

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

**End of 1st Quarter 2022 - Macro Analysis**

**Detached Single Family Housing**

Area	Median Sales Price			Average DOM			Sales				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
<b>Aurora #507</b>													
#129 School	\$245,000	\$218,500	12.13%	23	40	-42.50%	632	548	15.33%	52.7	12	44	0.23
#131 School	\$195,000	\$176,138	10.71%	30	49	-38.78%	470	410	14.63%	39.2	15	58	0.38
#204 School	\$371,500	\$335,000	10.90%	17	56	-69.64%	450	393	14.50%	37.5	5	35	0.13
#308 School	\$346,000	\$306,500	12.89%	19	34	-44.12%	195	219	-10.96%	16.3	3	20	0.18
<b>Batavia #510</b>	\$365,000	\$342,750	6.49%	25	75	-66.67%	365	410	-10.98%	30.4	9	37	0.30
<b>Big Rock/Hinckley</b>	\$285,000	\$239,900	18.80%	63	67	-5.97%	69	74	-6.76%	5.8	4	5	0.70
<b>Bolingbrook #440</b>	\$315,000	\$275,000	14.55%	21	44	-52.27%	849	821	3.41%	70.8	14	102	0.20
<b>Clarendon Hills #514</b>	\$699,500	\$565,000	23.81%	48	99	-51.52%	188	169	11.24%	15.7	11	18	0.70
<b>Cortland #112</b>	\$226,000	\$201,000	12.44%	21	41	-48.78%	64	62	3.23%	5.3	1	4	0.19
<b>Crest Hill #498</b>	\$250,000	\$210,000	19.05%	24	52	-53.85%	173	158	9.49%	14.4	1	16	0.07
<b>Darien #562</b>	\$400,000	\$360,000	11.11%	34	67	-49.25%	290	237	22.36%	24.2	7	23	0.29
<b>Dekalb #115</b>	\$178,500	\$169,500	5.31%	29	62	-53.23%	380	358	6.15%	31.7	10	50	0.32
<b>Downers Grove #515</b>	\$445,000	\$399,900	11.28%	49	79	-37.97%	821	787	4.32%	68.4	48	89	0.70
<b>Elburn #119</b>	\$370,000	\$329,000	12.46%	39	109	-64.22%	187	207	-9.66%	15.6	22	24	1.41
<b>Elgin #123</b>													
#46 School	\$257,750	\$230,000	12.07%	26	60	-56.67%	966	975	-0.92%	80.5	31	113	0.39
#301 School	\$425,000	\$365,000	16.44%	37	88	-57.95%	306	332	-7.83%	25.5	18	50	0.71

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	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels		
Elmhurst #126	\$505,500	\$479,900	5.33%	60	96	-37.50%	732	698	4.87%	61.0	46	112	0.75
Frankfort #423	\$444,500	\$395,000	12.53%	33	82	-59.76%	472	490	-3.67%	39.3	22	43	0.56
Geneva #134	\$431,000	\$384,500	12.09%	40	75	-46.67%	533	561	-4.99%	44.4	17	56	0.38
Glen Ellyn #137	\$495,000	\$470,000	5.32%	51	93	-45.16%	595	659	-9.71%	49.6	20	54	0.40
Hampshire #140	\$350,000	\$298,820	17.13%	36	87	-58.62%	325	338	-3.85%	27.1	37	71	1.37
Hinsdale #521	\$1,060,000	\$900,000	17.78%	100	155	-35.48%	461	390	18.21%	38.4	34	56	0.89
Lemont #439	\$487,000	\$466,500	4.39%	61	107	-42.99%	292	332	-12.05%	24.3	20	33	0.82
Lisle #532	\$400,000	\$390,000	2.56%	38	93	-59.14%	284	264	7.58%	23.7	11	33	0.46
Lockport/Homer #495	\$300,000	\$268,000	11.94%	23	59	-61.02%	413	439	-5.92%	34.4	20	60	0.58
Homer Glen #500	\$425,385	\$373,000	14.04%	49	83	-40.96%	278	342	-18.71%	23.2	14	37	0.60
Lombard #148	\$330,000	\$299,900	10.04%	41	48	-14.58%	635	592	7.26%	52.9	26	56	0.49
Joliet #499													
#202 School	\$355,550	\$249,000	42.79%	73	37	97.30%	35	190	-81.58%	2.9	0	35	0.00
#204 School	\$207,000	\$187,000	10.70%	29	45	-35.56%	1189	1111	7.02%	99.1	46	159	0.46
Mokena #448	\$400,000	\$361,500	10.65%	37	64	-42.19%	342	336	1.79%	28.5	14	33	0.49
Montgomery #538	\$269,900	\$239,500	12.69%	23	35	-34.29%	437	451	-3.10%	36.4	8	41	0.22
Naperville #540													
#203 School	\$515,000	\$443,950	16.00%	46	84	-45.24%	1045	1066	-1.97%	87.1	62	132	0.71

