

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

End of 4th Quarter 2020 - Macro Analysis

Detached Single Family Housing

Area	Median Sales Price			Average DOM			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	\$217,000	\$195,000	11.28%	46	63	-26.98%	533	512	4.10%	44.4	30	53	0.68
#131 School	\$171,950	\$169,000	1.75%	59	60	-1.67%	400	425	-5.88%	33.3	26	50	0.78
#204 School	\$316,250	\$300,000	5.42%	63	76	-17.11%	392	334	17.37%	32.7	9	38	0.28
#308 School	\$295,500	\$276,750	6.78%	42	59	-28.81%	212	214	-0.93%	17.7	2	27	0.11
Batavia #510	\$341,000	\$320,000	6.56%	84	77	9.09%	396	325	21.85%	33.0	29	41	0.88
Big Rock/Hinckley	\$239,900	\$225,700	6.29%	81	98	-17.35%	63	54	16.67%	5.3	8	10	1.52
Bolingbrook #440	\$268,000	\$250,000	7.20%	54	53	1.89%	804	821	-2.07%	67.0	25	97	0.37
Clarendon Hills #514	\$565,000	\$616,000	-8.28%	107	102	4.90%	167	120	39.17%	13.9	30	9	2.16
Cortland #112	\$196,500	\$176,250	11.49%	44	60	-26.67%	70	60	16.67%	5.8	0	3	0.00
Crest Hill #498	\$210,750	\$197,500	6.71%	59	60	-1.67%	154	152	1.32%	12.8	7	15	0.55
Darien #562	\$359,000	\$345,000	4.06%	79	88	-10.23%	237	200	18.50%	19.8	24	21	1.22
Dekalb #115	\$169,500	\$155,950	8.69%	71	70	1.43%	355	350	1.43%	29.6	20	41	0.68
Downers Grove #515	\$390,000	\$372,000	4.84%	88	89	-1.12%	774	606	27.72%	64.5	110	56	1.71
Elburn #119	\$325,000	\$323,500	0.46%	133	116	14.66%	198	161	22.98%	16.5	31	16	1.88
Elgin #123													
#46 School	\$228,000	\$216,250	5.43%	66	57	15.79%	969	870	11.38%	80.8	49	113	0.61
#301 School	\$359,900	\$341,748	5.31%	109	118	-7.63%	305	234	30.34%	25.4	34	69	1.34

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Elmhurst #126	\$475,000	\$442,500	7.34%	103	106	-2.83%	675	574	17.60%	56.3	95	67	1.69
Frankfort #423	\$390,000	\$366,950	6.28%	93	106	-12.26%	477	416	14.66%	39.8	42	36	1.06
Geneva #134	\$375,000	\$365,000	2.74%	85	90	-5.56%	521	415	25.54%	43.4	49	45	1.13
Glen Ellyn #137	\$460,000	\$392,500	17.20%	97	96	1.04%	613	510	20.20%	51.1	89	44	1.74
Hampshire #140	\$295,000	\$284,000	3.87%	95	85	11.76%	327	229	42.79%	27.3	36	28	1.32
Hinsdale #521	\$925,000	\$890,000	3.93%	163	167	-2.40%	367	288	27.43%	30.6	100	46	3.27
Lemont #439	\$460,000	\$400,000	15.00%	114	104	9.62%	316	244	29.51%	26.3	40	44	1.52
Lisle #532	\$385,000	\$355,000	8.45%	100	95	5.26%	279	223	25.11%	23.3	24	26	1.03
Lockport/Homer #495	\$259,450	\$250,000	3.78%	62	58	6.90%	420	382	9.95%	35.0	33	49	0.94
Homer Glen #500	\$365,000	\$355,000	2.82%	84	83	1.20%	324	247	31.17%	27.0	48	28	1.78
Lombard #148	\$294,500	\$285,000	3.33%	48	64	-25.00%	554	554	0.00%	46.2	65	57	1.41
Joliet #499													
#202 School	\$240,000	\$239,450	0.23%	44	47	-6.38%	189	198	-4.55%	15.8	3	15	0.19
#204 School	\$182,000	\$164,950	10.34%	52	55	-5.45%	1097	1052	4.28%	91.4	71	137	0.78
Mokena #448	\$358,450	\$330,000	8.62%	75	87	-13.79%	320	245	30.61%	26.7	21	24	0.79
Montgomery #538	\$235,950	\$223,000	5.81%	42	55	-23.64%	454	404	12.38%	37.8	19	34	0.50
Naperville #540													
#203 School	\$430,000	\$428,000	0.47%	88	84	4.76%	1025	855	19.88%	85.4	127	74	1.49

