

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

End of 2nd Quarter 2019 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Rented Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
Aurora #507													
#129 School	\$1,350	\$1,313	2.82%	37	40	-7.50%	58	48	20.83%	4.8	3	6	0.62
#131 School	\$1,250	\$1,313	-4.80%	38	32	18.75%	119	146	-18.49%	9.9	12	1	1.21
#204 School	\$1,695	\$1,650	2.73%	34	33	3.03%	396	430	-7.91%	33.0	35	16	1.06
#308 School	\$1,640	\$1,650	-0.61%	35	36	-2.78%	114	132	-13.64%	9.5	11	3	1.16
Batavia #510	\$1,588	\$1,625	-2.28%	38	39	-2.56%	72	63	14.29%	6.0	4	2	0.67
Big Rock/Hinckley	\$1,100	\$1,413	-22.15%	122	37	229.73%	3	4	-25.00%	0.3	0	0	0.00
Bolingbrook #440	\$1,900	\$1,850	2.70%	35	40	-12.50%	140	204	-31.37%	11.7	10	3	0.86
Clarendon Hills #514	\$2,500	\$2,475	1.01%	72	42	71.43%	72	53	35.85%	6.0	4	0	0.67
Cortland #112	\$1,250	\$1,200	4.17%	40	27	48.15%	21	20	5.00%	1.8	3	0	1.71
Crest Hill #498	\$1,295	\$1,250	3.60%	26	35	-25.71%	58	54	7.41%	4.8	1	2	0.21
Darien #562	\$1,683	\$1,650	2.00%	49	41	19.51%	80	91	-12.09%	6.7	6	1	0.90
Dekalb #115	\$1,250	\$1,200	4.17%	42	32	31.25%	96	92	4.35%	8.0	8	2	1.00
Downers Grove #515	\$1,895	\$1,800	5.28%	48	37	29.73%	273	182	50.00%	22.8	19	2	0.84
Elburn #119	\$1,900	\$1,848	2.81%	65	41	58.54%	20	14	42.86%	1.7	2	1	1.20
Elgin #123													
#46 School	\$1,413	\$1,450	-2.55%	35	31	12.90%	280	287	-2.44%	23.3	15	6	0.64
#301 School	\$2,250	\$1,895	18.73%	44	37	18.92%	42	46	-8.70%	3.5	2	0	0.57

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Elmhurst #126	\$2,050	\$2,100	-2.38%	48	44	9.09%	151	156	-3.21%	12.6	25	1	1.99
Frankfort #423	\$1,825	\$1,900	-3.95%	47	45	4.44%	50	59	-15.25%	4.2	3	1	0.72
Geneva #134	\$1,850	\$1,995	-7.27%	37	44	-15.91%	97	100	-3.00%	8.1	8	7	0.99
Glen Ellyn #137	\$1,945	\$1,875	3.73%	45	38	18.42%	101	90	12.22%	8.4	12	1	1.43
Hampshire #140	\$1,695	\$1,598	6.07%	39	34	14.71%	95	84	13.10%	7.9	9	2	1.14
Hinsdale #521	\$3,400	\$3,050	11.48%	68	68	0.00%	96	98	-2.04%	8.0	28	0	3.50
Homer Glen #500	\$2,098	\$2,200	-4.64%	58	39	48.72%	10	13	-23.08%	0.8	0	0	0.00
Lemont #439	\$2,000	\$1,725	15.94%	63	83	-24.10%	27	28	-3.57%	2.3	6	0	2.67
Lisle #532	\$1,200	\$1,250	-4.00%	31	39	-20.51%	231	241	-4.15%	19.3	11	3	0.57
Lockport/Homer #495	\$1,475	\$1,575	-6.35%	26	37	-29.73%	88	94	-6.38%	7.3	3	1	0.41
Lombard #148	\$1,650	\$1,650	0.00%	38	35	8.57%	148	134	10.45%	12.3	20	2	1.62
Joliet #499													
#202 School	\$1,800	\$1,715	4.96%	37	38	-2.63%	23	44	-47.73%	1.9	2	1	1.04
#204 School	\$1,350	\$1,250	8.00%	32	36	-11.11%	163	163	0.00%	13.6	8	3	0.59
Mokena #448	\$1,600	\$1,425	12.28%	40	34	17.65%	45	46	-2.17%	3.8	1	0	0.27
Montgomery #538	\$1,650	\$1,795	-8.08%	32	38	-15.79%	67	79	-15.19%	5.6	5	1	0.90
Naperville #540													
#203 School	\$1,950	\$1,900	2.63%	46	42	9.52%	321	323	-0.62%	26.8	41	9	1.53

