

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

End of 1st Quarter 2021 - 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	\$218,500	\$197,000	10.91%	40	61	-34.43%	548	501	9.38%	45.7	16	73	0.35
#131 School	\$176,138	\$169,900	3.67%	49	61	-19.67%	410	399	2.76%	34.2	14	61	0.41
#204 School	\$335,000	\$290,000	15.52%	56	71	-21.13%	393	343	14.58%	32.8	3	58	0.09
#308 School	\$306,500	\$275,000	11.45%	34	55	-38.18%	219	209	4.78%	18.3	0	30	0.00
Batavia #510	\$342,750	\$326,000	5.14%	75	83	-9.64%	410	342	19.88%	34.2	14	56	0.41
Big Rock/Hinckley	\$239,900	\$213,500	12.37%	67	79	-15.19%	74	51	45.10%	6.2	6	12	0.97
Bolingbrook #440	\$275,000	\$253,000	8.70%	44	57	-22.81%	821	814	0.86%	68.4	15	98	0.22
Clarendon Hills #514	\$565,000	\$625,000	-9.60%	99	115	-13.91%	169	127	33.07%	14.1	26	33	1.85
Cortland #112	\$201,000	\$178,000	12.92%	41	49	-16.33%	62	69	-10.14%	5.2	0	6	0.00
Crest Hill #498	\$210,000	\$199,900	5.05%	52	61	-14.75%	158	157	0.64%	13.2	4	22	0.30
Darien #562	\$360,000	\$345,000	4.35%	67	92	-27.17%	237	215	10.23%	19.8	22	41	1.11
Dekalb #115	\$169,500	\$161,500	4.95%	62	69	-10.14%	358	350	2.29%	29.8	12	41	0.40
Downers Grove #515	\$399,900	\$370,000	8.08%	79	92	-14.13%	787	636	23.74%	65.6	61	147	0.93
Elburn #119	\$329,000	\$325,000	1.23%	109	121	-9.92%	207	173	19.65%	17.3	16	33	0.93
Elgin #123													
#46 School	\$230,000	\$218,000	5.50%	60	60	0.00%	975	893	9.18%	81.3	27	128	0.33
#301 School	\$365,000	\$342,790	6.48%	88	124	-29.03%	332	246	34.96%	27.7	26	79	0.94

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Elmhurst #126	\$479,900	\$436,000	10.07%	96	109	-11.93%	698	586	19.11%	58.2	66	140	1.13
Frankfort #423	\$395,000	\$370,000	6.76%	82	105	-21.90%	490	421	16.39%	40.8	19	67	0.47
Geneva #134	\$384,500	\$367,000	4.77%	75	90	-16.67%	561	398	40.95%	46.8	30	98	0.64
Glen Ellyn #137	\$470,000	\$395,000	18.99%	93	95	-2.11%	659	514	28.21%	54.9	61	100	1.11
Hampshire #140	\$298,820	\$285,000	4.85%	87	82	6.10%	338	237	42.62%	28.2	20	54	0.71
Hinsdale #521	\$900,000	\$902,500	-0.28%	155	170	-8.82%	390	296	31.76%	32.5	106	84	3.26
Lemont #439	\$466,500	\$405,000	15.19%	107	104	2.88%	332	256	29.69%	27.7	33	50	1.19
Lisle #532	\$390,000	\$365,000	6.85%	93	102	-8.82%	264	249	6.02%	22.0	19	43	0.86
Lockport/Homer #495	\$268,000	\$248,000	8.06%	59	59	0.00%	439	399	10.03%	36.6	21	58	0.57
Homer Glen #500	\$373,000	\$355,000	5.07%	83	81	2.47%	342	239	43.10%	28.5	30	37	1.05
Lombard #148	\$299,900	\$285,000	5.23%	48	59	-18.64%	592	536	10.45%	49.3	23	104	0.47
Joliet #499													
#202 School	\$249,000	\$236,750	5.17%	37	49	-24.49%	190	200	-5.00%	15.8	5	21	0.32
#204 School	\$187,000	\$165,000	13.33%	45	57	-21.05%	1111	1044	6.42%	92.6	31	173	0.33
Mokena #448	\$361,500	\$327,750	10.30%	64	98	-34.69%	336	250	34.40%	28.0	14	51	0.50
Montgomery #538	\$239,500	\$221,000	8.37%	35	56	-37.50%	451	400	12.75%	37.6	11	56	0.29
Naperville #540													
#203 School	\$443,950	\$425,000	4.46%	84	86	-2.33%	1066	887	20.18%	88.8	98	187	1.10

