

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

End of 2nd Quarter 2019 - Macro Analysis

**Detached Single Family Housing**

Area	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
	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
<b>Aurora #507</b>													
#129 School	\$190,000	\$185,000	2.70%	59	59	0.00%	535	517	3.48%	44.6	71	67	1.59
#131 School	\$165,000	\$149,000	10.74%	58	53	9.43%	482	459	5.01%	40.2	74	53	1.84
#204 School	\$304,000	\$284,900	6.70%	70	52	34.62%	335	437	-23.34%	27.9	80	53	2.87
#308 School	\$280,000	\$275,000	1.82%	49	40	22.50%	207	207	0.00%	17.3	40	28	2.32
<b>Batavia #510</b>	\$320,000	\$309,500	3.39%	71	87	-18.39%	327	349	-6.30%	27.3	105	64	3.85
<b>Big Rock/Hinckley</b>	\$230,800	\$224,900	2.62%	101	99	2.02%	40	77	-48.05%	3.3	36	7	10.80
<b>Bolingbrook #440</b>	\$245,000	\$230,000	6.52%	50	57	-12.28%	817	852	-4.11%	68.1	152	137	2.23
<b>Clarendon Hills #514</b>	\$512,500	\$600,000	-14.58%	100	124	-19.35%	106	128	-17.19%	8.8	61	28	6.91
<b>Cortland #112</b>	\$175,000	\$177,250	-1.27%	54	57	-5.26%	64	66	-3.03%	5.3	6	7	1.13
<b>Crest Hill #498</b>	\$185,000	\$188,500	-1.86%	53	46	15.22%	144	154	-6.49%	12.0	27	22	2.25
<b>Darien #562</b>	\$352,500	\$340,000	3.68%	73	72	1.39%	192	229	-16.16%	16.0	67	31	4.19
<b>Dekalb #115</b>	\$154,250	\$144,500	6.75%	69	69	0.00%	370	402	-7.96%	30.8	79	56	2.56
<b>Downers Grove #515</b>	\$377,000	\$383,000	-1.57%	92	97	-5.15%	597	679	-12.08%	49.8	263	106	5.29
<b>Elburn #119</b>	\$310,000	\$300,500	3.16%	120	104	15.38%	157	168	-6.55%	13.1	60	32	4.59
<b>Elgin #123</b>													
#46 School	\$215,000	\$195,000	10.26%	58	63	-7.94%	864	846	2.13%	72.0	148	177	2.06
#301 School	\$336,500	\$334,495	0.60%	109	128	-14.84%	218	230	-5.22%	18.2	107	48	5.89

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	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	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		
Elmhurst #126	\$442,250	\$462,500	-4.38%	102	99	3.03%	542	611	-11.29%	45.2	274	99	6.07
Frankfort #423	\$347,250	\$341,000	1.83%	91	102	-10.78%	360	384	-6.25%	30.0	129	93	4.30
Geneva #134	\$360,000	\$357,750	0.63%	80	80	0.00%	413	482	-14.32%	34.4	145	71	4.21
Glen Ellyn #137	\$399,450	\$420,000	-4.89%	93	108	-13.89%	502	498	0.80%	41.8	212	80	5.07
Hampshire #140	\$283,000	\$268,000	5.60%	97	90	7.78%	253	299	-15.38%	21.1	79	45	3.75
Hinsdale #521	\$930,000	\$981,000	-5.20%	156	186	-16.13%	293	304	-3.62%	24.4	249	47	10.20
Lemont #439	\$405,000	\$388,750	4.18%	98	109	-10.09%	229	260	-11.92%	19.1	118	49	6.18
Lisle #532	\$365,000	\$355,250	2.74%	98	91	7.69%	224	246	-8.94%	18.7	97	31	5.20
Lockport/Homer #495	\$250,000	\$246,000	1.63%	55	70	-21.43%	387	371	4.31%	32.3	77	69	2.39
Homer Glen #500	\$355,000	\$325,000	9.23%	87	111	-21.62%	275	254	8.27%	22.9	94	42	4.10
Lombard #148	\$282,000	\$270,000	4.44%	63	56	12.50%	532	576	-7.64%	44.3	104	81	2.35
Joliet #499													
#202 School	\$240,000	\$224,000	7.14%	47	51	-7.84%	204	201	1.49%	17.0	27	32	1.59
#204 School	\$160,000	\$150,000	6.67%	57	58	-1.72%	1139	1106	2.98%	94.9	131	170	1.38
Mokena #448	\$337,000	\$309,000	9.06%	80	86	-6.98%	241	233	3.43%	20.1	65	47	3.24
Montgomery #538	\$215,000	\$210,000	2.38%	53	45	17.78%	428	459	-6.75%	35.7	84	63	2.36
Naperville #540													
#203 School	\$420,000	\$425,000	-1.18%	81	91	-10.99%	864	956	-9.62%	72.0	348	161	4.83

