

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

End of 3rd Quarter 2018 - 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		
<b>Aurora #507</b>													
#129 School	\$186,950	\$177,500	5.32%	55	66	-16.67%	536	525	2.10%	44.7	96	74	2.15
#131 School	\$155,000	\$138,000	12.32%	46	75	-38.67%	449	489	-8.18%	37.4	101	77	2.70
#204 School	\$295,000	\$285,050	3.49%	54	63	-14.29%	408	424	-3.77%	34.0	75	31	2.21
#308 School	\$281,500	\$264,900	6.27%	35	39	-10.26%	211	223	-5.38%	17.6	40	19	2.27
<b>Batavia #510</b>	\$311,000	\$302,000	2.98%	76	88	-13.64%	360	365	-1.37%	30.0	100	37	3.33
<b>Big Rock/Hinckley</b>	\$245,000	\$199,750	22.65%	88	111	-20.72%	65	60	8.33%	5.4	28	3	5.17
<b>Bolingbrook #440</b>	\$235,000	\$222,000	5.86%	56	65	-13.85%	859	860	-0.12%	71.6	149	114	2.08
<b>Clarendon Hills #514</b>	\$604,750	\$611,000	-1.02%	122	120	1.67%	130	123	5.69%	10.8	52	10	4.80
<b>Cortland #112</b>	\$180,000	\$167,000	7.78%	41	56	-26.79%	66	59	11.86%	5.5	15	7	2.73
<b>Crest Hill #498</b>	\$185,000	\$196,000	-5.61%	40	74	-45.95%	167	173	-3.47%	13.9	26	10	1.87
<b>Darien #562</b>	\$346,500	\$330,000	5.00%	65	92	-29.35%	214	217	-1.38%	17.8	83	27	4.65
<b>Dekalb #115</b>	\$149,000	\$140,500	6.05%	65	85	-23.53%	394	372	5.91%	32.8	102	48	3.11
<b>Downers Grove #515</b>	\$380,500	\$375,000	1.47%	97	105	-7.62%	654	676	-3.25%	54.5	262	67	4.81
<b>Elburn #119</b>	\$299,450	\$285,250	4.98%	99	109	-9.17%	174	166	4.82%	14.5	66	21	4.55
<b>Elgin #123</b>													
#46 School	\$200,000	\$185,000	8.11%	56	72	-22.22%	845	989	-14.56%	70.4	179	116	2.54
#301 School	\$336,000	\$320,922	4.70%	127	137	-7.30%	229	220	4.09%	19.1	119	27	6.24

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Elmhurst #126	\$465,000	\$419,273	10.91%	94	96	-2.08%	601	630	-4.60%	50.1	262	68	5.23
Frankfort #423	\$336,500	\$340,000	-1.03%	98	105	-6.67%	384	387	-0.78%	32.0	159	47	4.97
Geneva #134	\$358,000	\$355,000	0.85%	81	97	-16.49%	459	501	-8.38%	38.3	156	42	4.08
Glen Ellyn #137	\$417,500	\$416,000	0.36%	105	100	5.00%	497	541	-8.13%	41.4	231	52	5.58
Hampshire #140	\$272,000	\$271,902	0.04%	98	105	-6.67%	289	290	-0.34%	24.1	89	41	3.70
Hinsdale #521	\$960,000	\$960,000	0.00%	169	163	3.68%	303	307	-1.30%	25.3	238	27	9.43
Lemont #439	\$390,000	\$385,000	1.30%	95	114	-16.67%	249	262	-4.96%	20.8	139	33	6.70
Lisle #532	\$363,125	\$345,000	5.25%	100	88	13.64%	244	252	-3.17%	20.3	87	30	4.28
Lockport/Homer #495	\$247,500	\$240,000	3.13%	64	75	-14.67%	369	420	-12.14%	30.8	87	62	2.83
Homer Glen #500	\$335,000	\$327,613	2.25%	111	110	0.91%	267	278	-3.96%	22.3	98	50	4.40
Lombard #148	\$272,750	\$265,000	2.92%	57	57	0.00%	550	590	-6.78%	45.8	146	46	3.19
Joliet #499													
#202 School	\$225,000	\$219,000	2.74%	44	50	-12.00%	198	218	-9.17%	16.5	33	48	2.00
#204 School	\$152,000	\$140,900	7.88%	58	61	-4.92%	1111	1055	5.31%	92.6	196	194	2.12
Mokena #448	\$320,000	\$298,000	7.38%	72	107	-32.71%	223	250	-10.80%	18.6	88	26	4.74
Montgomery #538	\$209,900	\$209,900	0.00%	43	52	-17.31%	451	452	-0.22%	37.6	87	54	2.31
Naperville #540													
#203 School	\$425,000	\$410,000	3.66%	89	94	-5.32%	979	975	0.41%	81.6	321	99	3.93

