

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

End of 2nd Quarter 2017 - Macro Analysis - 07/04/2017 Report

Detached Single Family Housing

Area	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
	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
Aurora #507													
#129 School	\$174,950	\$157,500	11.08%	67	88	-23.86%	552	532	3.76%	46.0	91	108	1.98
#131 School	\$135,000	\$115,000	17.39%	82	78	5.13%	477	441	8.16%	39.8	72	96	1.81
#204 School	\$305,000	\$264,950	15.12%	70	89	-21.35%	394	424	-7.08%	32.8	94	91	2.86
#308 School	\$259,900	\$241,000	7.84%	43	78	-44.87%	237	243	-2.47%	19.8	38	36	1.92
Batavia #510	\$297,500	\$285,000	4.39%	81	95	-14.74%	368	357	3.08%	30.7	122	60	3.98
Big Rock/Hinckley	\$202,500	\$218,500	-7.32%	105	140	-25.00%	54	37	45.95%	4.5	23	17	5.11
Bolingbrook #440	\$221,000	\$214,000	3.27%	69	89	-22.47%	911	981	-7.14%	75.9	144	153	1.90
Clarendon Hills #514	\$629,000	\$548,750	14.62%	119	128	-7.03%	133	116	14.66%	11.1	65	22	5.86
Cortland #112	\$157,000	\$144,000	9.03%	47	79	-40.51%	67	69	-2.90%	5.6	9	15	1.61
Crest Hill #498	\$191,000	\$151,000	26.49%	75	77	-2.60%	177	141	25.53%	14.8	22	21	1.49
Darien #562	\$322,750	\$315,000	2.46%	91	95	-4.21%	216	246	-12.20%	18.0	83	44	4.61
Dekalb #115	\$140,000	\$140,000	0.00%	97	113	-14.16%	334	339	-1.47%	27.8	105	70	3.77
Downers Grove #515	\$370,000	\$344,500	7.40%	113	104	8.65%	669	634	5.52%	55.8	253	130	4.54
Elburn #119	\$280,000	\$254,000	10.24%	104	139	-25.18%	179	179	0.00%	14.9	68	29	4.56
Elgin #123													
#46 School	\$182,750	\$166,502	9.76%	72	92	-21.74%	1022	925	10.49%	85.2	137	157	1.61
#301 School	\$324,995	\$329,945	-1.50%	145	141	2.84%	214	224	-4.46%	17.8	124	43	6.95

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Elmhurst #126	\$430,000	\$420,000	2.38%	95	102	-6.86%	642	587	9.37%	53.5	230	117	4.30
Frankfort #423	\$342,100	\$316,000	8.26%	108	118	-8.47%	410	410	0.00%	34.2	148	85	4.33
Geneva #134	\$349,950	\$336,000	4.15%	96	94	2.13%	486	467	4.07%	40.5	130	97	3.21
Glen Ellyn #137	\$415,000	\$425,000	-2.35%	102	107	-4.67%	573	577	-0.69%	47.8	211	90	4.42
Hampshire #140	\$267,000	\$249,000	7.23%	113	109	3.67%	268	233	15.02%	22.3	100	68	4.48
Hinsdale #521	\$967,500	\$950,000	1.84%	158	165	-4.24%	314	275	14.18%	26.2	233	63	8.90
Lemont #439	\$381,000	\$378,000	0.79%	116	138	-15.94%	265	257	3.11%	22.1	113	55	5.12
Lisle #532	\$342,000	\$347,000	-1.44%	91	85	7.06%	253	256	-1.17%	21.1	89	35	4.22
Lockport/Homer #495	\$234,450	\$209,250	12.04%	76	86	-11.63%	428	396	8.08%	35.7	103	73	2.89
Homer Glen #500	\$330,000	\$292,000	13.01%	123	109	12.84%	301	263	14.45%	25.1	108	47	4.31
Lombard #148	\$263,000	\$245,000	7.35%	61	80	-23.75%	579	575	0.70%	48.3	131	106	2.72
Joliet #499													
#202 School	\$215,000	\$188,000	14.36%	43	78	-44.87%	207	183	13.11%	17.3	36	54	2.09
#204 School	\$136,000	\$117,600	15.65%	68	82	-17.07%	1026	1105	-7.15%	85.5	159	223	1.86
Mokena #448	\$298,000	\$285,000	4.56%	109	99	10.10%	223	263	-15.21%	18.6	95	54	5.11
Montgomery #538	\$210,000	\$185,250	13.36%	55	74	-25.68%	450	426	5.63%	37.5	66	77	1.76
Naperville #540													
#203 School	\$400,000	\$398,200	0.45%	98	104	-5.77%	987	956	3.24%	82.3	370	166	4.50

