

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

End of 3rd Quarter 2022 - Macro Analysis

Detached Single Family Housing

Area	Sales			Sales			Sales				Inventory		
	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
	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels		
Aurora #507													
#129 School	\$260,000	\$234,900	10.69%	26	29	-10.34%	503	637	-21.04%	41.9	37	40	0.88
#131 School	\$211,000	\$185,000	14.05%	23	38	-39.47%	440	439	0.23%	36.7	37	38	1.01
#204 School	\$416,000	\$359,750	15.64%	19	27	-29.63%	349	492	-29.07%	29.1	20	40	0.69
#308 School	\$380,000	\$332,750	14.20%	21	23	-8.70%	179	236	-24.15%	14.9	12	21	0.80
Batavia #510	\$395,000	\$364,000	8.52%	24	38	-36.84%	314	401	-21.70%	26.2	30	23	1.15
Big Rock/Hinckley	\$301,112	\$254,000	18.55%	67	40	67.50%	60	79	-24.05%	5.0	14	5	2.80
Bolingbrook #440	\$342,750	\$295,000	16.19%	22	24	-8.33%	814	854	-4.68%	67.8	66	91	0.97
Clarendon Hills #514	\$685,000	\$670,000	2.24%	48	62	-22.58%	145	194	-25.26%	12.1	25	8	2.07
Cortland #112	\$252,000	\$218,700	15.23%	24	18	33.33%	68	56	21.43%	5.7	8	8	1.41
Crest Hill #498	\$259,900	\$230,000	13.00%	22	31	-29.03%	157	170	-7.65%	13.1	14	16	1.07
Darien #562	\$400,000	\$399,900	0.03%	32	38	-15.79%	249	277	-10.11%	20.8	16	19	0.77
Dekalb #115	\$190,000	\$175,000	8.57%	33	31	6.45%	365	368	-0.82%	30.4	30	35	0.99
Downers Grove #515	\$451,001	\$432,500	4.28%	39	56	-30.36%	686	833	-17.65%	57.2	92	66	1.61
Elburn #119	\$400,000	\$350,000	14.29%	50	63	-20.63%	191	205	-6.83%	15.9	29	20	1.82
Elgin #123													
#46 School	\$270,000	\$246,500	9.53%	27	37	-27.03%	867	976	-11.17%	72.3	84	94	1.16
#301 School	\$460,000	\$396,000	16.16%	44	38	15.79%	287	317	-9.46%	23.9	59	42	2.47

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Elmhurst #126	\$540,000	\$510,000	5.88%	51	73	-30.14%	614	754	-18.57%	51.2	106	57	2.07
Frankfort #423	\$500,000	\$432,000	15.74%	31	41	-24.39%	421	495	-14.95%	35.1	43	40	1.23
Geneva #134	\$456,750	\$415,000	10.06%	34	46	-26.09%	422	614	-31.27%	35.2	24	34	0.68
Glen Ellyn #137	\$500,000	\$486,000	2.88%	40	68	-41.18%	465	695	-33.09%	38.8	43	45	1.11
Hampshire #140	\$388,990	\$320,000	21.56%	42	48	-12.50%	332	316	5.06%	27.7	69	45	2.49
Hinsdale #521	\$1,107,400	\$999,950	10.75%	66	115	-42.61%	390	474	-17.72%	32.5	56	26	1.72
Lemont #439	\$505,000	\$470,000	7.45%	49	72	-31.94%	271	325	-16.62%	22.6	42	33	1.86
Lisle #532	\$425,000	\$399,000	6.52%	36	53	-32.08%	273	273	0.00%	22.8	15	13	0.66
Lockport/Homer #495	\$300,000	\$283,250	5.91%	24	34	-29.41%	397	444	-10.59%	33.1	43	48	1.30
Homer Glen #500	\$431,500	\$415,000	3.98%	42	59	-28.81%	252	311	-18.97%	21.0	40	26	1.90
Lombard #148	\$344,000	\$320,000	7.50%	35	40	-12.50%	530	681	-22.17%	44.2	57	48	1.29
Joliet #499													
#202 School	\$307,000	\$270,000	13.70%	22	20	10.00%	173	181	-4.42%	14.4	20	29	1.39
#204 School	\$215,000	\$200,000	7.50%	32	30	6.67%	1175	1148	2.35%	97.9	118	135	1.21
Mokena #448	\$437,000	\$385,500	13.36%	36	45	-20.00%	257	374	-31.28%	21.4	33	24	1.54
Montgomery #538	\$280,000	\$250,075	11.97%	19	27	-29.63%	384	419	-8.35%	32.0	27	48	0.84
Naperville #540													
#203 School	\$550,000	\$493,000	11.56%	34	61	-44.26%	902	1130	-20.18%	75.2	97	77	1.29

