

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

End of 2nd Quarter 2018 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Active Listings		
	Months	Months	% Change	Last 12 Months	12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,313	\$1,400	-6.21%	40	37	8.11%	48	73	-34.25%	4.0	5	2	1.25
#131 School	\$1,313	\$1,300	1.00%	32	38	-15.79%	146	143	2.10%	12.2	17	3	1.40
#204 School	\$1,650	\$1,600	3.13%	33	34	-2.94%	430	422	1.90%	35.8	28	13	0.78
#308 School	\$1,650	\$1,575	4.76%	36	37	-2.70%	132	158	-16.46%	11.0	14	1	1.27
Batavia #510	\$1,625	\$1,550	4.84%	39	32	21.88%	63	61	3.28%	5.3	2	0	0.38
Big Rock/Hinckley	\$1,413	\$1,300	8.69%	37	38	-2.63%	4	10	-60.00%	0.3	0	0	0.00
Bolingbrook #440	\$1,850	\$1,800	2.78%	40	42	-4.76%	204	219	-6.85%	17.0	11	4	0.65
Clarendon Hills #514	\$2,475	\$2,495	-0.80%	42	59	-28.81%	53	39	35.90%	4.4	10	1	2.26
Cortland #112	\$1,200	\$1,350	-11.11%	27	43	-37.21%	20	17	17.65%	1.7	2	1	1.20
Crest Hill #498	\$1,250	\$1,395	-10.39%	35	35	0.00%	54	60	-10.00%	4.5	2	0	0.44
Darien #562	\$1,650	\$1,675	-1.49%	41	41	0.00%	91	90	1.11%	7.6	19	2	2.51
Dekalb #115	\$1,200	\$1,200	0.00%	32	35	-8.57%	92	131	-29.77%	7.7	13	6	1.70
Downers Grove #515	\$1,800	\$1,750	2.86%	37	37	0.00%	182	177	2.82%	15.2	12	2	0.79
Elburn #119	\$1,848	\$1,650	12.00%	41	46	-10.87%	14	17	-17.65%	1.2	1	0	0.86
Elgin #123													
#46 School	\$1,450	\$1,450	0.00%	31	37	-16.22%	287	351	-18.23%	23.9	22	7	0.92
#301 School	\$1,895	\$1,950	-2.82%	37	47	-21.28%	46	53	-13.21%	3.8	3	2	0.78

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Elmhurst #126	\$2,100	\$1,950	7.69%	44	39	12.82%	156	168	-7.14%	13.0	24	0	1.85
Frankfort #423	\$1,900	\$1,973	-3.70%	45	34	32.35%	59	76	-22.37%	4.9	6	1	1.22
Geneva #134	\$1,995	\$1,995	0.00%	44	37	18.92%	100	111	-9.91%	8.3	6	4	0.72
Glen Ellyn #137	\$1,875	\$1,900	-1.32%	38	38	0.00%	90	105	-14.29%	7.5	10	7	1.33
Hampshire #140	\$1,598	\$1,495	6.89%	34	50	-32.00%	84	115	-26.96%	7.0	7	1	1.00
Hinsdale #521	\$3,050	\$3,300	-7.58%	68	40	70.00%	98	93	5.38%	8.2	15	2	1.84
Homer Glen #500	\$2,200	\$2,300	-4.35%	39	36	8.33%	13	21	-38.10%	1.1	1	0	0.92
Lemont #439	\$1,725	\$1,650	4.55%	83	52	59.62%	28	29	-3.45%	2.3	3	0	1.29
Lisle #532	\$1,250	\$1,200	4.17%	39	32	21.88%	241	219	10.05%	20.1	15	4	0.75
Lockport/Homer #495	\$1,575	\$1,575	0.00%	37	37	0.00%	94	117	-19.66%	7.8	2	0	0.26
Lombard #148	\$1,650	\$1,600	3.13%	35	36	-2.78%	134	174	-22.99%	11.2	42	3	3.76
Joliet #499													
#202 School	\$1,715	\$1,725	-0.58%	38	30	26.67%	44	44	0.00%	3.7	3	0	0.82
#204 School	\$1,250	\$1,300	-3.85%	36	38	-5.26%	163	194	-15.98%	13.6	12	2	0.88
Mokena #448	\$1,425	\$1,450	-1.72%	34	39	-12.82%	46	53	-13.21%	3.8	2	0	0.52
Montgomery #538	\$1,795	\$1,595	12.54%	38	38	0.00%	79	89	-11.24%	6.6	3	1	0.46
Naperville #540													
#203 School	\$1,900	\$2,000	-5.00%	42	38	10.53%	323	354	-8.76%	26.9	42	6	1.56