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#204 School	\$480,000	\$447,500	7.26%	70	100	-30.00%	1026	803	27.77%	85.5	58	186	0.68
Newark #541	\$307,500	\$220,000	39.77%	101	95	6.32%	41	41	0.00%	3.4	7	5	2.05
New Lenox #451	\$321,000	\$310,000	3.55%	56	76	-26.32%	600	469	27.93%	50.0	16	73	0.32
North Aurora #542	\$312,500	\$268,000	16.60%	60	67	-10.45%	258	222	16.22%	21.5	10	37	0.47
Oak Brook #523	\$762,500	\$733,500	3.95%	200	199	0.50%	100	78	28.21%	8.3	53	22	6.36
Oswego #543	\$310,000	\$279,375	10.96%	63	64	-1.56%	688	562	22.42%	57.3	36	109	0.63
Ottawa #350	\$145,000	\$135,000	7.41%	88	97	-9.28%	358	279	28.32%	29.8	37	51	1.24
Plainfield #544													
#202 School	\$296,000	\$270,000	9.63%	42	65	-35.38%	1235	1093	12.99%	102.9	26	211	0.25
#204 School	\$261,250	\$249,950	4.52%	46	71	-35.21%	72	64	12.50%	6.0	5	5	0.83
#308 School	\$405,845	\$367,745	10.36%	116	107	8.41%	155	148	4.73%	12.9	25	46	1.94
Plano #545	\$217,660	\$202,500	7.49%	67	68	-1.47%	247	195	26.67%	20.6	5	30	0.24
Romeoville #494													
#202 School	\$271,800	\$248,000	9.60%	42	84	-50.00%	126	123	2.44%	10.5	0	18	0.00
#365 School	\$210,000	\$193,000	8.81%	44	61	-27.87%	309	325	-4.92%	25.8	5	40	0.19
St. Charles #174													
#301 School	\$420,000	\$361,000	16.34%	130	116	12.07%	44	47	-6.38%	3.7	6	7	1.64
#303 School	\$400,000	\$368,000	8.70%	82	115	-28.70%	942	785	20.00%	78.5	67	139	0.85

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Sandwich #491	\$217,000	\$186,500	16.35%	69	59	16.95%	129	132	-2.27%	10.8	1	13	0.09
Shorewood #496	\$319,900	\$278,500	14.87%	74	88	-15.91%	281	318	-11.64%	23.4	31	58	1.32
South Elgin #177	\$310,000	\$275,000	12.73%	51	63	-19.05%	315	257	22.57%	26.3	7	55	0.27
Sugar Grove #554	\$325,000	\$305,500	6.38%	76	75	1.33%	207	186	11.29%	17.3	12	26	0.70
Sycamore #178	\$265,000	\$235,000	12.77%	70	70	0.00%	257	260	-1.15%	21.4	19	40	0.89
Villa Park #186	\$275,000	\$253,700	8.40%	36	69	-47.83%	297	264	12.50%	24.8	7	43	0.28
Warrenville #555	\$285,200	\$276,875	3.01%	74	68	8.82%	136	110	23.64%	11.3	9	20	0.79
West Chicago #185	\$287,500	\$284,900	0.91%	68	84	-19.05%	359	289	24.22%	29.9	15	48	0.50
Wheaton #187	\$386,000	\$395,000	-2.28%	84	84	0.00%	872	679	28.42%	72.7	58	142	0.80
Willowbrook #516	\$452,500	\$461,250	-1.90%	108	138	-21.74%	108	86	25.58%	9.0	16	13	1.78
Winfield #190	\$339,000	\$330,000	2.73%	81	89	-8.99%	193	146	32.19%	16.1	11	33	0.68
Woodridge #517	\$315,000	\$285,000	10.53%	52	68	-23.53%	337	265	27.17%	28.1	9	46	0.32
Yorkville/Bristol #560	\$287,500	\$270,500	6.28%	70	81	-13.58%	552	408	35.29%	46.0	38	120	0.83

* 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 of housing - based on the 12 month average absorption rates

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