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	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	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		
#204 School	\$449,000	\$439,950	2.06%	87	87	0.00%	787	840	-6.31%	65.6	315	131	4.80
Newark #541	\$202,000	\$174,900	15.49%	179	82	118.29%	36	33	9.09%	3.0	14	8	4.67
New Lenox #451	\$300,000	\$292,650	2.51%	61	75	-18.67%	438	474	-7.59%	36.5	118	77	3.23
North Aurora #542	\$272,250	\$264,500	2.93%	85	88	-3.41%	208	290	-28.28%	17.3	48	46	2.77
Oak Brook #523	\$742,500	\$840,000	-11.61%	164	268	-38.81%	72	102	-29.41%	6.0	88	20	14.67
Oswego #543	\$285,000	\$278,900	2.19%	62	62	0.00%	511	535	-4.49%	42.6	157	104	3.69
Ottawa #350	\$130,450	\$110,000	18.59%	103	133	-22.56%	253	287	-11.85%	21.1	110	41	5.22
Plainfield #544													
#202 School	\$267,000	\$260,000	2.69%	58	61	-4.92%	1055	1186	-11.05%	87.9	209	183	2.38
#204 School	\$232,000	\$235,000	-1.28%	64	53	20.75%	49	73	-32.88%	4.1	12	11	2.94
#308 School	\$375,000	\$365,000	2.74%	142	88	61.36%	123	102	20.59%	10.3	77	38	7.51
Plano #545	\$189,900	\$175,000	8.51%	64	73	-12.33%	192	165	16.36%	16.0	62	39	3.88
Romeoville #494													
#202 School	\$243,000	\$228,000	6.58%	66	46	43.48%	116	115	0.87%	9.7	27	14	2.79
#365 School	\$182,000	\$175,000	4.00%	51	53	-3.77%	334	329	1.52%	27.8	36	54	1.29
St. Charles #174													
#301 School	\$321,500	\$362,500	-11.31%	113	108	4.63%	30	41	-26.83%	2.5	31	9	12.40
#303 School	\$367,000	\$350,000	4.86%	112	128	-12.50%	790	768	2.86%	65.8	309	154	4.69

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	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
Sandwich #491	\$185,000	\$190,000	-2.63%	53	64	-17.19%	105	127	-17.32%	8.8	18	31	2.06
Shorewood #496	\$269,450	\$270,750	-0.48%	81	70	15.71%	268	242	10.74%	22.3	106	50	4.75
South Elgin #177	\$282,000	\$265,000	6.42%	59	76	-22.37%	266	265	0.38%	22.2	73	38	3.29
Sugar Grove #554	\$287,500	\$279,500	2.86%	76	96	-20.83%	149	188	-20.74%	12.4	52	30	4.19
Sycamore #178	\$228,000	\$229,900	-0.83%	61	68	-10.29%	249	265	-6.04%	20.8	57	41	2.75
Villa Park #186	\$250,000	\$245,500	1.83%	68	50	36.00%	260	292	-10.96%	21.7	42	42	1.94
Warrenville #555	\$270,000	\$256,500	5.26%	70	70	0.00%	112	93	20.43%	9.3	31	14	3.32
West Chicago #185	\$276,500	\$269,000	2.79%	77	81	-4.94%	332	315	5.40%	27.7	88	46	3.18
Wheaton #187	\$398,000	\$393,500	1.14%	83	79	5.06%	609	650	-6.31%	50.8	262	100	5.16
Willowbrook #516	\$430,000	\$450,000	-4.44%	100	123	-18.70%	71	86	-17.44%	5.9	62	17	10.48
Winfield #190	\$320,000	\$348,900	-8.28%	101	104	-2.88%	124	125	-0.80%	10.3	52	33	5.03
Woodridge #517	\$280,800	\$286,000	-1.82%	61	59	3.39%	276	274	0.73%	23.0	47	42	2.04
Yorkville/Bristol #560	\$269,689	\$264,000	2.15%	79	77	2.60%	382	383	-0.26%	31.8	136	77	4.27

\* 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. Report completed on 07/10/2019