

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

End of 2nd Quarter 2020 - 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	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Sales	Current Inventory
Aurora #507													
#129 School	\$198,900	\$190,000	4.68%	60	59	1.69%	457	535	-14.58%	38.1	52	87	1.37
#131 School	\$166,950	\$165,000	1.18%	56	58	-3.45%	368	482	-23.65%	30.7	37	92	1.21
#204 School	\$294,000	\$304,000	-3.29%	77	70	10.00%	320	335	-4.48%	26.7	40	62	1.50
#308 School	\$280,500	\$280,000	0.18%	55	49	12.24%	188	207	-9.18%	15.7	22	35	1.40
Batavia #510	\$325,000	\$320,000	1.56%	92	71	29.58%	341	327	4.28%	28.4	60	76	2.11
Big Rock/Hinckley	\$231,150	\$230,800	0.15%	85	101	-15.84%	46	40	15.00%	3.8	12	13	3.13
Bolingbrook #440	\$253,000	\$245,000	3.27%	64	50	28.00%	753	817	-7.83%	62.8	53	172	0.84
Clarendon Hills #514	\$630,000	\$512,500	22.93%	128	100	28.00%	121	106	14.15%	10.1	43	28	4.26
Cortland #112	\$189,000	\$175,000	8.00%	44	54	-18.52%	59	64	-7.81%	4.9	3	10	0.61
Crest Hill #498	\$192,501	\$185,000	4.05%	63	53	18.87%	144	144	0.00%	12.0	15	27	1.25
Darien #562	\$337,500	\$352,500	-4.26%	103	73	41.10%	196	192	2.08%	16.3	40	35	2.45
Dekalb #115	\$160,000	\$154,250	3.73%	76	69	10.14%	328	370	-11.35%	27.3	36	58	1.32
Downers Grove #515	\$375,000	\$377,000	-0.53%	99	92	7.61%	615	597	3.02%	51.3	181	146	3.53
Elburn #119	\$320,000	\$310,000	3.23%	113	120	-5.83%	159	157	1.27%	13.3	51	33	3.85
Elgin #123													
#46 School	\$217,000	\$215,000	0.93%	65	58	12.07%	845	864	-2.20%	70.4	111	196	1.58
#301 School	\$344,990	\$336,500	2.52%	135	109	23.85%	235	218	7.80%	19.6	75	77	3.83

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Elmhurst #126	\$447,500	\$442,250	1.19%	113	102	10.78%	567	542	4.61%	47.3	182	122	3.85
Frankfort #423	\$376,000	\$347,250	8.28%	105	91	15.38%	414	360	15.00%	34.5	83	93	2.41
Geneva #134	\$361,000	\$360,000	0.28%	104	80	30.00%	385	413	-6.78%	32.1	108	88	3.37
Glen Ellyn #137	\$392,500	\$399,450	-1.74%	97	93	4.30%	464	502	-7.57%	38.7	159	104	4.11
Hampshire #140	\$288,000	\$283,000	1.77%	83	97	-14.43%	241	253	-4.74%	20.1	64	69	3.19
Hinsdale #521	\$890,000	\$930,000	-4.30%	176	156	12.82%	273	293	-6.83%	22.8	199	63	8.75
Lemont #439	\$418,750	\$405,000	3.40%	111	98	13.27%	238	229	3.93%	19.8	75	66	3.78
Lisle #532	\$374,000	\$365,000	2.47%	106	98	8.16%	239	224	6.70%	19.9	55	51	2.76
Lockport/Homer #495	\$240,000	\$250,000	-4.00%	63	55	14.55%	380	387	-1.81%	31.7	48	75	1.52
Homer Glen #500	\$351,000	\$355,000	-1.13%	87	87	0.00%	249	275	-9.45%	20.8	75	62	3.61
Lombard #148	\$288,000	\$282,000	2.13%	63	63	0.00%	488	532	-8.27%	40.7	72	86	1.77
Joliet #499													
#202 School	\$232,700	\$240,000	-3.04%	55	47	17.02%	182	204	-10.78%	15.2	12	35	0.79
#204 School	\$166,000	\$160,000	3.75%	58	57	1.75%	994	1139	-12.73%	82.8	104	190	1.26
Mokena #448	\$320,000	\$337,000	-5.04%	86	80	7.50%	240	241	-0.41%	20.0	56	55	2.80
Montgomery #538	\$225,000	\$215,000	4.65%	53	53	0.00%	392	428	-8.41%	32.7	37	81	1.13
Naperville #540													
#203 School	\$425,000	\$420,000	1.19%	91	81	12.35%	860	864	-0.46%	71.7	222	186	3.10

