

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

End of 3rd Quarter 2022 - 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
Aurora #507													
#129 School	\$1,425	\$1,275	11.76%	25	29	-13.79%	57	48	18.75%	4.8	1	1	0.21
#131 School	\$1,380	\$1,395	-1.08%	29	30	-3.33%	122	100	22.00%	10.2	7	3	0.69
#204 School	\$2,100	\$1,800	16.67%	22	23	-4.35%	318	304	4.61%	26.5	28	5	1.06
#308 School	\$1,998	\$1,850	8.00%	19	17	11.76%	84	85	-1.18%	7.0	11	1	1.57
Batavia #510	\$1,850	\$1,300	42.31%	25	27	-7.41%	57	47	21.28%	4.8	2	1	0.42
Big Rock/Hinckley	\$1,250	\$1,288	-2.95%	40	18	122.22%	5	2	150.00%	0.4	0	1	0.00
Bolingbrook #440	\$2,148	\$1,998	7.51%	22	22	0.00%	70	68	2.94%	5.8	10	0	1.71
Clarendon Hills #514	\$2,725	\$2,450	11.22%	27	40	-32.50%	50	47	6.38%	4.2	5	0	1.20
Cortland #112	\$1,475	\$1,200	22.92%	12	43	-72.09%	4	2	100.00%	0.3	1	0	3.00
Crest Hill #498	\$1,600	\$1,275	25.49%	32	21	52.38%	38	28	35.71%	3.2	2	0	0.63
Darien #562	\$2,000	\$1,800	11.11%	24	22	9.09%	57	49	16.33%	4.8	6	1	1.26
Dekalb #115	\$1,483	\$1,300	14.08%	26	34	-23.53%	40	51	-21.57%	3.3	2	0	0.60
Downers Grove #515	\$2,100	\$1,833	14.57%	25	34	-26.47%	135	148	-8.78%	11.3	30	4	2.67
Elburn #119	\$2,150	\$2,173	-1.06%	22	15	46.67%	3	4	-25.00%	0.3	1	0	4.00
Elgin #123													
#46 School	\$1,600	\$1,400	14.29%	21	37	-43.24%	144	170	-15.29%	12.0	9	1	0.75

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	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
#301 School	\$2,645	\$2,170	21.89%	35	22	59.09%	15	21	-28.57%	1.3	1	0	0.80
Elmhurst #126	\$2,600	\$2,200	18.18%	28	36	-22.22%	194	148	31.08%	16.2	29	1	1.79
Frankfort #423	\$2,373	\$2,175	9.10%	21	24	-12.50%	44	33	33.33%	3.7	0	1	0.00
Geneva #134	\$2,300	\$2,125	8.24%	26	25	4.00%	61	50	22.00%	5.1	2	3	0.39
Glen Ellyn #137	\$2,323	\$2,100	10.62%	33	39	-15.38%	54	67	-19.40%	4.5	12	2	2.67
Hampshire #140	\$2,173	\$1,900	14.37%	34	23	47.83%	84	72	16.67%	7.0	11	0	1.57
Hinsdale #521	\$3,950	\$3,100	27.42%	28	26	7.69%	38	62	-38.71%	3.2	4	0	1.26
Homer Glen #500	\$2,675	\$3,700	-27.70%	35	16	118.75%	8	3	166.67%	0.7	1	0	1.50
Lemont #439	\$1,750	\$2,100	-16.67%	28	28	0.00%	19	20	-5.00%	1.6	3	0	1.89
Lisle #532	\$1,450	\$1,375	5.45%	20	30	-33.33%	147	173	-15.03%	12.3	7	3	0.57
Lockport/Homer #495	\$1,750	\$1,700	2.94%	22	20	10.00%	45	66	-31.82%	3.8	7	1	1.87
Lombard #148	\$1,750	\$1,650	6.06%	25	30	-16.67%	119	124	-4.03%	9.9	14	3	1.41
Joliet #499													
#202 School	\$2,373	\$2,023	17.30%	22	15	46.67%	8	10	-20.00%	0.7	0	0	0.00
#204 School	\$1,350	\$1,300	3.85%	24	25	-4.00%	123	95	29.47%	10.3	9	2	0.88
Mokena #448	\$1,600	\$1,400	14.29%	26	25	4.00%	23	26	-11.54%	1.9	0	0	0.00
Montgomery #538	\$2,100	\$1,850	13.51%	26	28	-7.14%	46	29	58.62%	3.8	1	2	0.26