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#204 School	\$1,700	\$1,750	-2.86%	42	39	7.69%	475	515	-7.77%	39.6	71	9	1.79
Newark #541	\$0	\$1,250	#####	0	29	-100.00%	0	1	#####	0.0	0	0	#DIV/0!
New Lenox #451	\$1,450	\$1,473	-1.56%	23	32	-28.13%	52	64	-18.75%	4.3	1	3	0.23
North Aurora #542	\$1,750	\$1,730	1.16%	30	35	-14.29%	37	31	19.35%	3.1	1	1	0.32
Oak Brook #523	\$3,000	\$2,900	3.45%	77	86	-0.10465	37	34	8.82%	3.1	3	0	0.97
Oswego #543	\$1,650	\$1,625	1.54%	29	41	-0.29268	140	163	-14.11%	11.7	5	5	0.43
Ottawa #350	\$1,050	\$1,000	5.00%	37	29	0.27586	45	29	55.17%	3.8	1	0	0.27
Plainfield #544													
#202 School	\$1,795	\$1,700	5.59%	40	36	11.11%	322	317	1.58%	26.8	15	13	0.56
#204 School	\$1,798	\$1,600	12.38%	44	25	76.00%	42	37	13.51%	3.5	1	1	0.29
#308 School	\$1,995	\$2,300	-13.26%	48	38	26.32%	9	16	-43.75%	0.8	3	0	4.00
Plano #545	\$1,450	\$1,375	5.45%	45	46	-2.17%	60	60	0.00%	5.0	3	1	0.60
Romeoville #494													
#202 School	\$1,600	\$1,600	0.00%	53	48	10.42%	31	37	-16.22%	2.6	2	1	0.77
#365 School	\$1,588	\$1,500	5.87%	51	40	27.50%	30	39	-23.08%	2.5	1	3	0.40
St. Charles #174	\$1,825	\$1,763	3.52%	46	43	6.98%	204	198	3.03%	17.0	0	0	0.00
Sandwich #491	\$1,250	\$1,200	4.17%	16	28	-42.86%	3	14	-78.57%	0.3	0	0	0.00
Shorewood #496	\$1,698	\$1,650	2.91%	41	35	17.14%	40	56	-28.57%	3.3	3	0	0.90

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South Elgin #177	\$1,495	\$1,550	-3.55%	34	35	-2.86%	85	113	-24.78%	7.1	1	1	0.14
Sugar Grove #554	\$1,725	\$1,713	0.70%	46	39	17.95%	28	24	16.67%	2.3	0	1	0.00
Sycamore #178	\$1,200	\$1,150	4.35%	19	23	-17.39%	57	76	-25.00%	4.8	1	0	0.21
Villa Park #186	\$1,600	\$1,500	6.67%	36	27	33.33%	55	60	-8.33%	4.6	1	4	0.22
Warrenville #555	\$1,548	\$1,495	3.55%	41	37	10.81%	38	22	72.73%	3.2	2	0	0.63
West Chicago #185	\$1,650	\$1,600	3.13%	47	36	30.56%	37	37	0.00%	3.1	7	1	2.27
Wheaton #187	\$1,675	\$1,700	-1.47%	40	38	5.26%	171	169	1.18%	14.3	14	4	0.98
Willowbrook #516	\$1,250	\$1,250	0.00%	34	37	-8.11%	80	103	-22.33%	6.7	6	0	0.90
Winfield #190	\$1,900	\$1,843	3.09%	44	67	-34.33%	27	26	3.85%	2.3	0	0	0.00
Woodridge #517	\$1,538	\$1,550	-0.77%	56	42	33.33%	88	81	8.64%	7.3	5	2	0.68
Yorkville/Bristol #560	\$1,525	\$1,450	5.17%	34	39	-12.82%	100	123	-18.70%	8.3	5	2	0.60

* 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 - based on the 12 month average absorption rates

* Information obtained from local MRED MLS statistics. Report completed on 07/07/2018