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#204 School	\$447,000	\$449,000	-0.45%	104	87	19.54%	741	787	-5.84%	61.8	207	196	3.35
Newark #541	\$220,000	\$202,000	8.91%	85	179	-52.51%	39	36	8.33%	3.3	10	7	3.08
New Lenox #451	\$310,000	\$300,000	3.33%	76	61	24.59%	474	438	8.22%	39.5	89	105	2.25
North Aurora #542	\$220,000	\$272,250	-19.19%	74	85	-12.94%	303	208	45.67%	25.3	32	59	1.27
Oak Brook #523	\$720,000	\$742,500	-3.03%	186	164	13.41%	79	72	9.72%	6.6	75	19	11.39
Oswego #543	\$287,500	\$285,000	0.88%	68	62	9.68%	539	511	5.48%	44.9	95	147	2.12
Ottawa #350	\$142,000	\$130,450	8.85%	98	103	-4.85%	282	253	11.46%	23.5	68	71	2.89
Plainfield #544													
#202 School	\$270,500	\$267,000	1.31%	63	58	8.62%	1056	1055	0.09%	88.0	105	259	1.19
#204 School	\$249,000	\$232,000	7.33%	63	64	-1.56%	75	49	53.06%	6.3	7	13	1.12
#308 School	\$370,000	\$375,000	-1.33%	108	142	-23.94%	137	123	11.38%	11.4	73	30	6.39
Plano #545	\$203,000	\$189,900	6.90%	69	64	7.81%	213	192	10.94%	17.8	29	55	1.63
Romeoville #494													
#202 School	\$251,575	\$243,000	3.53%	79	66	19.70%	121	116	4.31%	10.1	8	17	0.79
#365 School	\$195,000	\$182,000	7.14%	61	51	19.61%	287	334	-14.07%	23.9	13	60	0.54
St. Charles #174													
#301 School	\$338,000	\$321,500	5.13%	115	113	1.77%	47	30	56.67%	3.9	18	10	4.60
#303 School	\$356,750	\$367,000	-2.79%	109	112	-2.68%	748	790	-5.32%	62.3	182	141	2.92

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Sandwich #491	\$189,750	\$185,000	2.57%	66	53	24.53%	124	105	18.10%	10.3	13	27	1.26
Shorewood #496	\$290,000	\$269,450	7.63%	87	81	7.41%	300	268	11.94%	25.0	57	50	2.28
South Elgin #177	\$275,500	\$282,000	-2.30%	60	59	1.69%	234	266	-12.03%	19.5	50	54	2.56
Sugar Grove #554	\$310,000	\$287,500	7.83%	87	76	14.47%	179	149	20.13%	14.9	38	35	2.55
Sycamore #178	\$236,000	\$228,000	3.51%	83	61	36.07%	229	249	-8.03%	19.1	49	35	2.57
Villa Park #186	\$257,000	\$250,000	2.80%	57	68	-16.18%	253	260	-2.69%	21.1	27	48	1.28
Warrenville #555	\$270,000	\$270,000	0.00%	71	70	1.43%	103	112	-8.04%	8.6	22	34	2.56
West Chicago #185	\$294,000	\$276,500	6.33%	89	77	15.58%	255	332	-23.19%	21.3	60	72	2.82
Wheaton #187	\$381,500	\$398,000	-4.15%	93	83	12.05%	642	609	5.42%	53.5	192	153	3.59
Willowbrook #516	\$464,750	\$430,000	8.08%	139	100	39.00%	88	71	23.94%	7.3	43	20	5.86
Winfield #190	\$348,000	\$320,000	8.75%	89	101	-11.88%	137	124	10.48%	11.4	37	40	3.24
Woodridge #517	\$288,250	\$280,800	2.65%	74	61	21.31%	256	276	-7.25%	21.3	44	78	2.06
Yorkville/Bristol #560	\$270,500	\$269,689	0.30%	91	79	15.19%	408	382	6.81%	34.0	109	103	3.21

* Items shaded in green represent a larger than 5% 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 07/06/2020