

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

End of 3rd Quarter 2017 - Macro Analysis

Detached Single Family Housing

Area	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
	Median Sales Price			Average DOM			Total #of Sales				Inventory Levels		
Aurora #507													
#129 School	\$177,000	\$163,001	8.59%	66	82	-19.51%	524	560	-6.43%	43.7	94	79	2.15
#131 School	\$138,000	\$121,000	14.05%	75	79	-5.06%	489	445	9.89%	40.8	70	75	1.72
#204 School	\$285,050	\$284,000	0.37%	63	86	-26.74%	424	426	-0.47%	35.3	78	55	2.21
#308 School	\$264,900	\$244,000	8.57%	39	65	-40.00%	223	254	-12.20%	18.6	25	24	1.35
Batavia #510	\$301,500	\$285,000	5.79%	88	86	2.33%	364	354	2.82%	30.3	114	54	3.76
Big Rock/Hinckley	\$199,750	\$216,500	-7.74%	111	118	-5.93%	60	42	42.86%	5.0	24	13	4.80
Bolingbrook #440	\$222,000	\$220,000	0.91%	65	86	-24.42%	860	983	-12.51%	71.7	166	121	2.32
Clarendon Hills #514	\$611,000	\$582,500	4.89%	120	139	-13.67%	123	135	-8.89%	10.3	57	16	5.56
Cortland #112	\$167,000	\$147,000	13.61%	56	68	-17.65%	59	73	-19.18%	4.9	7	9	1.42
Crest Hill #498	\$196,000	\$150,000	30.67%	74	75	-1.33%	173	135	28.15%	14.4	25	27	1.73
Darien #562	\$327,950	\$312,900	4.81%	92	95	-3.16%	216	251	-13.94%	18.0	77	28	4.28
Dekalb #115	\$140,500	\$136,750	2.74%	85	120	-29.17%	372	333	11.71%	31.0	99	33	3.19
Downers Grove #515	\$375,000	\$345,000	8.70%	105	111	-5.41%	675	644	4.81%	56.3	234	75	4.16
Elburn #119	\$285,000	\$270,000	5.56%	108	122	-11.48%	165	187	-11.76%	13.8	69	22	5.02
Elgin #123													
#46 School	\$185,000	\$171,000	8.19%	69	89	-22.47%	983	932	5.47%	81.9	142	137	1.73
#301 School	\$320,922	\$332,000	-3.34%	137	132	3.79%	220	221	-0.45%	18.3	126	26	6.87

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Elmhurst #126	\$419,723	\$433,500	-3.18%	95	105	-9.52%	628	592	6.08%	52.3	213	76	4.07
Frankfort #423	\$340,000	\$320,200	6.18%	105	108	-2.78%	386	428	-9.81%	32.2	153	52	4.76
Geneva #134	\$355,000	\$335,000	5.97%	97	88	10.23%	501	485	3.30%	41.8	157	55	3.76
Glen Ellyn #137	\$417,250	\$425,000	-1.82%	100	112	-10.71%	540	584	-7.53%	45.0	206	59	4.58
Hampshire #140	\$271,902	\$250,000	8.76%	105	108	-2.78%	290	230	26.09%	24.2	97	38	4.01
Hinsdale #521	\$960,000	\$985,000	-2.54%	163	166	-1.81%	307	299	2.68%	25.6	212	30	8.29
Lemont #439	\$384,000	\$387,000	-0.78%	114	136	-16.18%	260	260	0.00%	21.7	105	33	4.85
Lisle #532	\$345,000	\$343,750	0.36%	88	86	2.33%	252	250	0.80%	21.0	97	31	4.62
Lockport/Homer #495	\$240,000	\$215,000	11.63%	75	84	-10.71%	419	402	4.23%	34.9	97	53	2.78
Homer Glen #500	\$329,900	\$312,000	5.74%	110	118	-6.78%	277	277	0.00%	23.1	122	32	5.29
Lombard #148	\$265,000	\$250,000	6.00%	57	78	-26.92%	590	572	3.15%	49.2	127	83	2.58
Joliet #499													
#202 School	\$219,000	\$195,000	12.31%	50	66	-24.24%	218	181	20.44%	18.2	49	46	2.70
#204 School	\$140,950	\$121,000	16.49%	61	82	-25.61%	1054	1093	-3.57%	87.8	197	171	2.24
Mokena #448	\$298,000	\$292,000	2.05%	107	101	5.94%	250	241	3.73%	20.8	71	36	3.41
Montgomery #538	\$209,900	\$195,000	7.64%	52	71	-26.76%	452	433	4.39%	37.7	67	57	1.78
Naperville #540													
#203 School	\$410,000	\$397,000	3.27%	94	107	-12.15%	976	941	3.72%	81.3	334	115	4.11

