

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

End of 1st Quarter 2022 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Rented Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
Aurora #507													
#129 School	\$1,395	\$1,375	1.45%	27	35	-22.86%	53	53	0.00%	4.4	2	0	0.45
#131 School	\$1,350	\$1,300	3.85%	26	36	-27.78%	98	127	-22.83%	8.2	8	3	0.98
#204 School	\$1,900	\$1,750	8.57%	19	30	-36.67%	302	334	-9.58%	25.2	11	10	0.44
#308 School	\$1,950	\$1,700	14.71%	18	21	-14.29%	86	95	-9.47%	7.2	0	2	0.00
Batavia #510	\$1,500	\$1,500	0.00%	26	42	-38.10%	48	58	-17.24%	4.0	3	0	0.75
Big Rock/Hinckley	\$1,250	\$1,450	-13.79%	31	20	55.00%	2	5	-60.00%	0.2	0	0	0.00
Bolingbrook #440	\$2,100	\$1,800	16.67%	21	33	-36.36%	64	111	-42.34%	5.3	0	0	0.00
Clarendon Hills #514	\$2,625	\$2,750	-4.55%	34	46	-26.09%	55	48	14.58%	4.6	5	1	1.09
Cortland #112	\$1,163	\$1,275	-8.78%	23	21	9.52%	2	8	-75.00%	0.2	0	0	0.00
Crest Hill #498	\$1,350	\$1,300	3.85%	37	26	42.31%	32	35	-8.57%	2.7	0	0	0.00
Darien #562	\$1,800	\$1,800	0.00%	24	30	-20.00%	58	65	-10.77%	4.8	2	0	0.41
Dekalb #115	\$1,473	\$1,275	15.53%	25	51	-50.98%	46	65	-29.23%	3.8	1	1	0.26
Downers Grove #515	\$1,800	\$1,800	0.00%	27	36	-25.00%	130	167	-22.16%	10.8	24	1	2.22
Elburn #119	\$1,975	\$1,725	14.49%	16	97	-83.51%	6	6	0.00%	0.5	0	0	0.00
Elgin #123													
#46 School	\$1,500	\$1,400	7.14%	25	39	-35.90%	144	248	-41.94%	12.0	8	3	0.67

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#301 School	\$2,170	\$2,000	8.50%	21	32	-34.38%	15	23	-34.78%	1.3	4	0	3.20
Elmhurst #126	\$2,300	\$2,300	0.00%	29	47	-38.30%	173	140	23.57%	14.4	18	3	1.25
Frankfort #423	\$2,400	\$2,125	12.94%	18	25	-28.00%	43	44	-2.27%	3.6	5	0	1.40
Geneva #134	\$2,275	\$1,800	26.39%	30	30	0.00%	50	79	-36.71%	4.2	2	0	0.48
Glen Ellyn #137	\$2,400	\$1,950	23.08%	34	52	-34.62%	60	78	-23.08%	5.0	2	0	0.40
Hampshire #140	\$1,995	\$1,683	18.54%	23	34	-32.35%	76	86	-11.63%	6.3	7	1	1.11
Hinsdale #521	\$3,625	\$3,395	6.77%	23	36	-36.11%	40	89	-55.06%	3.3	1	0	0.30
Homer Glen #500	\$2,150	\$1,995	7.77%	37	26	42.31%	6	4	50.00%	0.5	1	0	2.00
Lemont #439	\$1,775	\$2,200	-19.32%	25	53	-52.83%	20	19	5.26%	1.7	1	0	0.60
Lisle #532	\$1,400	\$1,300	7.69%	23	35	-34.29%	156	199	-21.61%	13.0	7	3	0.54
Lockport/Homer #495	\$1,675	\$1,610	4.04%	10	26	-61.54%	42	87	-51.72%	3.5	3	0	0.86
Lombard #148	\$1,750	\$1,675	4.48%	25	41	-39.02%	111	141	-21.28%	9.3	24	1	2.59
Joliet #499													
#202 School	\$2,375	\$1,850	28.38%	19	44	-56.82%	9	19	-52.63%	0.8	0	0	0.00
#204 School	\$1,300	\$1,300	0.00%	27	30	-10.00%	105	125	-16.00%	8.8	5	3	0.57
Mokena #448	\$1,375	\$1,795	-23.40%	29	35	-17.14%	26	32	-18.75%	2.2	0	0	0.00
Montgomery #538	\$1,850	\$1,775	4.23%	27	25	8.00%	27	53	-49.06%	2.3	1	1	0.44

