

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

End of 4th Quarter 2017

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	\$1,300	\$1,425	-8.77%	45	39	15.38%	57	102	-44.12%	4.8	5	0	1.05
#131 School	\$1,350	\$1,350	0.00%	34	47	-27.66%	139	171	-18.71%	11.6	10	1	0.86
#204 School	\$1,650	\$1,600	3.13%	31	35	-11.43%	403	459	-12.20%	33.6	52	6	1.55
#308 School	\$1,600	\$1,595	0.31%	36	40	-10.00%	142	153	-7.19%	11.8	20	2	1.69
Batavia #510	\$1,573	\$1,498	5.01%	32	33	-3.03%	56	74	-24.32%	4.7	11	1	2.36
Big Rock/Hinckley	\$1,350	\$1,250	8.00%	41	50	-18.00%	5	9	-44.44%	0.4	0	0	0.00
Bolingbrook #440	\$1,850	\$1,750	5.71%	42	46	-8.70%	211	243	-13.17%	17.6	20	5	1.14
Clarendon Hills #514	\$2,825	\$2,400	17.71%	68	54	25.93%	26	47	-44.68%	2.2	10	0	4.62
Cortland #112	\$1,200	\$1,350	-11.11%	28	43	-34.88%	19	17	11.76%	1.6	1	0	0.63
Crest Hill #498	\$1,437	\$1,395	3.01%	41	36	13.89%	50	61	-18.03%	4.2	6	1	1.44
Darien #562	\$1,738	\$1,598	8.76%	37	40	-7.50%	106	96	10.42%	8.8	16	2	1.81
Dekalb #115	\$1,200	\$1,200	0.00%	33	39	-15.38%	115	124	-7.26%	9.6	11	2	1.15
Downers Grove #515	\$1,750	\$1,700	2.94%	37	40	-7.50%	165	194	-14.95%	13.8	34	2	2.47
Elburn #119	\$1,498	\$1,895	-20.95%	40	57	-29.82%	16	19	-15.79%	1.3	2	0	1.50
Elgin #123													
#46 School	\$1,475	\$1,415	4.24%	34	39	-12.82%	333	345	-3.48%	27.8	30	1	1.08
#301 School	\$1,900	\$2,048	-7.23%	34	50	-32.00%	48	70	-31.43%	4.0	6	0	1.50

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	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Elmhurst #126	\$2,000	\$1,900	5.26%	43	40	7.50%	153	177	-13.56%	12.8	40	0	3.14
Frankfort #423	\$1,950	\$1,800	8.33%	37	44	-15.91%	67	78	-14.10%	5.6	10	0	1.79
Geneva #134	\$1,995	\$2,100	-5.00%	42	40	5.00%	114	102	11.76%	9.5	12	3	1.26
Glen Ellyn #137	\$1,900	\$1,845	2.98%	37	38	-2.63%	103	115	-10.43%	8.6	10	1	1.17
Hampshire #140	\$1,535	\$1,495	2.68%	44	48	-8.33%	97	116	-16.38%	8.1	3	2	0.37
Hinsdale #521	\$3,300	\$3,000	10.00%	47	47	0.00%	100	89	12.36%	8.3	23	0	2.76
Homer Glen #500	\$2,300	\$2,250	2.22%	36	64	-43.75%	20	19	5.26%	1.7	0	0	0.00
Lemont #439	\$1,825	\$1,650	10.61%	52	46	13.04%	26	41	-36.59%	2.2	10	0	4.62
Lisle #532	\$1,225	\$1,175	4.26%	35	32	9.38%	235	218	7.80%	19.6	37	5	1.89
Lockport/Homer #495	\$1,563	\$1,550	0.84%	39	37	5.41%	98	137	-28.47%	8.2	10	0	1.22
Lombard #148	\$1,650	\$1,550	6.45%	37	32	15.63%	153	194	-21.13%	12.8	22	4	1.73
Joliet #499													
#202 School	\$1,730	\$1,695	2.06%	29	37	-21.62%	45	50	-10.00%	3.8	4	1	1.07
#204 School	\$1,300	\$1,350	-3.70%	35	37	-5.41%	171	193	-11.40%	14.3	26	3	1.82
Mokena #448	\$1,450	\$1,450	0.00%	35	34	2.94%	59	54	9.26%	4.9	4	1	0.81
Montgomery #538	\$1,600	\$1,595	0.31%	34	43	-20.93%	85	101	-15.84%	7.1	16	0	2.26
Naperville #540													
#203 School	\$1,950	\$1,950	0.00%	40	44	-9.09%	320	393	-18.58%	26.7	43	5	1.61

