

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

End of 2nd Quarter 2022 - 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	\$252,950	\$225,000	12.42%	23	34	-32.35%	588	600	-2.00%	49.0	30	66	0.61
#131 School	\$206,750	\$180,000	14.86%	24	47	-48.94%	466	432	7.87%	38.8	25	57	0.64
#204 School	\$392,000	\$345,000	13.62%	17	37	-54.05%	404	455	-11.21%	33.7	15	52	0.45
#308 School	\$359,500	\$320,000	12.34%	22	27	-18.52%	190	235	-19.15%	15.8	13	36	0.82
Batavia #510	\$380,000	\$350,000	8.57%	22	54	-59.26%	342	421	-18.76%	28.5	24	49	0.84
Big Rock/Hinckley	\$299,000	\$242,000	23.55%	71	61	16.39%	63	85	-25.88%	5.3	13	8	2.48
Bolingbrook #440	\$330,000	\$285,000	15.79%	21	31	-32.26%	858	845	1.54%	71.5	53	128	0.74
Clarendon Hills #514	\$699,500	\$665,000	5.19%	44	78	-43.59%	164	203	-19.21%	13.7	23	16	1.68
Cortland #112	\$235,000	\$204,750	14.77%	22	28	-21.43%	63	56	12.50%	5.3	6	10	1.14
Crest Hill #498	\$255,000	\$223,500	14.09%	23	41	-43.90%	163	160	1.88%	13.6	7	28	0.52
Darien #562	\$401,250	\$387,500	3.55%	35	49	-28.57%	258	285	-9.47%	21.5	20	32	0.93
Dekalb #115	\$185,000	\$174,900	5.77%	31	45	-31.11%	384	375	2.40%	32.0	29	44	0.91
Downers Grove #515	\$445,000	\$415,000	7.23%	43	67	-35.82%	763	857	-10.97%	63.6	86	73	1.35
Elburn #119	\$385,000	\$338,000	13.91%	43	100	-57.00%	187	213	-12.21%	15.6	24	31	1.54
Elgin #123													
#46 School	\$265,000	\$237,500	11.58%	25	48	-47.92%	937	1003	-6.58%	78.1	57	107	0.73
#301 School	\$438,840	\$385,000	13.98%	40	62	-35.48%	293	350	-16.29%	24.4	49	47	2.01

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Elmhurst #126	\$530,000	\$490,000	8.16%	54	82	-34.15%	685	769	-10.92%	57.1	112	89	1.96
Frankfort #423	\$473,750	\$412,500	14.85%	33	63	-47.62%	460	506	-9.09%	38.3	38	62	0.99
Geneva #134	\$437,500	\$400,000	9.38%	35	59	-40.68%	473	624	-24.20%	39.4	35	55	0.89
Glen Ellyn #137	\$502,000	\$490,000	2.45%	40	83	-51.81%	515	735	-29.93%	42.9	51	64	1.19
Hampshire #140	\$368,070	\$309,270	19.01%	35	74	-52.70%	338	340	-0.59%	28.2	49	65	1.74
Hinsdale #521	\$1,100,000	\$960,000	14.58%	76	140	-45.71%	423	485	-12.78%	35.3	58	42	1.65
Lemont #439	\$500,000	\$468,500	6.72%	50	92	-45.65%	277	358	-22.63%	23.1	39	43	1.69
Lisle #532	\$420,000	\$395,000	6.33%	35	75	-53.33%	279	290	-3.79%	23.3	14	37	0.60
Lockport/Homer #495	\$301,500	\$270,000	11.67%	25	48	-47.92%	398	466	-14.59%	33.2	33	64	0.99
Homer Glen #500	\$427,885	\$395,000	8.33%	44	76	-42.11%	266	349	-23.78%	22.2	34	24	1.53
Lombard #148	\$337,750	\$310,000	8.95%	39	42	-7.14%	570	678	-15.93%	47.5	63	64	1.33
Joliet #499													
#202 School	\$300,000	\$260,100	15.34%	19	27	-29.63%	166	195	-14.87%	13.8	8	35	0.58
#204 School	\$212,000	\$195,000	8.72%	29	36	-19.44%	1210	1124	7.65%	100.8	95	166	0.94
Mokena #448	\$422,500	\$381,503	10.75%	38	54	-29.63%	304	366	-16.94%	25.3	32	28	1.26
Montgomery #538	\$276,000	\$245,000	12.65%	21	29	-27.59%	428	433	-1.15%	35.7	14	43	0.39
Naperville #540													
#203 School	\$529,000	\$471,500	12.20%	35	75	-53.33%	963	1182	-18.53%	80.3	116	114	1.45

