

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

End of 4th Quarter 2022 - Macro Analysis

Detached Single Family Housing

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	Sales				Active Listings	Pending Sales	Current Inventory	
							Last 12 Months	Prev 12 Months	% Change	Absorp Rate				
	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels			
Aurora #507														
#129 School	\$265,000	\$240,000	10.42%	26	27	-3.70%	438	632	-30.70%	36.5	30	17	0.82	
#131 School	\$220,000	\$190,000	15.79%	27	32	-15.63%	394	466	-15.45%	32.8	22	28	0.67	
#204 School	\$430,000	\$365,000	17.81%	21	21	0.00%	299	476	-37.18%	24.9	13	23	0.52	
#308 School	\$385,000	\$342,000	12.57%	21	17	23.53%	172	206	-16.50%	14.3	20	28	1.40	
Batavia #510	\$400,000	\$365,556	9.42%	21	34	-38.24%	275	398	-30.90%	22.9	22	18	0.96	
Big Rock/Hinckley	\$299,000	\$254,500	17.49%	65	45	44.44%	61	68	-10.29%	5.1	10	0	1.97	
Bolingbrook #440	\$340,000	\$305,000	11.48%	26	21	23.81%	743	872	-14.79%	61.9	36	35	0.58	
Clarendon Hills #514	\$712,500	\$680,000	4.78%	48	58	-17.24%	134	182	-26.37%	11.2	15	4	1.34	
Cortland #112	\$260,000	\$222,750	16.72%	24	16	50.00%	56	60	-6.67%	4.7	8	4	1.71	
Crest Hill #498	\$257,000	\$238,500	7.76%	26	28	-7.14%	143	168	-14.88%	11.9	13	10	1.09	
Darien #562	\$400,000	\$400,000	0.00%	31	34	-8.82%	223	286	-22.03%	18.6	11	8	0.59	
Dekalb #115	\$200,000	\$177,000	12.99%	32	31	3.23%	336	383	-12.27%	28.0	20	19	0.71	
Downers Grove #515	\$451,001	\$439,450	2.63%	37	51	-27.45%	600	838	-28.40%	50.0	60	55	1.20	
Elburn #119	\$405,575	\$367,611	10.33%	56	42	33.33%	186	192	-3.13%	15.5	21	8	1.35	
Elgin #123														
#46 School	\$275,000	\$252,000	9.13%	27	29	-6.90%	769	959	-19.81%	64.1	78	48	1.22	
#301 School	\$472,853	\$402,288	17.54%	40	40	0.00%	251	324	-22.53%	20.9	39	24	1.86	

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Elmhurst #126	\$564,875	\$507,500	11.31%	49	65	-24.62%	544	734	-25.89%	45.3	66	33	1.46
Frankfort #423	\$499,450	\$439,000	13.77%	35	33	6.06%	384	481	-20.17%	32.0	28	15	0.88
Geneva #134	\$470,000	\$425,000	10.59%	25	42	-40.48%	401	561	-28.52%	33.4	14	15	0.42
Glen Ellyn #137	\$504,500	\$480,000	5.10%	39	57	-31.58%	406	645	-37.05%	33.8	40	26	1.18
Hampshire #140	\$390,000	\$337,990	15.39%	47	37	27.03%	316	315	0.32%	26.3	47	33	1.78
Hinsdale #521	\$1,150,000	\$1,038,750	10.71%	60	105	-42.86%	354	460	-23.04%	29.5	30	15	1.02
Lemont #439	\$510,000	\$486,898	4.74%	49	63	-22.22%	241	306	-21.24%	20.1	28	16	1.39
Lisle #532	\$432,250	\$397,000	8.88%	36	47	-23.40%	226	285	-20.70%	18.8	22	6	1.17
Lockport/Homer #495	\$310,000	\$299,200	3.61%	27	30	-10.00%	376	440	-14.55%	31.3	35	29	1.12
Homer Glen #500	\$450,000	\$425,000	5.88%	42	58	-27.59%	221	301	-26.58%	18.4	24	14	1.30
Lombard #148	\$350,000	\$325,000	7.69%	31	43	-27.91%	468	676	-30.77%	39.0	38	32	0.97
Joliet #499													
#202 School	\$322,000	\$280,000	15.00%	24	19	26.32%	177	178	-0.56%	14.8	7	22	0.47
#204 School	\$215,000	\$202,900	5.96%	34	29	17.24%	1088	1153	-5.64%	90.7	88	95	0.97
Mokena #448	\$439,050	\$390,000	12.58%	35	37	-5.41%	222	351	-36.75%	18.5	19	10	1.03
Montgomery #538	\$285,000	\$265,000	7.55%	21	25	-16.00%	321	441	-27.21%	26.8	27	23	1.01
Naperville #540													
#203 School	\$568,750	\$502,750	13.13%	33	53	-37.74%	818	1088	-24.82%	68.2	61	42	0.89

