

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

End of 1st Quarter 2020 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Active		
	Months	Months	% Change	Last 12 Months	12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,300	\$1,373	-5.32%	47	29	62.07%	76	56	35.71%	6.3	9	0	1.42
#131 School	\$1,300	\$1,295	0.39%	41	36	13.89%	154	121	27.27%	12.8	21	3	1.64
#204 School	\$1,700	\$1,675	1.49%	33	35	-5.71%	421	399	5.51%	35.1	27	8	0.77
#308 School	\$1,650	\$1,650	0.00%	38	34	11.76%	95	116	-18.10%	7.9	11	1	1.39
Batavia #510	\$1,600	\$1,625	-1.54%	36	40	-10.00%	57	66	-13.64%	4.8	8	2	1.68
Big Rock/Hinckley	\$1,100	\$1,348	-18.40%	61	45	35.56%	7	2	250.00%	0.6	0	0	0.00
Bolingbrook #440	\$1,894	\$1,800	5.22%	35	38	-7.89%	144	164	-12.20%	12.0	19	5	1.58
Clarendon Hills #514	\$2,385	\$2,500	-4.60%	78	54	44.44%	44	88	-50.00%	3.7	13	1	3.55
Cortland #112	\$1,350	\$1,200	12.50%	51	26	96.15%	15	19	-21.05%	1.3	0	0	0.00
Crest Hill #498	\$1,425	\$1,285	10.89%	33	28	17.86%	62	66	-6.06%	5.2	3	0	0.58
Darien #562	\$1,738	\$1,663	4.51%	46	45	2.22%	82	82	0.00%	6.8	7	1	1.02
Dekalb #115	\$1,250	\$1,250	0.00%	37	40	-7.50%	90	95	-5.26%	7.5	12	3	1.60
Downers Grove #515	\$1,900	\$1,895	0.26%	50	45	11.11%	238	248	-4.03%	19.8	20	3	1.01
Elburn #119	\$1,700	\$2,000	-15.00%	57	55	3.64%	19	15	26.67%	1.6	2	0	1.26
Elgin #123													
#46 School	\$1,400	\$1,400	0.00%	35	32	9.38%	263	277	-5.05%	21.9	28	3	1.28

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	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
#301 School	\$2,225	\$2,050	8.54%	35	48	-27.08%	38	36	5.56%	3.2	1	2	0.32
Elmhurst #126	\$2,100	\$2,100	0.00%	45	47	-4.26%	146	161	-9.32%	12.2	26	1	2.14
Frankfort #423	\$2,000	\$1,900	5.26%	30	49	-38.78%	53	48	10.42%	4.4	3	1	0.68
Geneva #134	\$1,825	\$1,998	-8.66%	31	46	-32.61%	114	92	23.91%	9.5	8	2	0.84
Glen Ellyn #137	\$1,950	\$1,923	1.40%	40	50	-20.00%	108	92	17.39%	9.0	8	0	0.89
Hampshire #140	\$1,695	\$1,695	0.00%	42	41	2.44%	90	89	1.12%	7.5	11	4	1.47
Hinsdale #521	\$3,700	\$3,200	15.63%	60	69	-13.04%	95	93	2.15%	7.9	10	1	1.26
Homer Glen #500	\$2,663	\$2,095	27.11%	46	57	-19.30%	10	9	11.11%	0.8	0	0	0.00
Lemont #439	\$1,825	\$1,600	14.06%	74	82	-9.76%	44	31	41.94%	3.7	2	0	0.55
Lisle #532	\$1,230	\$1,200	2.50%	38	31	22.58%	213	228	-6.58%	17.8	24	4	1.35
Lockport/Homer #495	\$1,600	\$1,475	8.47%	26	27	-3.70%	73	86	-15.12%	6.1	10	0	1.64
Lombard #148	\$1,700	\$1,700	0.00%	39	42	-7.14%	159	140	13.57%	13.3	24	2	1.81
Joliet #499													
#202 School	\$1,794	\$1,768	1.47%	30	44	-31.82%	32	26	23.08%	2.7	5	0	1.88
#204 School	\$1,375	\$1,350	1.85%	35	34	2.94%	169	163	3.68%	14.1	18	4	1.28
Mokena #448	\$1,395	\$1,600	-12.81%	24	38	-36.84%	46	42	9.52%	3.8	2	2	0.52
Montgomery #538	\$1,650	\$1,635	0.92%	28	38	-26.32%	52	64	-18.75%	4.3	2	2	0.46

