

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

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

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Rented Last 12 Months	# Rented Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,300	\$1,400	-7.14%	42	47	-10.64%	96	103	-6.80%	8.0	17	2	2.13
#131 School	\$1,300	\$1,300	0.00%	38	46	-17.39%	173	198	-12.63%	14.4	25	5	1.73
#204 School	\$1,525	\$1,548	-1.49%	39	42	-7.14%	565	474	19.20%	47.1	62	26	1.32
#308 School	\$1,595	\$1,500	6.33%	42	50	-16.00%	178	173	2.89%	14.8	16	8	1.08
Batavia #510	\$1,450	\$1,550	-6.45%	36	41	-12.20%	89	83	7.23%	7.4	3	0	0.40
Big Rock/Hinckley	\$1,325	\$1,373	-3.50%	86	37	132.43%	8	4	100.00%	0.7	3	0	4.50
Bolingbrook #440	\$1,700	\$1,695	0.29%	38	33	15.15%	297	257	15.56%	24.8	38	9	1.54
Clarendon Hills #514	\$1,975	\$2,000	-1.25%	48	33	45.45%	42	41	2.44%	3.5	5	2	1.43
Cortland #112	\$1,150	\$1,150	0.00%	46	34	35.29%	19	20	-5.00%	1.6	4	4	2.53
Crest Hill #498	\$1,250	\$1,360	-8.09%	42	38	10.53%	74	85	-12.94%	6.2	9	3	1.46
Darien #562	\$1,600	\$1,700	-5.88%	31	36	-13.89%	85	94	-9.57%	7.1	19	2	2.68
Dekalb #115	\$1,200	\$1,150	4.35%	42	41	2.44%	98	124	-20.97%	8.2	14	2	1.71
Downers Grove #515	\$1,700	\$1,500	13.33%	35	36	-2.78%	187	182	2.75%	15.6	13	6	0.83
Elburn #119	\$1,734	\$1,850	-6.27%	58	47	23.40%	27	31	-12.90%	2.3	1	2	0.44
Elgin #123													
#46 School	\$1,425	\$1,400	1.79%	40	42	-4.76%	388	411	-5.60%	32.3	41	16	1.27
#301 School	\$1,813	\$1,850	-2.00%	37	38	-2.63%	54	55	-1.82%	4.5	5	5	1.11
Elmhurst #126	\$2,000	\$1,900	5.26%	37	34	8.82%	185	163	13.50%	15.4	19	3	1.23

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Frankfort #423	\$1,713	\$1,768	-3.11%	39	40	-2.50%	62	84	-26.19%	5.2	13	4	2.52
Geneva #134	\$1,950	\$1,763	10.61%	35	44	-20.45%	106	100	6.00%	8.8	8	5	0.91
Glen Ellyn #137	\$1,950	\$1,850	5.41%	45	34	32.35%	120	118	1.69%	10.0	9	2	0.90
Hampshire #140	\$1,450	\$1,350	7.41%	51	42	21.43%	116	113	2.65%	9.7	14	3	1.45
Hinsdale #521	\$2,875	\$2,725	5.50%	54	45	20.00%	94	90	4.44%	7.8	14	1	1.79
Homer Glen #500	\$2,250	\$2,050	9.76%	47	36	30.56%	20	28	-28.57%	1.7	8	1	4.80
Lemont #439	\$1,598	\$1,750	-8.69%	30	40	-25.00%	36	47	-23.40%	3.0	7	2	2.33
Lisle #532	\$1,110	\$1,100	0.91%	35	42	-16.67%	266	260	2.31%	22.2	33	9	1.49
Lockport/Homer #495	\$1,500	\$1,500	0.00%	31	45	-31.11%	126	136	-7.35%	10.5	18	2	1.71
Lombard #148	\$1,600	\$1,600	0.00%	30	37	-18.92%	175	221	-20.81%	14.6	23	4	1.58
Joliet #499													
#202 School	\$1,600	\$1,550	3.23%	57	40	42.50%	68	58	17.24%	5.7	6	2	1.06
#204 School	\$1,300	\$1,250	4.00%	46	42	9.52%	251	224	12.05%	20.9	32	12	1.53
Mokena #448	\$1,495	\$1,325	12.83%	29	28	3.57%	55	68	-19.12%	4.6	5	1	1.09
Montgomery #538	\$1,450	\$1,500	-3.33%	52	44	18.18%	117	157	-25.48%	9.8	12	3	1.23
Naperville #540													
#203 School	\$1,825	\$1,800	1.39%	40	42	-4.76%	399	406	-1.72%	33.3	52	16	1.56
#204 School	\$1,650	\$1,600	3.13%	43	40	7.50%	503	533	-5.63%	41.9	78	20	1.86
Newark #541	\$1,050	\$0	#DIV/0!	15	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00