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#204 School	\$1,850	\$1,700	8.82%	52	42	23.81%	483	475	1.68%	40.3	52	22	1.29
Newark #541	\$950	\$0	#DIV/0!	22	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00
New Lenox #451	\$1,488	\$1,450	2.62%	33	23	43.48%	46	52	-11.54%	3.8	2	0	0.52
North Aurora #542	\$1,945	\$1,750	11.14%	31	30	3.33%	55	37	48.65%	4.6	4	1	0.87
Oak Brook #523	\$3,488	\$3,000	16.27%	103	77	0.33766	24	37	-35.14%	2.0	7	2	3.50
Oswego #543	\$1,675	\$1,650	1.52%	38	29	0.31034	121	140	-13.57%	10.1	8	3	0.79
Ottawa #350	\$1,050	\$1,050	0.00%	37	37	0	30	45	-33.33%	2.5	1	0	0.40
Plainfield #544													
#202 School	\$1,800	\$1,795	0.28%	42	40	5.00%	267	322	-17.08%	22.3	16	10	0.72
#204 School	\$1,895	\$1,798	5.39%	25	44	-43.18%	31	42	-26.19%	2.6	0	0	0.00
#308 School	\$2,075	\$1,995	4.01%	39	48	-18.75%	10	9	11.11%	0.8	0	0	0.00
Plano #545	\$1,495	\$1,450	3.10%	40	45	-11.11%	56	60	-6.67%	4.7	3	2	0.64
Romeoville #494													
#202 School	\$1,725	\$1,600	7.81%	48	53	-9.43%	20	31	-35.48%	1.7	1	0	0.60
#365 School	\$1,650	\$1,588	3.90%	38	51	-25.49%	32	30	6.67%	2.7	1	1	0.38
St. Charles #174	\$1,850	\$1,825	1.37%	39	46	-15.22%	196	204	-3.92%	16.3	14	3	0.86
Sandwich #491	\$1,050	\$1,250	-16.00%	23	16	43.75%	6	3	100.00%	0.5	1	0	2.00
Shorewood #496	\$1,750	\$1,698	3.06%	30	41	-26.83%	49	40	22.50%	4.1	2	0	0.49

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South Elgin #177	\$1,500	\$1,495	0.33%	29	34	-14.71%	75	85	-11.76%	6.3	5	0	0.80
Sugar Grove #554	\$1,725	\$1,725	0.00%	34	46	-26.09%	21	28	-25.00%	1.8	4	0	2.29
Sycamore #178	\$1,200	\$1,200	0.00%	28	19	47.37%	50	57	-12.28%	4.2	3	1	0.72
Villa Park #186	\$1,650	\$1,600	3.13%	28	36	-22.22%	58	55	5.45%	4.8	3	1	0.62
Warrenville #555	\$1,650	\$1,548	6.59%	26	41	-36.59%	27	38	-28.95%	2.3	2	1	0.89
West Chicago #185	\$1,683	\$1,650	2.00%	43	47	-8.51%	36	37	-2.70%	3.0	4	1	1.33
Wheaton #187	\$1,595	\$1,675	-4.78%	41	40	2.50%	165	171	-3.51%	13.8	39	3	2.84
Willowbrook #516	\$1,300	\$1,250	4.00%	37	34	8.82%	91	80	13.75%	7.6	3	2	0.40
Winfield #190	\$1,673	\$1,900	-11.95%	39	44	-11.36%	18	27	-33.33%	1.5	1	0	0.67
Woodridge #517	\$1,725	\$1,538	12.16%	48	56	-14.29%	74	88	-15.91%	6.2	6	1	0.97
Yorkville/Bristol #560	\$1,595	\$1,525	4.59%	31	34	-8.82%	87	100	-13.00%	7.3	4	3	0.55

* 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 07/10/2019