

Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 4th Quarter 2014 - Macro Analysis - 01/01/2015 Report

Detached Houses

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Sales Last 12 Months	# Sales Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Sales	Current Inventory
	Median Sales Price			Average DOM			# of Total Sales				Inventory Levels		
Aurora #507													
#129 School	\$132,500	\$110,000	20.45%	94	92	2.17%	513	585	-12.31%	42.8	111	74	2.60
#131 School	\$87,500	\$67,000	30.60%	95	86	10.47%	551	669	-17.64%	45.9	116	82	2.53
#204 School	\$270,000	\$273,000	-1.10%	78	86	-9.30%	323	391	-17.39%	26.9	98	34	3.64
#308 School	\$228,250	\$225,000	1.44%	84	87	-3.45%	166	197	-15.74%	13.8	69	27	4.99
Batavia #510	\$260,000	\$267,500	-2.80%	100	103	-2.91%	316	338	-6.51%	26.3	92	31	3.49
Big Rock/Hinckley	\$168,000	\$156,600	7.28%	148	142	4.23%	37	56	-33.93%	3.1	24	5	7.78
Bolingbrook #440	\$185,000	\$184,950	0.03%	78	93	-16.13%	759	720	5.42%	63.3	234	143	3.70
Clarendon Hills #514	\$660,000	\$572,000	15.38%	100	94	6.38%	119	144	-17.36%	9.9	37	5	3.73
Cortland #112	\$142,500	\$119,500	19.25%	81	90	-10.00%	60	66	-9.09%	5.0	17	7	3.40
Crest Hill #498	\$134,000	\$127,900	4.77%	106	103	2.91%	141	125	12.80%	11.8	39	14	3.32
Darien #562	\$307,500	\$284,500	8.08%	81	99	-18.18%	180	174	3.45%	15.0	46	12	3.07
Dekalb #115	\$128,000	\$117,000	9.40%	115	137	-16.06%	277	295	-6.10%	23.1	102	24	4.42
Downers Grove #515	\$340,000	\$325,000	4.62%	94	118	-20.34%	547	608	-10.03%	45.6	199	46	4.37
Elburn #119	\$226,000	\$241,000	-6.22%	135	164	-17.68%	139	162	-14.20%	11.6	68	23	5.87
Elgin #123													
#46 School	\$137,750	\$121,750	13.14%	90	126	-28.57%	996	1083	-8.03%	83.0	238	170	2.87
#301 School	\$306,360	\$296,300	3.40%	126	143	-11.89%	214	205	4.39%	17.8	144	33	8.07
Elmhurst #126	\$390,000	\$380,500	2.50%	94	97	-3.09%	579	572	1.22%	48.3	207	50	4.29

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Frankfort #423	\$320,000	\$312,500	2.40%	104	145	-28.28%	343	371	-7.55%	28.6	126	42	4.41
Geneva #134	\$326,500	\$315,500	3.49%	98	97	1.03%	404	444	-9.01%	33.7	133	31	3.95
Glen Ellyn #137	\$390,500	\$370,750	5.33%	80	88	-9.09%	459	509	-9.82%	38.3	175	38	4.58
Hampshire #140	\$235,000	\$207,000	13.53%	101	148	-31.76%	189	182	3.85%	15.8	74	27	4.70
Hinsdale #521	\$883,500	\$930,000	-5.00%	114	142	-19.72%	278	332	-16.27%	23.2	130	35	5.61
Lemont #439	\$358,250	\$342,500	4.60%	114	186	-38.71%	188	200	-6.00%	15.7	105	35	6.70
Lisle #532	\$360,500	\$315,438	14.29%	86	120	-28.33%	265	184	44.02%	22.1	72	54	3.26
Lockport/Homer Glen	\$175,000	\$188,500	-7.16%	90	115	-21.74%	369	340	8.53%	30.8	138	44	4.49
Lombard #148	\$225,000	\$217,901	3.26%	86	101	-14.85%	453	489	-7.36%	37.8	135	53	3.58
Joliet #499													
#202 School	\$177,500	\$170,000	4.41%	86	80	7.50%	163	153	6.54%	13.6	49	28	3.61
#204 School	\$93,000	\$96,050	-3.18%	91	109	-16.51%	1071	864	23.96%	89.3	321	124	3.60
Mokena #448	\$298,000	\$266,500	11.82%	103	98	5.10%	247	234	5.56%	20.6	84	24	4.08
Montgomery #538	\$167,000	\$158,250	5.53%	79	91	-13.19%	355	384	-7.55%	29.6	101	57	3.41
Naperville #540													
#203 School	\$391,900	\$380,000	3.13%	83	81	2.47%	797	882	-9.64%	66.4	257	81	3.87
#204 School	\$425,000	\$431,000	-1.39%	83	70	18.57%	746	775	-3.74%	62.2	214	62	3.44
Newark #541	\$164,500	\$205,500	-19.95%	226	238	-5.04%	30	24	25.00%	2.5	15	4	6.00
New Lenox #451	\$255,900	\$245,000	4.45%	95	122	-22.13%	397	349	13.75%	33.1	143	46	4.32