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#204 School	\$1,750	\$1,700	2.94%	39	42	-7.14%	476	538	-11.52%	39.7	61	4	1.54
Newark #541	\$1,250	\$0	#DIV/0!	29	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00
New Lenox #451	\$1,413	\$1,450	-2.55%	28	29	-3.45%	58	68	-14.71%	4.8	4	1	0.83
North Aurora #542	\$1,773	\$1,840	-3.64%	31	57	-45.61%	32	35	-8.57%	2.7	4	0	1.50
Oak Brook #523	\$2,800	\$2,750	1.82%	83	71	0.16901	35	33	6.06%	2.9	8	0	2.74
Oswego #543	\$1,600	\$1,650	-3.03%	37	39	-0.05128	157	176	-10.80%	13.1	13	2	0.99
Ottawa #350	\$925	\$1,000	-7.50%	26	31	-0.16129	35	23	52.17%	2.9	9	3	3.09
Plainfield #544													
#202 School	\$1,795	\$1,695	5.90%	37	44	-15.91%	300	394	-23.86%	25.0	33	6	1.32
#204 School	\$1,695	\$1,675	1.19%	39	41	-4.88%	40	49	-18.37%	3.3	5	0	1.50
#308 School	\$2,038	\$2,300	-11.39%	29	50	-42.00%	12	16	-25.00%	1.0	2	0	2.00
Plano #545	\$1,400	\$1,395	0.36%	50	60	-16.67%	64	75	-14.67%	5.3	8	0	1.50
St. Charles #174													
#301 School	\$2,100	\$2,200	-4.55%	97	80	21.25%	1	11	-90.91%	0.1	3	0	36.00
#303 School	\$1,775	\$1,750	1.43%	39	50	-22.00%	225	189	19.05%	18.8	26	5	1.39
Romeoville #494	\$1,600	\$1,550	3.23%	43	48	-10.42%	77	81	-4.94%	6.4	20	1	3.12
Sandwich #491	\$1,200	\$1,300	-7.69%	29	26	11.54%	8	13	-38.46%	0.7	0	0	0.00
Shorewood #496	\$1,650	\$1,600	3.13%	45	41	9.76%	45	55	-18.18%	3.8	4	1	1.07

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South Elgin #177	\$1,500	\$1,450	3.45%	32	38	-15.79%	97	124	-21.77%	8.1	10	1	1.24
Sugar Grove #554	\$1,775	\$1,700	4.41%	40	42	-4.76%	29	31	-6.45%	2.4	5	1	2.07
Sycamore #178	\$1,150	\$1,200	-4.17%	20	34	-41.18%	75	63	19.05%	6.3	4	0	0.64
Villa Park #186	\$1,500	\$1,600	-6.25%	28	32	-12.50%	58	59	-1.69%	4.8	6	3	1.24
Warrenville #555	\$1,485	\$1,625	-8.62%	36	34	5.88%	28	31	-9.68%	2.3	5	1	2.14
West Chicago #185	\$1,668	\$1,600	4.25%	34	50	-32.00%	38	43	-11.63%	3.2	8	1	2.53
Wheaton #187	\$1,698	\$1,600	6.13%	36	37	-2.70%	170	172	-1.16%	14.2	25	2	1.76
Willowbrook #516	\$1,250	\$1,290	-3.10%	35	38	-7.89%	80	110	-27.27%	6.7	11	1	1.65
Winfield #190	\$1,925	\$1,718	12.05%	56	59	-5.08%	28	16	75.00%	2.3	7	0	3.00
Woodridge #517	\$1,550	\$1,400	10.71%	50	41	21.95%	81	90	-10.00%	6.8	19	2	2.81
Yorkville/Bristol #560	\$1,500	\$1,448	3.59%	35	44	-20.45%	105	128	-17.97%	8.8	13	2	1.49

* 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 01/03/2018