

Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 3rd Quarter 2016 - 10/01/2016 Report

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Rented Last 12 Months	# Rented Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,425	\$1,300	9.62%	35	43	-18.60%	107	92	16.30%	8.9	15	2	1.68
#131 School	\$1,375	\$1,325	3.77%	44	41	7.32%	173	175	-1.14%	14.4	23	2	1.60
#204 School	\$1,580	\$1,550	1.94%	35	40	-12.50%	475	558	-14.87%	39.6	51	8	1.29
#308 School	\$1,595	\$1,550	2.90%	39	39	0.00%	145	176	-17.61%	12.1	25	2	2.07
Batavia #510	\$1,450	\$1,450	0.00%	34	36	-5.56%	74	77	-3.90%	6.2	11	1	1.78
Big Rock/Hinckley	\$1,300	\$1,300	0.00%	40	84	-52.38%	10	9	11.11%	0.8	2	0	2.40
Bolingbrook #440	\$1,800	\$1,750	2.86%	43	39	10.26%	259	312	-16.99%	21.6	32	5	1.48
Clarendon Hills #514	\$2,500	\$2,125	17.65%	57	45	26.67%	44	46	-4.35%	3.7	11	1	3.00
Cortland #112	\$1,250	\$1,173	6.56%	21	51	-58.82%	14	18	-22.22%	1.2	2	1	1.71
Crest Hill #498	\$1,350	\$1,288	4.81%	41	39	5.13%	57	68	-16.18%	4.8	5	0	1.05
Darien #562	\$1,613	\$1,600	0.81%	36	36	0.00%	104	90	15.56%	8.7	16	3	1.85
Dekalb #115	\$1,225	\$1,200	2.08%	37	35	5.71%	125	111	12.61%	10.4	20	1	1.92
Downers Grove #515	\$1,695	\$1,663	1.92%	36	36	0.00%	197	188	4.79%	16.4	31	4	1.89
Elburn #119	\$1,945	\$1,588	22.48%	55	47	17.02%	20	24	-16.67%	1.7	4	1	2.40
Elgin #123													
#46 School	\$1,400	\$1,450	-3.45%	40	39	2.56%	347	377	-7.96%	28.9	49	6	1.69
#301 School	\$1,900	\$1,725	10.14%	47	35	34.29%	62	59	5.08%	5.2	12	2	2.32
Elmhurst #126	\$1,995	\$2,000	-0.25%	38	37	2.70%	168	184	-8.70%	14.0	34	1	2.43

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Frankfort #423	\$1,800	\$1,800	0.00%	56	37	51.35%	79	64	23.44%	6.6	8	0	1.22
Geneva #134	\$2,100	\$1,950	7.69%	41	34	20.59%	103	109	-5.50%	8.6	17	4	1.98
Glen Ellyn #137	\$1,925	\$2,000	-3.75%	36	44	-18.18%	116	122	-4.92%	9.7	22	1	2.28
Hampshire #140	\$1,495	\$1,450	3.10%	49	49	0.00%	127	108	17.59%	10.6	16	4	1.51
Hinsdale #521	\$2,900	\$3,000	-3.33%	48	49	-2.04%	86	112	-23.21%	7.2	14	2	1.95
Homer Glen #500	\$2,225	\$2,200	1.14%	68	58	17.24%	18	21	-14.29%	1.5	4	0	2.67
Lemont #439	\$1,625	\$1,900	-14.47%	50	30	66.67%	46	40	15.00%	3.8	7	0	1.83
Lisle #532	\$1,190	\$1,200	-0.83%	31	36	-13.89%	237	262	-9.54%	19.8	29	5	1.47
Lockport/Homer #495	\$1,550	\$1,500	3.33%	40	32	25.00%	134	132	1.52%	11.2	26	0	2.33
Lombard #148	\$1,513	\$1,550	-2.39%	30	29	3.45%	190	195	-2.56%	15.8	34	0	2.15
Joliet #499													
#202 School	\$1,650	\$1,613	2.29%	37	54	-31.48%	57	76	-25.00%	4.8	5	2	1.05
#204 School	\$1,325	\$1,322	0.23%	36	45	-20.00%	203	264	-23.11%	16.9	29	7	1.71
Mokena #448	\$1,450	\$1,495	-3.01%	26	33	-21.21%	61	53	15.09%	5.1	9	0	1.77
Montgomery #538	\$1,600	\$1,500	6.67%	46	50	-8.00%	106	121	-12.40%	8.8	8	1	0.91
Naperville #540													
#203 School	\$1,900	\$1,900	0.00%	45	41	9.76%	392	386	1.55%	32.7	62	6	1.90
#204 School	\$1,690	\$1,650	2.42%	40	42	-4.76%	541	529	2.27%	45.1	86	9	1.91
Newark #541	\$0	\$1,050	-100.00%	0	15	-100.00%	0	1	-100.00%	0.0	0	0	#DIV/0!