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#204 School	\$605,000	\$530,000	14.15%	25	38	-34.21%	810	1145	-29.26%	67.5	61	61	0.90
Newark #541	\$272,450	\$359,900	-24.30%	38	66	-42.42%	34	35	-2.86%	2.8	4	5	1.41
New Lenox #451	\$385,000	\$343,000	12.24%	28	37	-24.32%	456	525	-13.14%	38.0	65	50	1.71
North Aurora #542	\$363,750	\$330,000	10.23%	28	39	-28.21%	230	272	-15.44%	19.2	20	17	1.04
Oak Brook #523	\$902,500	\$790,250	14.20%	106	167	-36.53%	130	134	-2.99%	10.8	44	12	4.06
Oswego #543	\$395,000	\$339,060	16.50%	31	37	-16.22%	527	671	-21.46%	43.9	53	43	1.21
Ottawa #350	\$155,000	\$150,000	3.33%	54	71	-23.94%	283	331	-14.50%	23.6	40	34	1.70
Plainfield #544													
#202 School	\$370,000	\$325,000	13.85%	22	25	-12.00%	1050	1290	-18.60%	87.5	88	142	1.01
#204 School	\$320,000	\$295,000	8.47%	20	19	5.26%	63	59	6.78%	5.3	3	4	0.57
#308 School	\$510,000	\$447,500	13.97%	71	68	4.41%	129	180	-28.33%	10.8	33	50	3.07
Plano #545	\$272,790	\$236,823	15.19%	25	45	-44.44%	223	212	5.19%	18.6	21	31	1.13
Romeoville #494													
#202 School	\$325,000	\$290,000	12.07%	21	21	0.00%	74	119	-37.82%	6.2	6	8	0.97
#365 School	\$255,000	\$230,000	10.87%	26	26	0.00%	306	347	-11.82%	25.5	27	23	1.06
St. Charles #174													
#301 School	\$482,000	\$438,750	9.86%	66	80	-17.50%	39	58	-32.76%	3.3	3	3	0.92
#303 School	\$457,000	\$415,000	10.12%	31	47	-34.04%	742	1001	-25.87%	61.8	84	73	1.36

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Sandwich #491	\$255,000	\$232,500	9.68%	26	43	-39.53%	123	125	-1.60%	10.3	15	14	1.46
Shorewood #496	\$376,769	\$340,500	10.65%	34	41	-17.07%	290	324	-10.49%	24.2	36	32	1.49
South Elgin #177	\$373,500	\$333,265	12.07%	35	33	6.06%	263	330	-20.30%	21.9	37	49	1.69
Sugar Grove #554	\$395,250	\$360,000	9.79%	32	46	-30.43%	170	227	-25.11%	14.2	24	14	1.69
Sycamore #178	\$300,000	\$280,000	7.14%	39	43	-9.30%	244	303	-19.47%	20.3	29	32	1.43
Villa Park #186	\$305,000	\$285,000	7.02%	27	29	-6.90%	287	296	-3.04%	23.9	21	34	0.88
Warrenville #555	\$330,000	\$315,000	4.76%	35	50	-30.00%	108	155	-30.32%	9.0	10	8	1.11
West Chicago #185	\$340,000	\$333,500	1.95%	30	38	-21.05%	313	371	-15.63%	26.1	29	31	1.11
Wheaton #187	\$453,000	\$417,000	8.63%	41	54	-24.07%	772	996	-22.49%	64.3	75	60	1.17
Willowbrook #516	\$465,000	\$474,900	-2.08%	68	79	-13.92%	95	119	-20.17%	7.9	24	8	3.03
Winfield #190	\$444,052	\$378,875	17.20%	27	60	-55.00%	168	192	-12.50%	14.0	23	29	1.64
Woodridge #517	\$365,000	\$333,000	9.61%	20	29	-31.03%	295	327	-9.79%	24.6	19	27	0.77
Yorkville/Bristol #560	\$374,950	\$319,900	17.21%	27	36	-25.00%	486	566	-14.13%	40.5	82	48	2.02

* Items shaded in green represent a larger than 5% 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 10/05/2022