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#204 School	\$423,500	\$422,000	0.36%	91	98	-7.14%	878	901	-2.55%	73.2	267	91	3.65
Newark #541	\$155,000	\$205,500	-24.57%	116	77	50.65%	21	30	-30.00%	1.8	18	7	10.29
New Lenox #451	\$276,000	\$278,000	-0.72%	96	92	4.35%	489	426	14.79%	40.8	128	71	3.14
North Aurora #542	\$254,900	\$236,750	7.67%	109	98	11.22%	264	242	9.09%	22.0	65	41	2.95
Oak Brook #523	\$790,000	\$740,000	6.76%	246	197	24.87%	94	81	16.05%	7.8	88	18	11.23
Oswego #543	\$268,000	\$255,000	5.10%	71	87	-18.39%	557	597	-6.70%	46.4	130	74	2.80
Ottawa #350	\$123,000	\$109,000	12.84%	121	179	-32.40%	273	280	-2.50%	22.8	151	43	6.64
Plainfield #544													
#202 School	\$248,000	\$235,000	5.53%	62	76	-18.42%	1161	1221	-4.91%	96.8	237	176	2.45
#204 School	\$223,000	\$203,000	9.85%	61	78	-21.79%	65	81	-19.75%	5.4	18	15	3.32
#308 School	\$358,822	\$325,250	10.32%	154	116	32.76%	114	98	16.33%	9.5	59	17	6.21
Plano #545	\$170,634	\$160,000	6.65%	67	79	-15.19%	181	143	26.57%	15.1	36	20	2.39
Romeoville #494	\$189,950	\$168,000	13.07%	60	72	-16.67%	488	485	0.62%	40.7	54	63	1.33
St. Charles #174													
#301 School	\$325,000	\$318,000	2.20%	140	158	-11.39%	35	43	-18.60%	2.9	27	7	9.26
#303 School	\$343,000	\$324,500	5.70%	114	111	2.70%	804	738	8.94%	67.0	369	110	5.51
Sandwich #491	\$178,500	\$163,500	9.17%	69	104	-33.65%	110	102	7.84%	9.2	32	17	3.49
Shorewood #496	\$274,900	\$256,000	7.38%	80	76	5.26%	267	264	1.14%	22.3	86	29	3.87

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South Elgin #177	\$248,000	\$253,000	-1.98%	79	89	-11.24%	286	275	4.00%	23.8	49	38	2.06
Sugar Grove #554	\$288,200	\$285,000	1.12%	96	100	-4.00%	162	159	1.89%	13.5	75	11	5.56
Sycamore #178	\$212,750	\$190,000	11.97%	72	70	2.86%	258	251	2.79%	21.5	82	37	3.81
Villa Park #186	\$227,000	\$219,000	3.65%	57	80	-28.75%	307	292	5.14%	25.6	57	49	2.23
Warrenville #555	\$245,000	\$240,000	2.08%	77	70	10.00%	137	119	15.13%	11.4	19	15	1.66
West Chicago #185	\$256,500	\$242,000	5.99%	101	123	-17.89%	319	339	-5.90%	26.6	99	48	3.72
Wheaton #187	\$375,000	\$355,000	5.63%	83	100	-17.00%	654	719	-9.04%	54.5	213	75	3.91
Willowbrook #516	\$375,000	\$382,500	-1.96%	170	142	19.72%	87	102	-14.71%	7.3	60	12	8.28
Winfield #190	\$312,500	\$295,000	5.93%	98	107	-8.41%	133	146	-8.90%	11.1	36	15	3.25
Woodridge #517	\$288,000	\$260,000	10.77%	74	82	-9.76%	305	277	10.11%	25.4	70	27	2.75
Yorkville/Bristol #560	\$248,050	\$236,000	5.11%	97	100	-3.00%	428	424	0.94%	35.7	124	51	3.48

* 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 10/04/2017