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New Lenox #451	\$1,473	\$1,573	-6.36%	33	28	17.86%	64	58	10.34%	5.3	6	0	1.13
North Aurora #542	\$1,840	\$1,663	10.64%	56	47	19.15%	35	48	-27.08%	2.9	3	1	1.03
Oak Brook #523	\$2,700	\$3,500	-22.86%	70	78	-10.26%	41	27	51.85%	3.4	13	0	3.80
Oswego #543	\$1,650	\$1,595	3.45%	38	45	-15.56%	178	214	-16.82%	14.8	28	5	1.89
Ottawa #350	\$963	\$1,000	-3.70%	34	29	17.24%	34	27	25.93%	2.8	5	0	1.76
Plainfield #544													
#202 School	\$1,695	\$1,695	0.00%	44	50	-12.00%	406	438	-7.31%	33.8	46	6	1.36
#204 School	\$1,750	\$1,695	3.24%	46	43	6.98%	51	51	0.00%	4.3	4	0	0.94
#308 School	\$2,150	\$2,175	-1.15%	42	40	5.00%	16	20	-20.00%	1.3	5	0	3.75
Plano #545	\$1,395	\$1,300	7.31%	55	57	-3.51%	85	93	-8.60%	7.1	9	2	1.27
St. Charles #174													
#301 School	\$2,000	\$2,300	-13.04%	81	23	252.17%	11	6	83.33%	0.9	0	0	0.00
#303 School	\$1,800	\$1,750	2.86%	46	38	21.05%	178	227	-21.59%	14.8	34	2	2.29
Romeoville #494	\$1,550	\$1,500	3.33%	44	34	29.41%	92	99	-7.07%	7.7	7	2	0.91
Sandwich #491	\$1,150	\$1,250	-8.00%	27	25	8.00%	13	16	-18.75%	1.1	1	0	0.92
Shorewood #496	\$1,625	\$1,575	3.17%	46	27	70.37%	50	63	-20.63%	4.2	6	2	1.44
South Elgin #177	\$1,400	\$1,425	-1.75%	37	33	12.12%	127	129	-1.55%	10.6	13	2	1.23
Sugar Grove #554	\$1,700	\$1,675	1.49%	44	44	0.00%	33	33	0.00%	2.8	7	0	2.55
Sycamore #178	\$1,200	\$1,225	-2.04%	39	26	50.00%	54	76	-28.95%	4.5	9	1	2.00

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Villa Park #186	\$1,645	\$1,600	2.81%	29	30	-3.33%	55	75	-26.67%	4.6	5	1	1.09
Warrenville #555	\$1,613	\$1,525	5.77%	35	27	29.63%	38	43	-11.63%	3.2	5	0	1.58
West Chicago #185	\$1,600	\$1,500	6.67%	45	48	-6.25%	41	50	-18.00%	3.4	6	0	1.76
Wheaton #187	\$1,600	\$1,650	-3.03%	38	45	-15.56%	177	190	-6.84%	14.8	28	3	1.90
Willowbrook #516	\$1,325	\$1,335	-0.75%	39	30	30.00%	116	137	-15.33%	9.7	14	3	1.45
Winfield #190	\$1,800	\$1,713	5.08%	49	45	8.89%	19	28	-32.14%	1.6	6	0	3.79
Woodridge #517	\$1,400	\$1,600	-12.50%	40	43	-6.98%	95	131	-27.48%	7.9	10	2	1.26
Yorkville #560	\$1,500	\$1,395	7.53%	43	51	-15.69%	121	166	-27.11%	10.1	29	3	2.88

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey completed on 10/04/2016.

* Items shaded in red represent less than a 3 month supply - based on the 12 month average absorption rates