

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

End of 3rd Quarter 2022 - Macro Analysis

Attached 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	\$189,500	\$166,000	14.16%	29	40	-27.50%	81	105	-22.86%	6.8	1	9	0.15
#131 School	\$150,000	\$125,000	20.00%	21	43	-51.16%	129	121	6.61%	10.8	8	11	0.74
#204 School	\$260,000	\$220,000	18.18%	23	24	-4.17%	510	506	0.79%	42.5	31	55	0.73
#308 School	\$233,944	\$199,950	17.00%	16	27	-40.74%	156	166	-6.02%	13.0	13	18	1.00
Batavia #510	\$317,285	\$269,976	17.52%	30	45	-33.33%	121	132	-8.33%	10.1	13	25	1.29
Big Rock/Hinckley	\$209,500	\$199,999	4.75%	7	32	-78.13%	3	1	200.00%	0.3	0	0	0.00
Bolingbrook #440	\$204,000	\$198,950	2.54%	43	37	16.22%	235	266	-11.65%	19.6	19	21	0.97
Clarendon Hills #514	\$235,000	\$233,000	0.86%	22	36	-38.89%	51	43	18.60%	4.3	5	10	1.18
Cortland #112	\$180,000	\$154,900	16.20%	74	46	60.87%	35	29	20.69%	2.9	5	2	1.71
Crest Hill #498	\$210,000	\$170,000	23.53%	24	30	-20.00%	169	179	-5.59%	14.1	6	19	0.43
Darien #562	\$271,500	\$228,250	18.95%	20	36	-44.44%	124	180	-31.11%	10.3	9	11	0.87
Dekalb #115	\$170,000	\$159,900	6.32%	19	27	-29.63%	73	109	-33.03%	6.1	2	4	0.33
Downers Grove #515	\$186,250	\$165,000	12.88%	33	42	-21.43%	302	315	-4.13%	25.2	18	30	0.72
Elburn #119	\$230,500	\$218,500	5.49%	14	25	-44.00%	27	33	-18.18%	2.3	0	5	0.00

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

End of 3rd Quarter 2022 - Macro Analysis

Attached 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
#202 School	\$245,000	\$210,500	16.39%	18	15	20.00%	111	108	2.78%	9.3	4	12	0.43
#204 School	\$178,000	\$150,000	18.67%	23	26	-11.54%	223	230	-3.04%	18.6	16	12	0.86
Mokena #448	\$260,000	\$240,000	8.33%	17	22	-22.73%	115	125	-8.00%	9.6	4	7	0.42
Montgomery #538	\$223,827	\$190,500	17.49%	14	32	-56.25%	117	120	-2.50%	9.8	3	14	0.31
Naperville #540													
#203 School	\$250,000	\$227,000	10.13%	33	45	-26.67%	307	395	-22.28%	25.6	18	48	0.70
#204 School	\$280,000	\$255,000	9.80%	20	31	-35.48%	486	601	-19.13%	40.5	20	35	0.49
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$199,950	\$180,000	11.08%	24	18	33.33%	102	97	5.15%	8.5	8	11	0.94
North Aurora #542	\$280,995	\$219,900	27.78%	58	44	31.82%	118	137	-13.87%	9.8	7	10	0.71
Oak Brook #523	\$380,000	\$377,500	0.66%	44	96	-54.17%	107	104	2.88%	8.9	11	10	1.23
Oswego #543	\$248,500	\$215,000	15.58%	21	31	-32.26%	208	284	-26.76%	17.3	10	32	0.58
Ottawa #350	\$158,000	\$143,000	10.49%	43	78	-44.87%	15	19	-21.05%	1.3	5	1	4.00
Plainfield #544													
#202 School	\$244,000	\$212,250	14.96%	23	19	21.05%	311	332	-6.33%	25.9	29	56	1.12

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

End of 3rd Quarter 2022 - Macro Analysis

Attached 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
#204 School	\$229,000	\$209,500	9.31%	16	10	60.00%	25	34	-26.47%	2.1	2	5	0.96
#308 School	\$320,000	\$294,580	8.63%	13	34	-61.76%	11	21	-47.62%	0.9	2	0	2.18
Plano #545	\$190,000	\$165,050	15.12%	20	13	53.85%	53	90	-41.11%	4.4	0	4	0.00
Romeoville #494													
#202 School	\$249,000	\$210,000	18.57%	13	14	-7.14%	43	51	-15.69%	3.6	2	2	0.56
#365 School	\$217,000	\$197,250	10.01%	21	24	-12.50%	103	102	0.98%	8.6	4	10	0.47
St. Charles #174													
#301 School	\$190,000	\$230,000	-17.39%	43	26	65.38%	1	3	-66.67%	0.1	0	0	0.00
#303 School	\$299,000	\$258,650	15.60%	30	34	-11.76%	143	203	-29.56%	11.9	7	15	0.59
Sandwich #491	\$181,500	\$136,000	33.46%	17	10	70.00%	11	13	-15.38%	0.9	0	0	0.00
Shorewood #496	\$229,900	\$205,000	12.15%	9	17	-47.06%	73	85	-14.12%	6.1	4	7	0.66
South Elgin #177	\$233,800	\$205,000	14.05%	28	30	-6.67%	218	178	22.47%	18.2	25	32	1.38
Sugar Grove #554	\$235,000	\$225,000	4.44%	14	32	-56.25%	69	75	-8.00%	5.8	0	5	0.00
Sycamore #178	\$192,750	\$156,100	23.48%	37	40	-7.50%	116	113	2.65%	9.7	17	11	1.76
Villa Park #186	\$190,000	\$177,000	7.34%	48	39	23.08%	85	112	-24.11%	7.1	10	5	1.41

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

End of 3rd Quarter 2022 - Macro Analysis

Attached 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
Warrenville #555	\$250,000	\$225,500	10.86%	40	43	-6.98%	159	189	-15.87%	13.3	5	20	0.38
West Chicago #185	\$232,500	\$222,500	4.49%	17	40	-57.50%	34	38	-10.53%	2.8	3	0	1.06
Wheaton #187	\$220,000	\$215,500	2.09%	20	49	-59.18%	283	306	-7.52%	23.6	11	16	0.47
Willowbrook #516	\$188,000	\$173,500	8.36%	24	41	-41.46%	191	195	-2.05%	15.9	16	23	1.01
Winfield #190	\$299,000	\$280,000	6.79%	18	26	-30.77%	75	111	-32.43%	6.3	4	10	0.64
Woodridge #517	\$180,000	\$156,000	15.38%	28	47	-40.43%	195	188	3.72%	16.3	6	13	0.37
Yorkville/Bristol #560	\$248,000	\$195,000	27.18%	35	21	66.67%	282	257	9.73%	23.5	21	34	0.89

* Items shaded in green represent a larger than 5% increase in median price levels.

* Items shaded in red represent a less than 3 month supply.

* Information obtained from local MRED MLS statistics. Report completed on 10/05/2022