

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

End of 3rd Quarter 2018 - Macro Analysis

**Rental Property Analysis - Single Family Detached & Attached Housing**

Area	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Rented Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Active Listings	Pending Rentals	Current Inventory
<b>Aurora #507</b>													
#129 School	\$1,325	\$1,400	-5.36%	37	42	-11.90%	52	66	-21.21%	4.3	12	1	2.77
#131 School	\$1,375	\$1,300	5.77%	31	37	-16.22%	133	140	-5.00%	11.1	18	5	1.62
#204 School	\$1,650	\$1,650	0.00%	35	32	9.38%	424	404	4.95%	35.3	50	4	1.42
#308 School	\$1,625	\$1,600	1.56%	37	38	-2.63%	135	147	-8.16%	11.3	16	1	1.42
<b>Batavia #510</b>	\$1,638	\$1,575	4.00%	37	32	15.63%	64	61	4.92%	5.3	13	1	2.44
<b>Big Rock/Hinckley</b>	\$1,413	\$1,300	8.69%	37	51	-27.45%	4	5	-20.00%	0.3	0	0	0.00
<b>Bolingbrook #440</b>	\$1,850	\$1,800	2.78%	40	41	-2.44%	192	215	-10.70%	16.0	20	2	1.25
<b>Clarendon Hills #514</b>	\$2,475	\$2,500	-1.00%	40	62	-35.48%	69	31	122.58%	5.8	21	0	3.65
<b>Cortland #112</b>	\$1,200	\$1,250	-4.00%	21	46	-54.35%	19	18	5.56%	1.6	4	0	2.53
<b>Crest Hill #498</b>	\$1,250	\$1,425	-12.28%	34	37	-8.11%	55	59	-6.78%	4.6	6	1	1.31
<b>Darien #562</b>	\$1,650	\$1,725	-4.35%	43	40	7.50%	85	99	-14.14%	7.1	28	1	3.95
<b>Dekalb #115</b>	\$1,200	\$1,200	0.00%	31	38	-18.42%	92	119	-22.69%	7.7	18	2	2.35
<b>Downers Grove #515</b>	\$1,750	\$1,798	-2.67%	39	38	2.63%	166	174	-4.60%	13.8	49	9	3.54
<b>Elburn #119</b>	\$1,550	\$1,498	3.47%	37	43	-13.95%	10	18	-44.44%	0.8	8	0	9.60
<b>Elgin #123</b>													
#46 School	\$1,425	\$1,475	-3.39%	33	37	-10.81%	288	343	-16.03%	24.0	21	3	0.88
#301 School	\$1,895	\$1,950	-2.82%	43	40	7.50%	44	55	-20.00%	3.7	4	0	1.09

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<b>Elmhurst #126</b>	\$2,100	\$1,950	7.69%	45	42	7.14%	153	168	-8.93%	12.8	34	2	2.67
<b>Frankfort #423</b>	\$1,730	\$1,995	-13.28%	48	33	45.45%	51	71	-28.17%	4.3	5	2	1.18
<b>Geneva #134</b>	\$1,995	\$1,950	2.31%	43	38	13.16%	93	110	-15.45%	7.8	15	1	1.94
<b>Glen Ellyn #137</b>	\$1,900	\$1,850	2.70%	39	41	-4.88%	84	105	-20.00%	7.0	22	2	3.14
<b>Hampshire #140</b>	\$1,595	\$1,498	6.48%	36	42	-14.29%	83	104	-20.19%	6.9	11	2	1.59
<b>Hinsdale #521</b>	\$3,000	\$3,500	-14.29%	72	44	63.64%	97	89	8.99%	8.1	28	1	3.46
<b>Homer Glen #500</b>	\$2,200	\$2,200	0.00%	48	32	50.00%	9	21	-57.14%	0.8	1	0	1.33
<b>Lemont #439</b>	\$1,950	\$1,745	11.75%	108	50	116.00%	24	27	-11.11%	2.0	8	2	4.00
<b>Lisle #532</b>	\$1,200	\$1,200	0.00%	38	34	11.76%	238	230	3.48%	19.8	23	4	1.16
<b>Lockport/Homer #495</b>	\$1,500	\$1,575	-4.76%	36	39	-7.69%	77	113	-31.86%	6.4	4	3	0.62
<b>Lombard #148</b>	\$1,650	\$1,650	0.00%	42	35	20.00%	142	160	-11.25%	11.8	47	1	3.97
<b>Joliet #499</b>													
#202 School	\$1,718	\$1,738	-1.15%	42	30	40.00%	34	46	-26.09%	2.8	5	1	1.76
#204 School	\$1,275	\$1,300	-1.92%	37	35	5.71%	168	185	-9.19%	14.0	15	1	1.07
<b>Mokena #448</b>	\$1,350	\$1,475	-8.47%	33	40	-17.50%	43	55	-21.82%	3.6	8	43	2.23
<b>Montgomery #538</b>	\$1,625	\$1,595	1.88%	42	34	23.53%	67	88	-23.86%	5.6	6	1	1.07
<b>Naperville #540</b>													
#203 School	\$1,850	\$1,963	-5.76%	41	41	0.00%	322	340	-5.29%	26.8	60	8	2.24

