

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

End of 1st Quarter 2021 - Macro Analysis

Attached 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	\$151,000	\$159,900	-5.57%	59	63	-6.35%	94	69	36.23%	7.8	2	10	0.26
#131 School	\$120,000	\$110,000	9.09%	71	50	42.00%	122	105	16.19%	10.2	8	16	0.79
#204 School	\$192,250	\$187,000	2.81%	34	45	-24.44%	454	417	8.87%	37.8	9	61	0.24
#308 School	\$184,900	\$177,700	4.05%	39	51	-23.53%	129	140	-7.86%	10.8	1	25	0.09
Batavia #510	\$260,000	\$234,750	10.76%	67	54	24.07%	131	86	52.33%	10.9	1	32	0.09
Big Rock/Hinckley	\$184,000	\$180,250	2.08%	17	30	-43.33%	5	4	25.00%	0.4	0	1	0.00
Bolingbrook #440	\$185,000	\$161,000	14.91%	53	45	17.78%	231	198	16.67%	19.3	17	37	0.88
Clarendon Hills #514	\$210,000	\$190,000	10.53%	92	72	27.78%	44	47	-6.38%	3.7	2	6	0.55
Cortland #112	\$138,275	\$129,500	6.78%	51	60	-15.00%	26	17	52.94%	2.2	2	7	0.92
Crest Hill #498	\$170,000	\$164,000	3.66%	51	46	10.87%	155	126	23.02%	12.9	1	28	0.08
Darien #562	\$230,000	\$224,500	2.45%	55	60	-8.33%	162	158	2.53%	13.5	3	29	0.22
Dekalb #115	\$152,000	\$149,000	2.01%	51	45	13.33%	89	89	0.00%	7.4	2	11	0.27
Downers Grove #515	\$160,000	\$160,000	0.00%	61	86	-29.07%	302	282	7.09%	25.2	15	42	0.60
Elburn #119	\$204,250	\$169,950	20.18%	52	48	8.33%	27	22	22.73%	2.3	1	2	0.44

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#202 School	\$195,000	\$187,500	4.00%	31	39	-20.51%	107	111	-3.60%	8.9	1	8	0.11
#204 School	\$155,000	\$134,900	14.90%	42	43	-2.33%	235	232	1.29%	19.6	6	24	0.31
Mokena #448	\$214,250	\$213,250	0.47%	43	46	-6.52%	116	104	11.54%	9.7	4	14	0.41
Montgomery #538	\$175,000	\$169,900	3.00%	59	50	18.00%	125	108	15.74%	10.4	2	16	0.19
Naperville #540													
#203 School	\$215,000	\$200,000	7.50%	55	70	-21.43%	359	337	6.53%	29.9	23	59	0.77
#204 School	\$239,450	\$228,000	5.02%	46	57	-19.30%	496	500	-0.80%	41.3	26	82	0.63
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$166,000	\$162,000	2.47%	42	43	-2.33%	98	83	18.07%	8.2	2	11	0.24
North Aurora #542	\$189,000	\$179,750	5.15%	73	45	62.22%	121	90	34.44%	10.1	5	19	0.50
Oak Brook #523	\$361,000	\$324,900	11.11%	126	79	59.49%	87	79	10.13%	7.3	17	12	2.34
Oswego #543	\$200,000	\$188,000	6.38%	46	57	-19.30%	253	259	-2.32%	21.1	4	44	0.19
Ottawa #350	\$185,450	\$121,250	52.95%	89	131	-32.06%	18	20	-10.00%	1.5	1	3	0.67
Plainfield #544													
#202 School	\$197,000	\$190,000	3.68%	33	55	-40.00%	300	271	10.70%	25.0	5	36	0.20

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	Median Sales Price			Average DOM			Total # of Sales			Inventory Levels			
#204 School	\$183,000	\$169,900	7.71%	46	52	-11.54%	15	23	-34.78%	1.3	0	6	0.00
#308 School	\$281,880	\$255,000	10.54%	128	109	17.43%	25	25	0.00%	2.1	0	2	0.00
Plano #545	\$154,400	\$145,250	6.30%	30	41	-26.83%	71	70	1.43%	5.9	0	14	0.00
Romeoville #494													
#202 School	\$198,000	\$184,000	7.61%	29	25	16.00%	49	36	36.11%	4.1	0	6	0.00
#365 School	\$178,700	\$172,000	3.90%	40	55	-27.27%	100	101	-0.99%	8.3	0	11	0.00
St. Charles #174													
#301 School	\$202,500	\$180,000	12.50%	27	395	-93.16%	3	1	200.00%	0.3	0	0	0.00
#303 School	\$242,500	\$228,500	6.13%	49	80	-38.75%	191	168	13.69%	15.9	17	24	1.07
Sandwich #491	\$157,900	\$140,000	12.79%	37	56	-33.93%	15	16	-6.25%	1.3	0	3	0.00
Shorewood #496	\$192,000	\$180,000	6.67%	21	26	-19.23%	71	59	20.34%	5.9	0	7	0.00
South Elgin #177	\$184,500	\$170,000	8.53%	38	50	-24.00%	182	131	38.93%	15.2	6	26	0.40
Sugar Grove #554	\$210,000	\$194,500	7.97%	46	71	-35.21%	77	70	10.00%	6.4	2	8	0.31
Sycamore #178	\$144,000	\$135,000	6.67%	52	48	8.33%	122	117	4.27%	10.2	2	21	0.20
Villa Park #186	\$172,500	\$152,000	13.49%	56	53	5.66%	92	69	33.33%	7.7	1	25	0.13

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Warrenville #555	\$209,375	\$195,950	6.85%	69	43	60.47%	174	124	40.32%	14.5	11	27	0.76
West Chicago #185	\$204,000	\$195,000	4.62%	63	56	12.50%	31	29	6.90%	2.6	1	6	0.39
Wheaton #187	\$201,250	\$174,000	15.66%	64	47	36.17%	272	232	17.24%	22.7	11	37	0.49
Willowbrook #516	\$170,000	\$172,000	-1.16%	61	59	3.39%	195	179	8.94%	16.3	5	25	0.31
Winfield #190	\$251,000	\$267,000	-5.99%	45	75	-40.00%	82	104	-21.15%	6.8	3	14	0.44
Woodridge #517	\$145,000	\$150,000	-3.33%	70	59	18.64%	165	170	-2.94%	13.8	8	27	0.58
Yorkville/Bristol #560	\$177,500	\$153,000	16.01%	39	57	-31.58%	211	164	28.66%	17.6	9	54	0.51

* Items shaded in green represent a larger than 5% increase in median price levels.

* Items shaded in red represent a less than 3 month supply.

* Information obtained from local MRED MLS statistics. Report completed on 04/06/2021