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#204 School	\$580,000	\$505,000	14.85%	23	54	-57.41%	917	1162	-21.08%	76.4	76	122	0.99
Newark #541	\$256,250	\$315,000	-18.65%	35	85	-58.82%	26	43	-39.53%	2.2	5	8	2.31
New Lenox #451	\$380,000	\$334,450	13.62%	26	43	-39.53%	477	600	-20.50%	39.8	52	67	1.31
North Aurora #542	\$355,000	\$321,000	10.59%	25	47	-46.81%	265	277	-4.33%	22.1	15	19	0.68
Oak Brook #523	\$900,000	\$780,000	15.38%	112	189	-40.74%	145	125	16.00%	12.1	47	16	3.89
Oswego #543	\$376,000	\$324,900	15.73%	29	49	-40.82%	552	739	-25.30%	46.0	56	89	1.22
Ottawa #350	\$158,000	\$147,500	7.12%	56	88	-36.36%	306	365	-16.16%	25.5	31	31	1.22
Plainfield #544													
#202 School	\$358,000	\$310,000	15.48%	22	33	-33.33%	1183	1318	-10.24%	98.6	81	185	0.82
#204 School	\$320,000	\$269,900	18.56%	17	34	-50.00%	69	61	13.11%	5.8	3	11	0.52
#308 School	\$492,450	\$419,945	17.27%	54	107	-49.53%	138	180	-23.33%	11.5	38	56	3.30
Plano #545	\$267,520	\$227,750	17.46%	27	59	-54.24%	220	226	-2.65%	18.3	19	42	1.04
Romeoville #494													
#202 School	\$318,000	\$276,000	15.22%	18	32	-43.75%	91	113	-19.47%	7.6	0	8	0.00
#365 School	\$255,000	\$216,500	17.78%	22	38	-42.11%	344	315	9.21%	28.7	19	43	0.66
St. Charles #174													
#301 School	\$463,750	\$423,000	9.63%	69	101	-31.68%	50	55	-9.09%	4.2	6	4	1.44
#303 School	\$440,000	\$415,500	5.90%	33	67	-50.75%	836	1016	-17.72%	69.7	75	106	1.08

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Sandwich #491	\$250,000	\$230,000	8.70%	22	59	-62.71%	131	126	3.97%	10.9	14	13	1.28
Shorewood #496	\$368,745	\$330,000	11.74%	30	62	-51.61%	304	301	1.00%	25.3	29	58	1.14
South Elgin #177	\$350,000	\$325,000	7.69%	28	49	-42.86%	302	318	-5.03%	25.2	36	44	1.43
Sugar Grove #554	\$378,250	\$345,435	9.50%	30	61	-50.82%	206	214	-3.74%	17.2	16	20	0.93
Sycamore #178	\$292,500	\$275,000	6.36%	40	53	-24.53%	269	281	-4.27%	22.4	29	40	1.29
Villa Park #186	\$300,000	\$284,000	5.63%	28	32	-12.50%	286	317	-9.78%	23.8	20	26	0.84
Warrenville #555	\$330,000	\$302,500	9.09%	37	60	-38.33%	117	162	-27.78%	9.8	10	11	1.03
West Chicago #185	\$342,500	\$305,000	12.30%	29	53	-45.28%	348	400	-13.00%	29.0	15	42	0.52
Wheaton #187	\$446,250	\$405,000	10.19%	38	69	-44.93%	850	991	-14.23%	70.8	91	100	1.28
Willowbrook #516	\$467,450	\$460,000	1.62%	60	99	-39.39%	106	115	-7.83%	8.8	17	12	1.92
Winfield #190	\$445,000	\$347,000	28.24%	26	65	-60.00%	173	208	-16.83%	14.4	16	38	1.11
Woodridge #517	\$350,000	\$325,000	7.69%	19	40	-52.50%	307	356	-13.76%	25.6	15	42	0.59
Yorkville/Bristol #560	\$363,000	\$300,000	21.00%	25	52	-51.92%	505	589	-14.26%	42.1	74	73	1.76

* 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 07/05/2022