

Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 2nd Quarter 2015 - Macro Analysis - 07/01/2015 Report

Attached Houses

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Sales Last 12 Months	# Sales Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Sales	Current Inventory
	Median Sales Price			Average DOM			# of Total Sales			Inventory Levels			
Aurora #507													
#129 School	\$99,750	\$70,000	42.50%	84	145	-42.07%	76	71	7.04%	6.3	23	14	3.63
#131 School	\$72,000	\$52,000	38.46%	86	97	-11.34%	86	117	-26.50%	7.2	22	24	3.07
#204 School	\$151,000	\$140,000	7.86%	72	72	0.00%	388	394	-1.52%	32.3	86	83	2.66
#308 School	\$133,250	\$125,000	6.60%	71	80	-11.25%	144	128	12.50%	12.0	32	30	2.67
Batavia #510	\$183,500	\$153,200	19.78%	71	87	-18.39%	71	60	18.33%	5.9	22	21	3.72
Big Rock/Hinckley	\$142,000	\$91,950	54.43%	357	46	676.09%	1	2	-50.00%	0.1	1	0	12.00
Bolingbrook #440	\$103,000	\$69,450	48.31%	67	100	-33.00%	216	218	-0.92%	18.0	53	61	2.94
Clarendon Hills #514	\$156,250	\$172,500	-9.42%	71	121	-41.32%	46	51	-9.80%	3.8	13	7	3.39
Cortland #112	\$87,000	\$77,000	12.99%	77	44	75.00%	9	11	-18.18%	0.8	3	3	4.00
Crest Hill #498	\$120,875	\$118,000	2.44%	74	92	-19.57%	150	104	44.23%	12.5	19	32	1.52
Darien #562	\$178,000	\$173,250	2.74%	74	81	-8.64%	141	138	2.17%	11.8	37	30	3.15
Dekalb #115	\$116,450	\$100,750	15.58%	140	89	57.30%	58	58	0.00%	4.8	17	17	3.52
Downers Grove #515	\$115,000	\$105,000	9.52%	76	131	-41.98%	248	311	-20.26%	20.7	104	51	5.03
Elburn #119	\$157,500	\$122,500	28.57%	71	90	-21.11%	22	24	-8.33%	1.8	2	6	1.09
Elgin #123													
#46 School	\$120,000	\$105,000	14.29%	94	103	-8.74%	335	374	-10.43%	27.9	100	81	3.58
#301 School	\$145,500	\$149,900	-2.94%	80	119	-32.77%	19	19	0.00%	1.6	13	7	8.21

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Elmhurst #126	\$200,000	\$177,250	12.83%	90	126	-28.57%	108	112	-3.57%	9.0	43	24	4.78
Frankfort #423	\$232,000	\$220,000	5.45%	88	122	-27.87%	104	97	7.22%	8.7	36	12	4.15
Geneva #134	\$220,000	\$209,500	5.01%	77	115	-33.04%	95	109	-12.84%	7.9	59	19	7.45
Glen Ellyn #137	\$138,000	\$120,000	15.00%	83	109	-23.85%	147	152	-3.29%	12.3	34	32	2.78
Hampshire #140	\$136,900	\$123,000	11.30%	90	107	-15.89%	119	123	-3.25%	9.9	32	33	3.23
Hinsdale #521	\$367,250	\$331,850	10.67%	141	191	-26.18%	68	72	-5.56%	5.7	29	31	5.12
Lemont #439	\$282,000	\$257,495	9.52%	132	174	-24.14%	51	68	-25.00%	4.3	22	14	5.18
Lisle #532	\$110,250	\$97,250	13.37%	88	120	-26.67%	196	174	12.64%	16.3	42	36	2.57
Lockport/Homer #495	\$150,000	\$152,000	-1.32%	89	148	-39.86%	158	136	16.18%	13.2	54	35	4.10
Homer Glen #500	\$215,000	\$165,000	30.30%	95	180	-47.22%	32	24	33.33%	2.7	12	4	4.50
Lombard #148	\$150,000	\$141,250	6.19%	79	99	-20.20%	257	262	-1.91%	21.4	63	38	2.94
Joliet #499													
#202 School	\$135,000	\$123,000	9.76%	67	83	-19.28%	92	91	1.10%	7.7	31	22	4.04
#204 School	\$89,500	\$85,000	5.29%	94	109	-13.76%	189	180	5.00%	15.8	53	29	3.37
Mokena #448	\$181,000	\$172,900	4.68%	103	98	5.10%	101	113	-10.62%	8.4	30	24	3.56
Montgomery #538	\$122,000	\$111,405	9.51%	72	71	1.41%	100	88	13.64%	8.3	19	22	2.28
Naperville #540													
#203 School	\$147,000	\$155,250	-5.31%	79	101	-21.78%	323	291	11.00%	26.9	100	44	3.72