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#204 School	\$1,700	\$1,750	-2.86%	43	40	7.50%	471	485	-2.89%	39.3	112	12	2.85
Newark #541	\$1,500	\$1,495	0.33%	23	30	-23.33%	50	62	-19.35%	4.2	0	1	0.00
New Lenox #451	\$1,500	\$1,495	0.33%	23	30	-23.33%	50	62	-19.35%	4.2	6	2	1.44
North Aurora #542	\$1,773	\$1,750	1.31%	28	34	-17.65%	36	31	16.13%	3.0	3	0	1.00
Oak Brook #523	\$3,000	\$2,900	3.45%	92	85	0.08235	31	30	3.33%	2.6	13	0	5.03
Oswego #543	\$1,650	\$1,613	2.29%	32	38	-0.15789	127	164	-22.56%	10.6	23	2	2.17
Ottawa #350	\$1,113	\$1,000	11.30%	39	28	0.39286	44	29	51.72%	3.7	3	0	0.82
Plainfield #544													
#202 School	\$1,795	\$1,750	2.57%	42	36	16.67%	312	311	0.32%	26.0	36	7	1.38
#204 School	\$1,750	\$1,695	3.24%	40	32	25.00%	43	36	19.44%	3.6	2	0	0.56
#308 School	\$1,995	\$2,300	-13.26%	55	36	52.78%	9	14	-35.71%	0.8	0	1	0.00
Plano #545	\$1,425	\$1,399	1.86%	42	50	-16.00%	56	59	-5.08%	4.7	8	1	1.71
Romeoville #494													
#202 School	\$1,625	\$1,613	0.74%	61	50	22.00%	32	30	6.67%	2.7	1	0	0.38
#365 School	\$1,575	\$1,500	5.00%	50	45	11.11%	32	36	-11.11%	2.7	6	1	2.25
St. Charles #174	\$1,850	\$1,795	3.06%	44	40	10.00%	194	219	-11.42%	16.2	30	7	1.86
Sandwich #491	\$1,225	\$1,275	-3.92%	12	29	-58.62%	2	10	-80.00%	0.2	1	0	6.00
Shorewood #496	\$1,695	\$1,650	2.73%	36	38	-5.26%	43	49	-12.24%	3.6	3	1	0.84

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South Elgin #177	\$1,495	\$1,500	-0.33%	36	33	9.09%	83	107	-22.43%	6.9	4	3	0.58
Sugar Grove #554	\$1,722	\$1,725	-0.17%	49	36	36.11%	22	30	-26.67%	1.8	3	0	1.64
Sycamore #178	\$1,200	\$1,150	4.35%	18	21	-14.29%	50	85	-41.18%	4.2	9	2	2.16
Villa Park #186	\$1,605	\$1,500	7.00%	38	26	46.15%	54	59	-8.47%	4.5	6	2	1.33
Warrenville #555	\$1,600	\$1,495	7.02%	39	38	2.63%	34	23	47.83%	2.8	4	0	1.41
West Chicago #185	\$1,650	\$1,588	3.90%	49	35	40.00%	38	38	0.00%	3.2	6	0	1.89
Wheaton #187	\$1,650	\$1,700	-2.94%	42	36	16.67%	170	157	8.28%	14.2	34	4	2.40
Willowbrook #516	\$1,300	\$1,250	4.00%	33	37	-10.81%	93	94	-1.06%	7.8	16	0	2.06
Winfield #190	\$1,900	\$1,900	0.00%	46	61	-24.59%	22	27	-18.52%	1.8	5	0	2.73
Woodridge #517	\$1,450	\$1,750	-17.14%	51	50	2.00%	88	75	17.33%	7.3	17	3	2.32
Yorkville/Bristol #560	\$1,550	\$1,450	6.90%	33	40	-17.50%	103	125	-17.60%	8.6	10	2	1.17

\* 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 - based on the 12 month average absorption rates

\* Information obtained from local MRED MLS statistics. Report completed on 10/02/2018