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Naperville #540													
#203 School	\$2,000	\$1,850	8.11%	44	44	0.00%	334	336	-0.60%	27.8	47	6	1.69
#204 School	\$1,950	\$1,750	11.43%	53	46	15.22%	484	490	-1.22%	40.3	40	10	0.99
Newark #541	\$1,050	\$950	10.53%	15	22	-31.82%	1	1	0.00%	0.1	0	0	0.00
New Lenox #451	\$1,500	\$1,500	0.00%	35	28	25.00%	65	49	32.65%	5.4	4	2	0.74
North Aurora #542	\$2,045	\$1,895	7.92%	33	34	-2.94%	67	42	59.52%	5.6	5	0	0.90
Oak Brook #523	\$3,438	\$3,200	7.44%	83	94	-0.11702	34	29	17.24%	2.8	2	1	0.71
Oswego #543	\$1,695	\$1,675	1.19%	29	38	-0.23684	126	129	-2.33%	10.5	8	4	0.76
Ottawa #350	\$850	\$1,125	-24.44%	32	44	-0.27273	48	37	29.73%	4.0	5	0	1.25
Plainfield #544													
#202 School	\$1,850	\$1,795	3.06%	30	41	-26.83%	275	294	-6.46%	22.9	11	2	0.48
#204 School	\$1,895	\$1,795	5.57%	34	27	25.93%	21	33	-36.36%	1.8	2	2	1.14
#308 School	\$2,425	\$2,098	15.59%	65	51	27.45%	10	10	0.00%	0.8	2	1	2.40
Plano #545	\$1,598	\$1,438	11.13%	41	42	-2.38%	40	56	-28.57%	3.3	1	0	0.30
Romeoville #494													
#202 School	\$1,900	\$1,675	13.43%	40	61	-34.43%	25	21	19.05%	2.1	3	1	1.44
#365 School	\$1,650	\$1,583	4.23%	46	45	2.22%	37	30	23.33%	3.1	2	1	0.65

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St. Charles #174	\$1,800	\$1,850	-2.70%	39	43	-9.30%	179	189	-5.29%	14.9	21	4	1.41
Sandwich #491	\$850	\$900	-5.56%	34	24	41.67%	11	5	120.00%	0.9	2	0	2.18
Shorewood #496	\$1,713	\$1,700	0.76%	38	27	40.74%	46	45	2.22%	3.8	1	0	0.26
South Elgin #177	\$1,600	\$1,500	6.67%	36	30	20.00%	66	76	-13.16%	5.5	4	3	0.73
Sugar Grove #554	\$1,875	\$1,685	11.28%	38	33	15.15%	17	22	-22.73%	1.4	0	0	0.00
Sycamore #178	\$1,350	\$1,200	12.50%	33	27	22.22%	71	52	36.54%	5.9	7	3	1.18
Villa Park #186	\$1,700	\$1,650	3.03%	32	29	10.34%	56	53	5.66%	4.7	6	0	1.29
Warrenville #555	\$1,685	\$1,575	6.98%	29	28	3.57%	30	26	15.38%	2.5	3	0	1.20
West Chicago #185	\$1,998	\$1,650	21.09%	39	50	-22.00%	32	35	-8.57%	2.7	4	0	1.50
Wheaton #187	\$1,600	\$1,570	1.91%	45	43	4.65%	203	161	26.09%	16.9	21	1	1.24
Willowbrook #516	\$1,300	\$1,300	0.00%	46	38	21.05%	89	90	-1.11%	7.4	3	2	0.40
Winfield #190	\$1,975	\$1,750	12.86%	28	52	-46.15%	20	21	-4.76%	1.7	3	2	1.80
Woodridge #517	\$1,473	\$1,725	-14.61%	44	51	-13.73%	70	82	-14.63%	5.8	7	1	1.20
Yorkville/Bristol #560	\$1,650	\$1,600	3.13%	41	34	20.59%	93	96	-3.13%	7.8	12	0	1.55

* Items shaded in Green represent a larger than 5% 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 04/05/2020