

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

End of 1st Quarter 2019 - Macro Analysis

Detached Single Family Housing

Area	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Sales Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
Aurora #507													
#129 School	\$188,000	\$180,000	4.44%	59	56	5.36%	529	503	5.17%	44.1	69	77	1.57
#131 School	\$160,000	\$144,950	10.38%	53	57	-7.02%	466	464	0.43%	38.8	51	68	1.31
#204 School	\$295,000	\$285,000	3.51%	55	62	-11.29%	370	445	-16.85%	30.8	47	56	1.52
#308 School	\$280,000	\$275,000	1.82%	42	37	13.51%	221	217	1.84%	18.4	24	36	1.30
Batavia #510	\$315,000	\$305,250	3.19%	65	93	-30.11%	334	372	-10.22%	27.8	70	57	2.51
Big Rock/Hinckley	\$260,000	\$216,500	20.09%	106	111	-4.50%	46	72	-36.11%	3.8	18	7	4.70
Bolingbrook #440	\$240,000	\$229,950	4.37%	52	58	-10.34%	849	828	2.54%	70.8	93	134	1.31
Clarendon Hills #514	\$556,000	\$602,500	-7.72%	105	137	-23.36%	110	130	-15.38%	9.2	50	14	5.45
Cortland #112	\$177,000	\$172,950	2.34%	44	55	-20.00%	59	60	-1.67%	4.9	7	18	1.42
Crest Hill #498	\$187,000	\$188,250	-0.66%	43	59	-27.12%	135	173	-21.97%	11.3	26	23	2.31
Darien #562	\$350,000	\$345,000	1.45%	71	84	-15.48%	203	209	-2.87%	16.9	75	33	4.43
Dekalb #115	\$150,000	\$146,000	2.74%	63	83	-24.10%	395	395	0.00%	32.9	61	50	1.85
Downers Grove #515	\$380,000	\$376,000	1.06%	97	98	-1.02%	613	687	-10.77%	51.1	221	121	4.33
Elburn #119	\$306,250	\$292,500	4.70%	111	107	3.74%	160	164	-2.44%	13.3	71	26	5.33
Elgin #123													
#46 School	\$209,900	\$192,500	9.04%	55	67	-17.91%	824	905	-8.95%	68.7	122	153	1.78
#301 School	\$336,000	\$330,000	1.82%	124	137	-9.49%	233	211	10.43%	19.4	111	39	5.72

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	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
Elmhurst #126	\$462,500	\$430,000	7.56%	99	95	4.21%	581	625	-7.04%	48.4	235	104	4.85
Frankfort #423	\$335,000	\$341,500	-1.90%	89	109	-18.35%	364	382	-4.71%	30.3	126	58	4.15
Geneva #134	\$354,200	\$358,488	-1.20%	83	96	-13.54%	440	500	-12.00%	36.7	127	63	3.46
Glen Ellyn #137	\$415,000	\$418,500	-0.84%	95	110	-13.64%	480	555	-13.51%	40.0	210	103	5.25
Hampshire #140	\$278,990	\$269,460	3.54%	94	91	3.30%	275	288	-4.51%	22.9	55	37	2.40
Hinsdale #521	\$952,500	\$947,500	0.53%	173	172	0.58%	298	313	-4.79%	24.8	213	59	8.58
Lemont #439	\$391,250	\$400,000	-2.19%	83	116	-28.45%	234	257	-8.95%	19.5	102	52	5.23
Lisle #532	\$374,900	\$346,500	8.20%	97	90	7.78%	243	248	-2.02%	20.3	69	42	3.41
Lockport/Homer #495	\$246,501	\$248,250	-0.70%	53	77	-31.17%	384	402	-4.48%	32.0	67	64	2.09
Homer Glen #500	\$343,000	\$329,950	3.96%	97	115	-15.65%	284	266	6.77%	23.7	74	30	3.13
Lombard #148	\$282,000	\$266,000	6.02%	62	54	14.81%	536	577	-7.11%	44.7	100	91	2.24
Joliet #499													
#202 School	\$235,000	\$220,000	6.82%	46	53	-13.21%	204	190	7.37%	17.0	27	33	1.59
#204 School	\$156,000	\$149,000	4.70%	57	58	-1.72%	1110	1119	-0.80%	92.5	99	166	1.07
Mokena #448	\$329,500	\$296,500	11.13%	66	97	-31.96%	228	232	-1.72%	19.0	66	41	3.47
Montgomery #538	\$215,000	\$206,000	4.37%	45	48	-6.25%	437	464	-5.82%	36.4	73	71	2.00
Naperville #540													
#203 School	\$425,000	\$415,000	2.41%	85	95	-10.53%	936	962	-2.70%	78.0	305	120	3.91