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Naperville #540													
#203 School	\$2,400	\$2,150	11.63%	25	33	-24.24%	274	294	-6.80%	22.8	32	5	1.40
#204 School	\$2,350	\$1,960	19.90%	23	22	4.55%	378	358	5.59%	31.5	91	12	2.89
Newark #541	\$1,700	\$0	#DIV/0!	14	0	#DIV/0!	1	0	#DIV/0!	0.1	1	0	12.00
New Lenox #451	\$1,525	\$1,500	1.67%	22	29	-24.14%	36	37	-2.70%	3.0	0	0	0.00
North Aurora #542	\$2,170	\$1,500	44.67%	16	12	33.33%	48	54	-11.11%	4.0	0	2	0.00
Oak Brook #523	\$4,350	\$3,800	14.47%	41	46	-0.1087	16	13	23.08%	1.3	0	1	0.00
Oswego #543	\$2,000	\$1,800	11.11%	22	18	0.22222	88	90	-2.22%	7.3	3	0	0.41
Ottawa #350	\$800	\$800	0.00%	21	29	-0.27586	19	31	-38.71%	1.6	0	0	0.00
Plainfield #544													
#202 School	\$2,173	\$1,995	8.92%	26	20	30.00%	152	147	3.40%	12.7	14	1	1.11
#204 School	\$2,050	\$2,013	1.84%	27	37	-27.03%	12	14	-14.29%	1.0	1	0	1.00
#308 School	\$2,275	\$2,425	-6.19%	25	38	-34.21%	8	6	33.33%	0.7	0	0	0.00
Plano #545	\$1,750	\$1,596	9.65%	36	37	-2.70%	24	33	-27.27%	2.0	0	0	0.00
Romeoville #494													
#202 School	\$2,225	\$1,825	21.92%	32	27	18.52%	16	16	0.00%	1.3	0	2	0.00
#365 School	\$2,000	\$1,895	5.54%	35	24	45.83%	24	15	60.00%	2.0	5	0	2.50

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St. Charles #174	\$2,100	\$1,963	6.98%	26	28	-7.14%	87	106	-17.92%	7.3	9	0	1.24
Sandwich #491	\$800	\$900	-11.11%	86	39	120.51%	3	10	-70.00%	0.3	1	0	4.00
Shorewood #496	\$2,000	\$1,800	11.11%	29	16	81.25%	18	19	-5.26%	1.5	3	0	2.00
South Elgin #177	\$1,850	\$1,600	15.63%	25	27	-7.41%	40	39	2.56%	3.3	2	0	0.60
Sugar Grove #554	\$2,100	\$2,400	-12.50%	25	39	-35.90%	11	11	0.00%	0.9	0	1	0.00
Sycamore #178	\$1,600	\$1,350	18.52%	15	23	-34.78%	40	41	-2.44%	3.3	4	0	1.20
Villa Park #186	\$1,975	\$1,600	23.44%	24	26	-7.69%	20	33	-39.39%	1.7	2	0	1.20
Warrenville #555	\$2,195	\$1,695	29.50%	27	26	3.85%	33	10	230.00%	2.8	1	1	0.36
West Chicago #185	\$1,695	\$1,700	-0.29%	23	29	-20.69%	19	25	-24.00%	1.6	2	0	1.26
Wheaton #187	\$1,700	\$1,695	0.29%	28	33	-15.15%	134	131	2.29%	11.2	54	3	4.84
Willowbrook #516	\$1,563	\$1,300	20.23%	22	31	-29.03%	58	58	0.00%	4.8	2	1	0.41
Winfield #190	\$2,600	\$2,275	14.29%	19	15	26.67%	11	18	-38.89%	0.9	1	0	1.09
Woodridge #517	\$1,985	\$1,713	15.88%	21	31	-32.26%	45	60	-25.00%	3.8	4	1	1.07
Yorkville/Bristol #560	\$1,900	\$1,595	19.12%	30	24	25.00%	77	67	14.93%	6.4	7	2	1.09

* 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 - based on the 12 month average absorption rates

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