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#204 School	\$550,000	\$480,000	14.58%	27	70	-61.43%	995	1026	-3.02%	82.9	39	118	0.47
Newark #541	\$269,900	\$307,500	-12.23%	35	101	-65.35%	29	41	-29.27%	2.4	2	4	0.83
New Lenox #451	\$367,950	\$321,000	14.63%	27	56	-51.79%	504	600	-16.00%	42.0	36	58	0.86
North Aurora #542	\$348,500	\$312,500	11.52%	27	60	-55.00%	270	258	4.65%	22.5	4	28	0.18
Oak Brook #523	\$805,500	\$762,500	5.64%	129	200	-35.50%	146	100	46.00%	12.2	34	15	2.79
Oswego #543	\$359,000	\$310,000	15.81%	24	63	-61.90%	611	688	-11.19%	50.9	28	79	0.55
Ottawa #350	\$158,000	\$145,000	8.97%	69	88	-21.59%	301	358	-15.92%	25.1	30	42	1.20
Plainfield #544													
#202 School	\$345,000	\$296,000	16.55%	22	42	-47.62%	1261	1235	2.11%	105.1	27	160	0.26
#204 School	\$315,000	\$261,250	20.57%	15	46	-67.39%	66	72	-8.33%	5.5	1	9	0.18
#308 School	\$466,295	\$405,845	14.89%	55	116	-52.59%	160	155	3.23%	13.3	22	64	1.65
Plano #545	\$255,000	\$217,660	17.16%	28	67	-58.21%	206	247	-16.60%	17.2	8	35	0.47
Romeoville #494													
#202 School	\$310,000	\$271,800	14.05%	23	42	-45.24%	96	126	-23.81%	8.0	0	10	0.00
#365 School	\$250,000	\$210,000	19.05%	24	44	-45.45%	331	309	7.12%	27.6	10	36	0.36
St. Charles #174													
#301 School	\$443,500	\$420,000	5.60%	72	130	-44.62%	58	44	31.82%	4.8	4	2	0.83
#303 School	\$430,050	\$400,000	7.51%	35	82	-57.32%	902	942	-4.25%	75.2	48	92	0.64

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<b>Sandwich #491</b>	\$250,000	\$217,000	15.21%	23	69	-66.67%	122	129	-5.43%	10.2	12	15	1.18
<b>Shorewood #496</b>	\$350,000	\$319,900	9.41%	29	74	-60.81%	323	281	14.95%	26.9	10	45	0.37
<b>South Elgin #177</b>	\$342,500	\$310,000	10.48%	34	51	-33.33%	309	315	-1.90%	25.8	13	43	0.50
<b>Sugar Grove #554</b>	\$375,000	\$325,000	15.38%	34	76	-55.26%	217	207	4.83%	18.1	7	15	0.39
<b>Sycamore #178</b>	\$290,000	\$265,000	9.43%	41	70	-41.43%	294	257	14.40%	24.5	17	28	0.69
<b>Villa Park #186</b>	\$290,000	\$275,000	5.45%	32	36	-11.11%	300	297	1.01%	25.0	5	40	0.20
<b>Warrenville #555</b>	\$326,000	\$285,200	14.31%	34	74	-54.05%	137	136	0.74%	11.4	5	10	0.44
<b>West Chicago #185</b>	\$343,500	\$287,500	19.48%	33	68	-51.47%	382	359	6.41%	31.8	9	36	0.28
<b>Wheaton #187</b>	\$430,000	\$386,000	11.40%	42	84	-50.00%	932	872	6.88%	77.7	58	109	0.75
<b>Willowbrook #516</b>	\$465,000	\$452,500	2.76%	61	108	-43.52%	115	108	6.48%	9.6	16	10	1.67
<b>Winfield #190</b>	\$418,750	\$339,000	23.53%	36	81	-55.56%	172	193	-10.88%	14.3	1	42	0.07
<b>Woodridge #517</b>	\$334,605	\$315,000	6.22%	21	52	-59.62%	332	337	-1.48%	27.7	9	30	0.33
<b>Yorkville/Bristol #560</b>	\$346,619	\$287,500	20.56%	27	70	-61.43%	534	552	-3.26%	44.5	28	81	0.63

\* 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 04/04/2022