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#204 School	\$446,500	\$435,000	2.64%	87	87	0.00%	826	801	3.12%	68.8	282	158	4.10
Newark #541	\$189,950	\$190,000	-0.03%	161	87	85.06%	34	31	9.68%	2.8	11	2	3.88
New Lenox #451	\$302,500	\$280,500	7.84%	59	87	-32.18%	440	480	-8.33%	36.7	121	61	3.30
North Aurora #542	\$276,000	\$258,950	6.58%	80	97	-17.53%	228	284	-19.72%	19.0	50	32	2.63
Oak Brook #523	\$784,734	\$839,000	-6.47%	177	271	-34.69%	86	104	-17.31%	7.2	79	5	11.02
Oswego #543	\$289,900	\$272,826	6.26%	62	68	-8.82%	513	552	-7.07%	42.8	143	85	3.35
Ottawa #350	\$133,000	\$105,638	25.90%	125	122	2.46%	265	268	-1.12%	22.1	97	33	4.39
Plainfield #544													
#202 School	\$265,000	\$255,000	3.92%	57	60	-5.00%	1123	1133	-0.88%	93.6	155	184	1.66
#204 School	\$233,500	\$229,000	1.97%	45	55	-18.18%	52	82	-36.59%	4.3	7	8	1.62
#308 School	\$375,000	\$362,000	3.59%	137	136	0.74%	114	105	8.57%	9.5	76	31	8.00
Plano #545	\$188,750	\$179,500	5.15%	68	70	-2.86%	186	186	0.00%	15.5	49	20	3.16
Romeoville #494													
#202 School	\$237,000	\$223,950	5.83%	48	49	-2.04%	109	117	-6.84%	9.1	18	23	1.98
#365 School	\$179,750	\$170,750	5.27%	47	57	-17.54%	322	336	-4.17%	26.8	46	63	1.71
St. Charles #174													
#301 School	\$334,450	\$332,000	0.74%	108	136	-20.59%	38	31	22.58%	3.2	30	3	9.47
#303 School	\$360,000	\$347,000	3.75%	109	121	-9.92%	796	783	1.66%	66.3	315	117	4.75

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Sandwich #491	\$193,000	\$179,900	7.28%	58	68	-14.71%	119	104	14.42%	9.9	20	17	2.02
Shorewood #496	\$272,000	\$272,000	0.00%	76	74	2.70%	247	261	-5.36%	20.6	76	49	3.69
South Elgin #177	\$285,000	\$259,500	9.83%	60	70	-14.29%	275	251	9.56%	22.9	41	47	1.79
Sugar Grove #554	\$283,500	\$283,750	-0.09%	95	92	3.26%	154	174	-11.49%	12.8	41	25	3.19
Sycamore #178	\$233,500	\$223,500	4.47%	63	80	-21.25%	247	260	-5.00%	20.6	60	40	2.91
Villa Park #186	\$249,950	\$240,000	4.15%	57	48	18.75%	264	297	-11.11%	22.0	30	39	1.36
Warrenville #555	\$258,000	\$258,000	0.00%	68	73	-6.85%	105	115	-8.70%	8.8	31	16	3.54
West Chicago #185	\$274,000	\$260,000	5.38%	75	92	-18.48%	324	315	2.86%	27.0	78	60	2.89
Wheaton #187	\$390,000	\$385,000	1.30%	85	77	10.39%	622	653	-4.75%	51.8	233	122	4.50
Willowbrook #516	\$440,000	\$417,500	5.39%	107	148	-27.70%	71	96	-26.04%	5.9	39	16	6.59
Winfield #190	\$329,500	\$325,000	1.38%	89	107	-16.82%	124	129	-3.88%	10.3	49	20	4.74
Woodridge #517	\$283,000	\$289,000	-2.08%	62	63	-1.59%	274	287	-4.53%	22.8	49	43	2.15
Yorkville/Bristol #560	\$270,000	\$253,900	6.34%	77	86	-10.47%	383	421	-9.03%	31.9	106	72	3.32

* 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. Report completed on 04/03/2019