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#204 School	\$185,000	\$168,701	9.66%	78	78	0.00%	445	408	9.07%	37.1	126	83	3.40
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$125,000	\$130,750	-4.40%	73	122	-40.16%	79	94	-15.96%	6.6	18	11	2.73
North Aurora #542	\$136,000	\$124,900	8.89%	86	109	-21.10%	75	77	-2.60%	6.3	19	17	3.04
Oak Brook #523	\$270,000	\$308,000	-12.34%	116	184	-36.96%	67	105	-36.19%	5.6	24	14	4.30
Oswego #543	\$135,500	\$124,900	8.49%	66	109	-39.45%	175	77	127.27%	14.6	33	32	2.26
Ottawa #350	\$125,000	\$127,000	-1.57%	160	186	-13.98%	15	13	15.38%	1.3	18	3	14.40
Plainfield #544													
#202 School	\$148,500	\$137,000	8.39%	69	76	-9.21%	293	259	13.13%	24.4	57	54	2.33
#204 School	\$123,500	\$115,000	7.39%	93	88	5.68%	20	13	53.85%	1.7	3	5	1.80
#308 School	\$206,000	\$188,000	9.57%	72	112	-35.71%	14	6	133.33%	1.2	14	3	12.00
Plano #545	\$90,225	\$76,000	18.72%	49	56	-12.50%	62	78	-20.51%	5.2	13	15	2.52
Romeoville #494	\$117,250	\$115,000	1.96%	75	82	-8.54%	178	187	-4.81%	14.8	46	50	3.10
St. Charles #174													
#301 School	\$181,000	\$115,000	57.39%	65	161	-59.63%	2	7	-71.43%	0.2	1	0	6.00
#303 School	\$195,000	\$190,500	2.36%	93	104	-10.58%	177	191	-7.33%	14.8	59	35	4.00
Sandwich #491	\$120,000	\$120,000	0.00%	58	93	-37.63%	14	11	27.27%	1.2	5	1	4.29
Shorewood #496	\$142,000	\$138,000	2.90%	53	87	-39.08%	57	57	0.00%	4.8	10	16	2.11

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South Elgin #177	\$137,000	\$122,500	11.84%	114	104	9.62%	119	117	1.71%	9.9	28	25	2.82
Sugar Grove #554	\$157,015	\$145,000	8.29%	76	88	-13.64%	66	51	29.41%	5.5	19	8	3.45
Sycamore #178	\$122,000	\$116,450	4.77%	95	111	-14.41%	90	78	15.38%	7.5	14	17	1.87
Villa Park #186	\$107,000	\$87,750	21.94%	67	83	-19.28%	85	85	0.00%	7.1	24	11	3.39
Warrenville #555	\$146,300	\$133,500	9.59%	76	76	0.00%	105	118	-11.02%	8.8	31	23	3.54
West Chicago #185	\$135,000	\$114,900	17.49%	148	75	97.33%	35	31	12.90%	2.9	6	11	2.06
Wheaton #187	\$162,000	\$150,000	8.00%	67	122	-45.08%	239	221	8.14%	19.9	64	52	3.21
Willowbrook #516	\$124,875	\$117,250	6.50%	71	94	-24.47%	184	178	3.37%	15.3	48	26	3.13
Winfield #190	\$217,000	\$199,000	9.05%	73	108	-32.41%	80	77	3.90%	6.7	25	13	3.75
Woodridge #517	\$86,500	\$75,000	15.33%	96	128	-25.00%	150	137	9.49%	12.5	30	42	2.40
Yorkville #560	\$114,900	\$92,750	23.88%	60	61	-1.64%	124	120	3.33%	10.3	18	37	1.74

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey completed on 07/04/2015.

* Items shaded in red represent less than a 3 Month supply of housing - based on the 12 month average absorption rates