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#204 School	\$446,000	\$424,000	5.19%	84	91	-7.69%	821	881	-6.81%	68.4	312	83	4.56
Newark #541	\$180,000	\$160,000	12.50%	100	112	-10.71%	32	22	45.45%	2.7	13	11	4.88
New Lenox #451	\$297,800	\$276,000	7.90%	69	96	-28.13%	478	489	-2.25%	39.8	128	46	3.21
North Aurora #542	\$204,450	\$183,250	11.57%	69	84	-17.86%	362	320	13.13%	30.2	84	33	2.78
Oak Brook #523	\$840,000	\$790,000	6.33%	224	246	-8.94%	95	94	1.06%	7.9	85	14	10.74
Oswego #543	\$284,000	\$268,000	5.97%	61	71	-14.08%	535	557	-3.95%	44.6	144	68	3.23
Ottawa #350	\$115,500	\$123,000	-6.10%	127	121	4.96%	276	273	1.10%	23.0	128	35	5.57
Plainfield #544													
#202 School	\$262,500	\$248,000	5.85%	59	61	-3.28%	1141	1168	-2.31%	95.1	263	136	2.77
#204 School	\$232,500	\$223,000	4.26%	48	61	-21.31%	74	65	13.85%	6.2	20	5	3.24
#308 School	\$368,000	\$358,822	2.56%	93	154	-39.61%	105	114	-7.89%	8.8	56	20	6.40
Plano #545	\$180,000	\$170,817	5.38%	57	68	-16.18%	174	182	-4.40%	14.5	41	27	2.83
Romeoville #494													
#202 School	\$233,500	\$220,000	6.14%	42	54	-22.22%	96	128	-25.00%	8.0	27	11	3.38
#365 School	\$179,000	\$167,000	7.19%	48	61	-21.31%	328	336	-2.38%	27.3	51	40	1.87
St. Charles #174													
#301 School	\$360,804	\$323,625	11.49%	99	137	-27.74%	38	36	5.56%	3.2	28	6	8.84
#303 School	\$349,450	\$343,000	1.88%	118	114	3.51%	806	806	0.00%	67.2	365	107	5.43

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Sandwich #491	\$186,250	\$178,500	4.34%	64	69	-7.25%	122	110	10.91%	10.2	26	15	2.56
Shorewood #496	\$266,250	\$274,900	-3.15%	68	80	-15.00%	238	267	-10.86%	19.8	111	33	5.60
South Elgin #177	\$275,000	\$248,000	10.89%	64	79	-18.99%	238	286	-16.78%	19.8	70	49	3.53
Sugar Grove #554	\$279,000	\$288,200	-3.19%	88	96	-8.33%	163	162	0.62%	13.6	54	21	3.98
Sycamore #178	\$235,000	\$213,500	10.07%	74	72	2.78%	252	259	-2.70%	21.0	79	34	3.76
Villa Park #186	\$246,000	\$227,000	8.37%	54	57	-5.26%	293	307	-4.56%	24.4	67	32	2.74
Warrenville #555	\$267,500	\$245,000	9.18%	59	77	-23.38%	102	137	-25.55%	8.5	37	19	4.35
West Chicago #185	\$270,000	\$256,500	5.26%	77	101	-23.76%	318	319	-0.31%	26.5	113	52	4.26
Wheaton #187	\$396,000	\$375,000	5.60%	78	83	-6.02%	635	657	-3.35%	52.9	258	66	4.88
Willowbrook #516	\$465,000	\$375,000	24.00%	98	170	-42.35%	85	87	-2.30%	7.1	47	9	6.64
Winfield #190	\$329,500	\$312,500	5.44%	99	98	1.02%	128	133	-3.76%	10.7	55	14	5.16
Woodridge #517	\$285,000	\$288,000	-1.04%	61	74	-17.57%	277	305	-9.18%	23.1	72	32	3.12
Yorkville/Bristol #560	\$267,000	\$248,000	7.66%	71	97	-26.80%	379	429	-11.66%	31.6	135	54	4.27

\* 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 10/02/2018