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#204 School	\$473,250	\$447,500	5.75%	81	100	-19.00%	956	808	18.32%	79.7	85	94	1.07
Newark #541	\$290,000	\$210,000	38.10%	106	125	-15.20%	43	39	10.26%	3.6	10	43	2.79
New Lenox #451	\$319,500	\$310,000	3.06%	58	69	-15.94%	587	467	25.70%	48.9	40	48	0.82
North Aurora #542	\$295,000	\$270,500	9.06%	64	67	-4.48%	253	222	13.96%	21.1	16	22	0.76
Oak Brook #523	\$740,000	\$710,000	4.23%	179	195	-8.21%	93	73	27.40%	7.8	44	13	5.68
Oswego #543	\$303,000	\$279,475	8.42%	73	63	15.87%	645	560	15.18%	53.8	56	75	1.04
Ottawa #350	\$146,750	\$135,000	8.70%	95	105	-9.52%	344	271	26.94%	28.7	65	31	2.27
Plainfield #544													
#202 School	\$290,000	\$269,900	7.45%	51	63	-19.05%	1239	1071	15.69%	103.3	49	121	0.47
#204 School	\$254,900	\$250,000	1.96%	57	70	-18.57%	75	56	33.93%	6.3	5	3	0.80
#308 School	\$390,595	\$375,000	4.16%	121	135	-10.37%	154	139	10.79%	12.8	40	30	3.12
Plano #545	\$214,000	\$197,250	8.49%	66	70	-5.71%	237	196	20.92%	19.8	11	33	0.56
Romeoville #494													
#202 School	\$270,000	\$249,000	8.43%	66	76	-13.16%	131	121	8.26%	10.9	5	14	0.46
#365 School	\$202,500	\$194,950	3.87%	49	60	-18.33%	280	328	-14.63%	23.3	10	44	0.43
St. Charles #174													
#301 School	\$397,000	\$361,000	9.97%	146	123	18.70%	47	43	9.30%	3.9	6	5	1.53
#303 School	\$399,900	\$368,000	8.67%	95	114	-16.67%	911	765	19.08%	75.9	85	95	1.12

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	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels		
Sandwich #491	\$220,250	\$185,500	18.73%	72	58	24.14%	128	131	-2.29%	10.7	10	10	0.94
Shorewood #496	\$310,000	\$282,000	9.93%	89	86	3.49%	301	295	2.03%	25.1	27	32	1.08
South Elgin #177	\$300,000	\$281,500	6.57%	56	68	-17.65%	303	256	18.36%	25.3	22	43	0.87
Sugar Grove #554	\$317,000	\$308,000	2.92%	81	83	-2.41%	211	166	27.11%	17.6	11	25	0.63
Sycamore #178	\$258,084	\$235,000	9.82%	76	61	24.59%	264	252	4.76%	22.0	23	24	1.05
Villa Park #186	\$270,000	\$254,900	5.92%	41	71	-42.25%	292	243	20.16%	24.3	21	25	0.86
Warrenville #555	\$281,250	\$270,000	4.17%	76	65	16.92%	126	111	13.51%	10.5	11	21	1.05
West Chicago #185	\$285,000	\$284,450	0.19%	73	85	-14.12%	349	304	14.80%	29.1	26	39	0.89
Wheaton #187	\$380,000	\$405,000	-6.17%	88	84	4.76%	819	637	28.57%	68.3	95	85	1.39
Willowbrook #516	\$445,000	\$443,500	0.34%	117	107	9.35%	99	74	33.78%	8.3	23	14	2.79
Winfield #190	\$333,450	\$325,500	2.44%	71	94	-24.47%	176	136	29.41%	14.7	17	22	1.16
Woodridge #517	\$310,500	\$283,750	9.43%	62	62	0.00%	331	258	28.29%	27.6	19	22	0.69
Yorkville/Bristol #560	\$279,900	\$270,000	3.67%	85	77	10.39%	521	399	30.58%	43.4	68	70	1.57

* 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 01/04/2021