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New Lenox #451	\$1,450	\$1,400	3.57%	29	26	11.54%	62	63	-1.59%	5.2	4	3	0.77
North Aurora #542	\$1,700	\$1,785	-4.76%	41	32	28.13%	59	53	11.32%	4.9	3	1	0.61
Oak Brook #523	\$3,500	\$2,600	34.62%	63	50	26.00%	27	35	-22.86%	2.3	12	2	5.33
Oswego #543	\$1,590	\$1,550	2.58%	47	44	6.82%	215	244	-11.89%	17.9	19	5	1.06
Ottawa #350	\$900	\$975	-7.69%	39	56	-30.36%	36	16	125.00%	3.0	3	3	1.00
Plainfield #544													
#202 School	\$1,680	\$1,650	1.82%	50	41	21.95%	474	460	3.04%	39.5	45	19	1.14
#204 School	\$1,695	\$1,698	-0.18%	35	39	-10.26%	67	42	59.52%	5.6	4	4	0.72
#308 School	\$2,095	\$2,095	0.00%	41	54	-24.07%	17	17	0.00%	1.4	0	0	0.00
Plano #545	\$1,295	\$1,325	-2.26%	57	48	18.75%	94	103	-8.74%	7.8	8	1	1.02
St. Charles #174													
#301 School	\$2,545	\$1,900	33.95%	26	72	-63.89%	5	14	-64.29%	0.4	2	2	4.80
#303 School	\$1,750	\$1,750	0.00%	39	40	-2.50%	232	205	13.17%	19.3	22	12	1.14
Romeoville #494	\$1,495	\$1,400	6.79%	34	32	6.25%	106	104	1.92%	8.8	5	7	0.57
Sandwich #491	\$1,200	\$1,250	-4.00%	40	33	21.21%	13	8	62.50%	1.1	1	1	0.92
Shorewood #496	\$1,550	\$1,475	5.08%	29	36	-19.44%	68	66	3.03%	5.7	4	2	0.71
South Elgin #177	\$1,413	\$1,450	-2.55%	34	37	-8.11%	132	115	14.78%	11.0	13	1	1.18
Sugar Grove #554	\$1,675	\$1,538	8.91%	38	43	-11.63%	30	62	-51.61%	2.5	6	3	2.40
Sycamore #178	\$1,200	\$1,100	9.09%	27	37	-27.03%	81	95	-14.74%	6.8	3	3	0.44

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Villa Park #186	\$1,595	\$1,525	4.59%	30	30	0.00%	75	88	-14.77%	6.3	5	1	0.80
Warrenville #555	\$1,475	\$1,500	-1.67%	32	33	-3.03%	39	50	-22.00%	3.3	7	7	2.15
West Chicago #185	\$1,400	\$1,475	-5.08%	39	53	-26.42%	52	59	-11.86%	4.3	11	1	2.54
Wheaton #187	\$1,700	\$1,600	6.25%	60	34	76.47%	194	182	6.59%	16.2	21	6	1.30
Willowbrook #516	\$1,260	\$1,225	2.86%	31	40	-22.50%	145	113	28.32%	12.1	13	3	1.08
Winfield #190	\$1,710	\$1,638	4.40%	40	31	29.03%	30	32	-6.25%	2.5	6	0	2.40
Woodridge #517	\$1,550	\$1,550	0.00%	45	41	9.76%	122	109	11.93%	10.2	11	2	1.08
Yorkville #560	\$1,350	\$1,450	-6.90%	52	49	6.12%	180	171	5.26%	15.0	12	8	0.80

* 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 - based on the 12 month average absorption rates