	39	0.00%	96	99	-3.03%	8.0	15	2	1.88
Dekalb #115	\$1,200	\$1,200	0.00%	31	37	-16.22%	106	126	-15.87%	8.8	7	4	0.79
Downers Grove #515	\$1,800	\$1,700	5.88%	37	37	0.00%	176	182	-3.30%	14.7	18	2	1.23
Elburn #119	\$1,445	\$1,700	-15.00%	31	44	-29.55%	17	18	-5.56%	1.4	1	1	0.71
Elgin #123													
#46 School	\$1,495	\$1,400	6.79%	32	39	-17.95%	313	353	-11.33%	26.1	14	6	0.54
#301 School	\$1,800	\$1,950	-7.69%	36	46	-21.74%	45	59	-23.73%	3.8	4	2	1.07

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Elmhurst #126	\$2,000	\$1,950	2.56%	44	38	15.79%	151	171	-11.70%	12.6	23	1	1.83
Frankfort #423	\$1,768	\$1,923	-8.06%	43	37	16.22%	68	78	-12.82%	5.7	3	1	0.53
Geneva #134	\$1,850	\$2,000	-7.50%	37	39	-5.13%	101	105	-3.81%	8.4	11	2	1.31
Glen Ellyn #137	\$1,945	\$1,850	5.14%	34	35	-2.86%	93	112	-16.96%	7.8	5	1	0.65
Hampshire #140	\$1,585	\$1,495	6.02%	33	54	-38.89%	92	127	-27.56%	7.7	3	1	0.39
Hinsdale #521	\$3,300	\$3,000	10.00%	58	45	28.89%	94	92	2.17%	7.8	15	0	1.91
Homer Glen #500	\$2,500	\$2,300	8.70%	38	44	-13.64%	15	20	-25.00%	1.3	0	0	0.00
Lemont #439	\$1,850	\$1,650	12.12%	56	48	16.67%	25	35	-28.57%	2.1	5	0	2.40
Lisle #532	\$1,230	\$1,195	2.93%	38	33	15.15%	245	212	15.57%	20.4	25	6	1.22
Lockport/Homer #495	\$1,600	\$1,550	3.23%	40	38	5.26%	93	129	-27.91%	7.8	9	0	1.16
Lombard #148	\$1,650	\$1,550	6.45%	36	34	5.88%	139	190	-26.84%	11.6	17	1	1.47
Joliet #499													
#202 School	\$1,750	\$1,695	3.24%	35	36	-2.78%	49	45	8.89%	4.1	3	1	0.73
#204 School	\$1,275	\$1,350	-5.56%	34	41	-17.07%	164	199	-17.59%	13.7	18	3	1.32
Mokena #448	\$1,450	\$1,400	3.57%	33	39	-15.38%	54	51	5.88%	4.5	4	0	0.89
Montgomery #538	\$1,685	\$1,595	5.64%	36	38	-5.26%	82	93	-11.83%	6.8	6	4	0.88
Naperville #540													
#203 School	\$1,900	\$1,950	-2.56%	41	40	2.50%	320	374	-14.44%	26.7	33	7	1.24

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#204 School	\$1,700	\$1,725	-1.45%	41	42	-2.38%	477	521	-8.45%	39.8	61	14	1.53
Newark #541	\$1,250	\$0	#DIV/0!	29	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00
New Lenox #451	\$1,400	\$1,495	-6.35%	23	33	-30.30%	54	68	-20.59%	4.5	3	1	0.67
North Aurora #542	\$1,773	\$1,840	-3.64%	31	43	-27.91%	34	31	9.68%	2.8	1	0	0.35
Oak Brook #523	\$2,900	\$2,900	0.00%	74	80	-0.075	31	33	-6.06%	2.6	11	0	4.26
Oswego #543	\$1,650	\$1,625	1.54%	33	40	-0.175	142	179	-20.67%	11.8	11	7	0.93
Ottawa #350	\$1,000	\$1,000	0.00%	28	32	-0.125	37	26	42.31%	3.1	4	2	1.30
Plainfield #544													
#202 School	\$1,795	\$1,700	5.59%	40	39	2.56%	298	360	-17.22%	24.8	20	9	0.81
#204 School	\$1,775	\$1,638	8.36%	43	36	19.44%	43	42	2.38%	3.6	4	0	1.12
#308 School	\$2,100	\$2,300	-8.70%	31	48	-35.42%	9	18	-50.00%	0.8	0	2	0.00
Plano #545	\$1,400	\$1,395	0.36%	48	55	-12.73%	67	69	-2.90%	5.6	1	0	0.18
Romeoville #494													
#202 School	\$1,625	\$1,600	1.56%	57	43	32.56%	35	29	20.69%	2.9	2	1	0.69
#365 School	\$1,600	\$1,500	6.67%	44	42	4.76%	36	37	-2.70%	3.0	4	1	1.33
St. Charles #174													
#301 School	\$2,345	\$2,100	11.67%	112	60	86.67%	3	9	-66.67%	0.3	0	1	0.00
#303 School	\$1,800	\$1,750	2.86%	38	46	-17.39%	208	199	4.52%	17.3	12	6	0.69

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Sandwich #491	\$1,250	\$1,200	4.17%	18	33	-45.45%	7	13	-46.15%	0.6	0	0	0.00
Shorewood #496	\$1,700	\$1,600	6.25%	40	41	-2.44%	43	56	-23.21%	3.6	1	0	0.28
South Elgin #177	\$1,495	\$1,498	-0.20%	33	33	0.00%	90	118	-23.73%	7.5	6	2	0.80
Sugar Grove #554	\$1,850	\$1,688	9.60%	50	41	21.95%	29	28	3.57%	2.4	2	0	0.83
Sycamore #178	\$1,200	\$1,150	4.35%	21	29	-27.59%	70	69	1.45%	5.8	1	0	0.17
Villa Park #186	\$1,523	\$1,588	-4.09%	34	28	21.43%	60	62	-3.23%	5.0	2	0	0.40
Warrenville #555	\$1,548	\$1,550	-0.13%	43	32	34.38%	30	29	3.45%	2.5	1	2	0.40
West Chicago #185	\$1,690	\$1,600	5.63%	40	39	2.56%	40	34	17.65%	3.3	5	2	1.50
Wheaton #187	\$1,700	\$1,650	3.03%	38	39	-2.56%	166	172	-3.49%	13.8	14	2	1.01
Willowbrook #516	\$1,250	\$1,300	-3.85%	35	33	6.06%	87	99	-12.12%	7.3	12	0	1.66
Winfield #190	\$1,975	\$1,800	9.72%	50	63	-20.63%	29	19	52.63%	2.4	3	1	1.24
Woodridge #517	\$1,550	\$1,450	6.90%	51	43	18.60%	86	87	-1.15%	7.2	8	4	1.12
Yorkville/Bristol #560	\$1,500	\$1,445	3.81%	33	38	-13.16%	98	133	-26.32%	8.2	13	5	1.59

* 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. Report completed on 04/03/2018