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North Aurora #542	\$235,000	\$235,000	0.00%	124	97	27.84%	191	197	-3.05%	15.9	95	22	5.97
Oak Brook #523	\$723,000	\$770,551	-6.17%	233	160	45.63%	72	96	-25.00%	6.0	77	15	12.83
Oswego #543	\$239,900	\$227,083	5.64%	109	92	18.48%	485	492	-1.42%	40.4	166	60	4.11
Ottawa #350	\$95,000	\$92,500	2.70%	161	173	-6.94%	267	241	10.79%	22.3	149	28	6.70
Plainfield #544													
#202 School	\$222,500	\$202,000	10.15%	75	76	-1.32%	991	983	0.81%	82.6	255	147	3.09
#204 School	\$191,250	\$189,750	0.79%	76	75	1.33%	67	64	4.69%	5.6	14	7	2.51
#308 School	\$320,000	\$325,000	-1.54%	113	119	-5.04%	79	85	-7.06%	6.6	71	10	10.78
Plano #545	\$138,950	\$111,000	25.18%	107	81	32.10%	166	196	-15.31%	13.8	41	17	2.96
Romeoville #494	\$158,500	\$149,000	6.38%	77	100	-23.00%	465	395	17.72%	38.8	120	87	3.10
St. Charles #174													
#301 School	\$312,500	\$306,500	1.96%	129	187	-31.02%	41	48	-14.58%	3.4	30	6	8.78
#303 School	\$320,000	\$305,000	4.92%	116	136	-14.71%	663	755	-12.19%	55.3	305	77	5.52
Sandwich #491	\$138,100	\$127,500	8.31%	111	103	7.77%	100	91	9.89%	8.3	42	9	5.04
Shorewood #496	\$229,450	\$230,000	-0.24%	85	103	-17.48%	232	227	2.20%	19.3	100	34	5.17
South Elgin #177	\$209,000	\$196,900	6.15%	95	84	13.10%	231	253	-8.70%	19.3	67	37	3.48
Sugar Grove #554	\$276,000	\$250,000	10.40%	104	100	4.00%	133	136	-2.21%	11.1	66	11	5.95
Sycamore #178	\$180,000	\$183,788	-2.06%	104	110	-5.45%	203	227	-10.57%	16.9	76	28	4.49
Villa Park #186	\$194,900	\$176,500	10.42%	69	83	-16.87%	263	259	1.54%	21.9	69	22	3.15

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Warrenville #555	\$220,250	\$178,000	23.74%	97	118	-17.80%	82	107	-23.36%	6.8	31	8	4.54
West Chicago #185	\$216,500	\$172,500	25.51%	102	134	-23.88%	293	354	-17.23%	24.4	123	51	5.04
Wheaton #187	\$334,500	\$335,000	-0.15%	95	95	0.00%	629	679	-7.36%	52.4	158	64	3.01
Willowbrook #516	\$402,500	\$355,000	13.38%	127	139	-8.63%	78	74	5.41%	6.5	42	16	6.46
Winfield #190	\$343,000	\$262,550	30.64%	111	133	-16.54%	139	134	3.73%	11.6	57	26	4.92
Woodridge #517	\$240,000	\$227,000	5.73%	74	82	-9.76%	222	262	-15.27%	18.5	70	32	3.78
Yorkville #560	\$228,000	\$215,000	6.05%	113	105	7.62%	294	325	-9.54%	24.5	126	39	5.14

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey Completed on 01/06/2015

* Items shaded in red represent less than a 3 Month supply of housing - based on the 12 month average absorption rates