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#204 School	\$619,000	\$540,000	14.63%	26	32	-18.75%	731	1075	-32.00%	60.9	45	32	0.74
Newark #541	\$284,000	\$369,950	-23.23%	36	53	-32.08%	34	30	13.33%	2.8	5	1	1.76
New Lenox #451	\$395,000	\$358,813	10.09%	28	35	-20.00%	416	508	-18.11%	34.7	54	23	1.56
North Aurora #542	\$350,000	\$335,000	4.48%	29	28	3.57%	199	272	-26.84%	16.6	20	10	1.21
Oak Brook #523	\$865,000	\$817,500	5.81%	95	154	-38.31%	98	148	-33.78%	8.2	33	9	4.04
Oswego #543	\$399,000	\$350,000	14.00%	32	28	14.29%	455	661	-31.16%	37.9	39	31	1.03
Ottawa #350	\$158,000	\$150,200	5.19%	53	65	-18.46%	276	315	-12.38%	23.0	22	10	0.96
Plainfield #544													
#202 School	\$375,000	\$336,000	11.61%	25	23	8.70%	957	1280	-25.23%	79.8	72	71	0.90
#204 School	\$325,000	\$310,000	4.84%	24	13	84.62%	52	65	-20.00%	4.3	1	4	0.23
#308 School	\$529,800	\$456,135	16.15%	74	57	29.82%	133	168	-20.83%	11.1	21	34	1.89
Plano #545	\$280,000	\$249,945	12.02%	26	40	-35.00%	211	202	4.46%	17.6	10	19	0.57
Romeoville #494													
#202 School	\$325,000	\$305,500	6.38%	22	20	10.00%	60	112	-46.43%	5.0	7	3	1.40
#365 School	\$255,000	\$240,000	6.25%	27	27	0.00%	278	356	-21.91%	23.2	16	23	0.69
St. Charles #174													
#301 School	\$494,700	\$431,250	14.71%	70	59	18.64%	37	58	-36.21%	3.1	4	1	1.30
#303 School	\$465,000	\$425,000	9.41%	30	42	-28.57%	679	941	-27.84%	56.6	61	34	1.08

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Sandwich #491	\$258,866	\$234,900	10.20%	30	24	25.00%	116	119	-2.52%	9.7	7	9	0.72
Shorewood #496	\$387,500	\$350,000	10.71%	38	31	22.58%	255	322	-20.81%	21.3	31	14	1.46
South Elgin #177	\$380,000	\$340,000	11.76%	35	33	6.06%	250	317	-21.14%	20.8	32	27	1.54
Sugar Grove #554	\$411,750	\$367,000	12.19%	38	33	15.15%	156	221	-29.41%	13.0	13	5	1.00
Sycamore #178	\$300,000	\$281,500	6.57%	41	42	-2.38%	223	297	-24.92%	18.6	23	14	1.24
Villa Park #186	\$310,000	\$290,000	6.90%	26	30	-13.33%	268	292	-8.22%	22.3	20	14	0.90
Warrenville #555	\$340,000	\$325,000	4.62%	29	46	-36.96%	105	145	-27.59%	8.8	5	5	0.57
West Chicago #185	\$345,000	\$340,000	1.47%	30	36	-16.67%	276	375	-26.40%	23.0	22	17	0.96
Wheaton #187	\$466,000	\$425,000	9.65%	43	48	-10.42%	692	964	-28.22%	57.7	43	29	0.75
Willowbrook #516	\$455,000	\$468,000	-2.78%	61	72	-15.28%	83	121	-31.40%	6.9	17	9	2.46
Winfield #190	\$458,358	\$400,000	14.59%	27	56	-51.79%	166	183	-9.29%	13.8	15	14	1.08
Woodridge #517	\$384,000	\$331,907	15.70%	20	25	-20.00%	263	338	-22.19%	21.9	12	17	0.55
Yorkville/Bristol #560	\$382,540	\$335,000	14.19%	29	28	3.57%	413	560	-26.25%	34.4	55	51	1.60

* 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 01/04/2023