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Naperville #540													
#203 School	\$2,300	\$2,050	12.20%	26	40	-35.00%	274	334	-17.96%	22.8	15	5	0.66
#204 School	\$2,185	\$1,950	12.05%	22	29	-24.14%	344	417	-17.51%	28.7	36	13	1.26
Newark #541	\$1,700	\$0	#DIV/0!	14	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00
New Lenox #451	\$1,695	\$1,500	13.00%	23	33	-30.30%	37	47	-21.28%	3.1	0	0	0.00
North Aurora #542	\$1,400	\$1,995	-29.82%	13	31	-58.06%	55	34	61.76%	4.6	0	4	0.00
Oak Brook #523	\$3,750	\$3,300	13.64%	42	53	-20.75%	12	25	-52.00%	1.0	0	0	0.00
Oswego #543	\$1,900	\$1,713	10.92%	17	27	-37.04%	85	108	-21.30%	7.1	3	1	0.42
Ottawa #350	\$900	\$750	20.00%	32	25	28.00%	21	37	-43.24%	1.8	1	0	0.57
Plainfield #544													
#202 School	\$2,000	\$1,900	5.26%	25	27	-7.41%	137	162	-15.43%	11.4	8	2	0.70
#204 School	\$2,050	\$2,095	-2.15%	23	45	-48.89%	12	18	-33.33%	1.0	0	0	0.00
#308 School	\$2,250	\$2,700	-16.67%	29	46	-36.96%	7	13	-46.15%	0.6	1	0	1.71
Plano #545	\$1,700	\$1,353	25.65%	35	43	-18.60%	27	40	-32.50%	2.3	1	0	0.44
Romeoville #494													
#202 School	\$2,000	\$1,650	21.21%	24	33	-27.27%	13	21	-38.10%	1.1	0	0	0.00
#365 School	\$1,950	\$1,700	14.71%	33	40	-17.50%	23	19	21.05%	1.9	0	1	0.00

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St. Charles #174	\$2,000	\$1,950	2.56%	23	40	-42.50%	107	115	-6.96%	8.9	4	0	0.45
Sandwich #491	\$900	\$825	9.09%	41	34	20.59%	5	8	-37.50%	0.4	1	0	2.40
Shorewood #496	\$1,850	\$1,775	4.23%	25	22	13.64%	17	20	-15.00%	1.4	1	0	0.71
South Elgin #177	\$1,748	\$1,550	12.77%	23	29	-20.69%	32	56	-42.86%	2.7	7	0	2.63
Sugar Grove #554	\$2,175	\$1,995	9.02%	28	41	-31.71%	8	13	-38.46%	0.7	2	0	3.00
Sycamore #178	\$1,450	\$1,350	7.41%	19	34	-44.12%	38	57	-33.33%	3.2	3	1	0.95
Villa Park #186	\$1,850	\$1,600	15.63%	18	37	-51.35%	29	40	-27.50%	2.4	0	1	0.00
Warrenville #555	\$1,700	\$1,689	0.65%	31	29	6.90%	21	20	5.00%	1.8	1	0	0.57
West Chicago #185	\$1,975	\$1,650	19.70%	21	38	-44.74%	20	30	-33.33%	1.7	0	0	0.00
Wheaton #187	\$1,700	\$1,750	-2.86%	33	34	-2.94%	136	154	-11.69%	11.3	11	3	0.97
Willowbrook #516	\$1,525	\$1,275	19.61%	24	34	-29.41%	54	69	-21.74%	4.5	3	0	0.67
Winfield #190	\$2,300	\$2,200	4.55%	20	24	-16.67%	11	23	-52.17%	0.9	0	0	0.00
Woodridge #517	\$1,948	\$1,750	11.31%	25	37	-32.43%	44	61	-27.87%	3.7	2	0	0.55
Yorkville/Bristol #560	\$1,638	\$1,573	4.13%	22	36	-38.89%	60	76	-21.05%	5.0	4	2	0.80

* 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 04/04/2022