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#204 School	\$425,000	\$420,000	1.19%	94	96	-2.08%	902	897	0.56%	75.2	294	169	3.91
Newark #541	\$170,000	\$266,000	-36.09%	116	110	5.45%	21	29	-27.59%	1.8	16	6	9.14
New Lenox #451	\$279,900	\$269,450	3.88%	97	100	-3.00%	492	408	20.59%	41.0	139	84	3.39
North Aurora #542	\$250,000	\$234,900	6.43%	109	100	9.00%	247	241	2.49%	20.6	67	59	3.26
Oak Brook #523	\$749,900	\$762,500	-1.65%	225	171	31.58%	87	80	8.75%	7.3	91	24	12.55
Oswego #543	\$262,000	\$250,000	4.80%	73	94	-22.34%	591	572	3.32%	49.3	118	94	2.40
Ottawa #350	\$121,750	\$108,000	12.73%	157	157	0.00%	284	263	7.98%	23.7	127	51	5.37
Plainfield #544													
#202 School	\$244,500	\$227,000	7.71%	63	81	-22.22%	1179	1207	-2.32%	98.3	230	244	2.34
#204 School	\$220,500	\$196,107	12.44%	64	76	-15.79%	64	76	-15.79%	5.3	17	11	3.19
#308 School	\$353,036	\$320,250	10.24%	159	108	47.22%	112	96	16.67%	9.3	62	17	6.64
Plano #545	\$170,634	\$157,000	8.68%	58	76	-23.68%	155	167	-7.19%	12.9	30	33	2.32
Romeoville #494	\$187,000	\$160,000	16.88%	62	77	-19.48%	467	513	-8.97%	38.9	57	85	1.46
St. Charles #174													
#301 School	\$319,000	\$326,450	-2.28%	145	169	-14.20%	38	46	-17.39%	3.2	25	8	7.89
#303 School	\$330,900	\$325,600	1.63%	117	111	5.41%	787	790	-0.38%	65.6	405	140	6.18
Sandwich #491	\$180,000	\$156,250	15.20%	70	103	-32.04%	99	116	-14.66%	8.3	22	19	2.67
Shorewood #496	\$268,000	\$251,595	6.52%	84	85	-1.18%	269	277	-2.89%	22.4	97	48	4.33

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South Elgin #177	\$238,000	\$254,500	-6.48%	75	86	-12.79%	273	270	1.11%	22.8	71	66	3.12
Sugar Grove #554	\$289,000	\$283,329	2.00%	100	97	3.09%	141	178	-20.79%	11.8	74	36	6.30
Sycamore #178	\$215,500	\$187,000	15.24%	71	80	-11.25%	266	231	15.15%	22.2	81	52	3.65
Villa Park #186	\$220,000	\$219,000	0.46%	62	86	-27.91%	311	292	6.51%	25.9	45	57	1.74
Warrenville #555	\$240,250	\$240,000	0.10%	71	83	-14.46%	148	124	19.35%	12.3	21	15	1.70
West Chicago #185	\$255,000	\$215,000	18.60%	113	112	0.89%	330	337	-2.08%	27.5	99	65	3.60
Wheaton #187	\$370,000	\$355,000	4.23%	88	101	-12.87%	713	682	4.55%	59.4	220	123	3.70
Willowbrook #516	\$387,500	\$373,750	3.68%	149	143	4.20%	93	90	3.33%	7.8	54	17	6.97
Winfield #190	\$298,250	\$288,000	3.56%	88	120	-26.67%	144	142	1.41%	12.0	41	20	3.42
Woodridge #517	\$285,000	\$260,000	9.62%	76	89	-14.61%	293	308	-4.87%	24.4	62	51	2.54
Yorkville #560	\$244,950	\$234,000	4.68%	96	104	-7.69%	442	399	10.78%	36.8	130	80	3.53

* Items shaded in green represent a larger than 10% 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