

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

End of 4th Quarter 2022 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	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
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,500	\$1,300	15.38%	21	32	-34.38%	44	58	-24.14%	3.7	5	1	1.36
#131 School	\$1,400	\$1,350	3.70%	29	29	0.00%	139	101	37.62%	11.6	22	4	1.90
#204 School	\$2,150	\$1,850	16.22%	25	21	19.05%	321	315	1.90%	26.8	16	4	0.60
#308 School	\$2,000	\$1,875	6.67%	21	16	31.25%	93	86	8.14%	7.8	1	2	0.13
Batavia #510	\$1,950	\$1,288	51.40%	22	28	-21.43%	57	46	23.91%	4.8	3	0	0.63
Big Rock/Hinckley	\$1,623	\$1,088	49.17%	29	35	-17.14%	6	2	200.00%	0.5	2	0	4.00
Bolingbrook #440	\$2,199	\$2,000	9.95%	25	19	31.58%	74	63	17.46%	6.2	3	2	0.49
Clarendon Hills #514	\$2,600	\$2,652	-1.96%	27	36	-25.00%	40	57	-29.82%	3.3	2	1	0.60
Cortland #112	\$1,475	\$1,175	25.53%	19	29	-34.48%	6	3	100.00%	0.5	1	0	2.00
Crest Hill #498	\$1,523	\$1,300	17.15%	34	21	61.90%	42	29	44.83%	3.5	2	0	0.57
Darien #562	\$2,000	\$1,800	11.11%	25	23	8.70%	62	54	14.81%	5.2	3	1	0.58
Dekalb #115	\$1,400	\$1,400	0.00%	24	25	-4.00%	33	47	-29.79%	2.8	4	2	1.45
Downers Grove #515	\$2,250	\$1,850	21.62%	33	33	0.00%	149	138	7.97%	12.4	17	0	1.37
Elburn #119	\$2,625	\$2,173	20.80%	17	15	13.33%	6	4	50.00%	0.5	0	0	0.00
Elgin #123													
#46 School	\$1,600	\$1,500	6.67%	23	32	-28.13%	143	135	5.93%	11.9	11	0	0.92

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#301 School	\$2,745	\$2,135	28.57%	34	13	161.54%	16	18	-11.11%	1.3	0	2	0.00
Elmhurst #126	\$2,600	\$2,200	18.18%	29	39	-25.64%	182	154	18.18%	15.2	23	1	1.52
Frankfort #423	\$2,300	\$2,400	-4.17%	21	18	16.67%	39	37	5.41%	3.3	1	0	0.31
Geneva #134	\$2,400	\$2,100	14.29%	25	25	0.00%	58	48	20.83%	4.8	4	0	0.83
Glen Ellyn #137	\$1,900	\$2,400	-20.83%	35	37	-5.41%	58	63	-7.94%	4.8	8	0	1.66
Hampshire #140	\$2,198	\$1,948	12.83%	38	23	65.22%	92	66	39.39%	7.7	4	0	0.52
Hinsdale #521	\$3,500	\$3,550	-1.41%	26	24	8.33%	37	51	-27.45%	3.1	9	1	2.92
Homer Glen #500	\$3,350	\$2,200	52.27%	55	36	52.78%	9	7	28.57%	0.8	0	0	0.00
Lemont #439	\$2,123	\$2,100	1.10%	34	28	21.43%	22	22	0.00%	1.8	5	0	2.73
Lisle #532	\$1,475	\$1,375	7.27%	20	29	-31.03%	135	173	-21.97%	11.3	10	3	0.89
Lockport/Homer #495	\$1,800	\$1,650	9.09%	26	18	44.44%	54	52	3.85%	4.5	6	0	1.33
Lombard #148	\$1,900	\$1,700	11.76%	26	28	-7.14%	137	114	20.18%	11.4	7	0	0.61
Joliet #499													
#202 School	\$2,423	\$2,335	3.77%	24	10	140.00%	8	8	0.00%	0.7	2	0	3.00
#204 School	\$1,350	\$1,300	3.85%	26	26	0.00%	137	97	41.24%	11.4	11	5	0.96
Mokena #448	\$1,725	\$1,350	27.78%	24	29	-17.24%	20	25	-20.00%	1.7	0	0	0.00
Montgomery #538	\$2,025	\$1,898	6.69%	26	29	-10.34%	46	24	91.67%	3.8	5	0	1.30

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Naperville #540													
#203 School	\$2,400	\$2,200	9.09%	25	31	-19.35%	282	278	1.44%	23.5	32	9	1.36
#204 School	\$2,400	\$2,000	20.00%	25	20	25.00%	401	345	16.23%	33.4	41	6	1.23
Newark #541	\$1,200	\$1,700	-29.41%	26	14	85.71%	1	1	0.00%	0.1	0	0	0.00
New Lenox #451	\$1,525	\$1,500	1.67%	21	30	-30.00%	36	36	0.00%	3.0	2	0	0.67
North Aurora #542	\$1,945	\$1,500	29.67%	15	12	25.00%	50	54	-7.41%	4.2	3	1	0.72
Oak Brook #523	\$3,450	\$3,800	-9.21%	47	42	11.90%	14	11	27.27%	1.2	2	1	1.71
Oswego #543	\$2,030	\$1,850	9.73%	23	17	35.29%	91	88	3.41%	7.6	5	0	0.66
Ottawa #350	\$800	\$750	6.67%	17	31	-45.16%	15	32	-53.13%	1.3	0	0	0.00
Plainfield #544													
#202 School	\$2,200	\$2,040	7.84%	26	19	36.84%	156	133	17.29%	13.0	29	3	2.23
#204 School	\$2,000	\$2,013	-0.65%	31	31	0.00%	15	12	25.00%	1.3	0	0	0.00
#308 School	\$2,313	\$2,325	-0.52%	30	30	0.00%	6	8	-25.00%	0.5	0	0	0.00
Plano #545	\$1,700	\$1,650	3.03%	34	33	3.03%	21	26	-19.23%	1.8	0	0	0.00
Romeoville #494													
#202 School	\$2,250	\$1,913	17.62%	31	32	-3.13%	19	10	90.00%	1.6	0	0	0.00
#365 School	\$2,145	\$1,900	12.89%	28	27	3.70%	26	21	23.81%	2.2	4	2	1.85

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St. Charles #174	\$2,150	\$1,975	8.86%	27	26	3.85%	93	107	-13.08%	7.8	13	2	1.68
Sandwich #491	\$900	\$900	0.00%	62	51	21.57%	5	6	-16.67%	0.4	0	0	0.00
Shorewood #496	\$2,000	\$1,800	11.11%	30	15	100.00%	24	19	26.32%	2.0	2	0	1.00
South Elgin #177	\$1,950	\$1,638	19.05%	24	20	20.00%	45	32	40.63%	3.8	2	0	0.53
Sugar Grove #554	\$2,100	\$2,250	-6.67%	20	23	-13.04%	10	7	42.86%	0.8	0	0	0.00
Sycamore #178	\$1,600	\$1,450	10.34%	17	21	-19.05%	34	43	-20.93%	2.8	11	0	3.88
Villa Park #186	\$2,000	\$1,700	17.65%	23	22	4.55%	24	32	-25.00%	2.0	4	0	2.00
Warrenville #555	\$2,198	\$1,698	29.45%	25	28	-10.71%	36	10	260.00%	3.0	5	0	1.67
West Chicago #185	\$2,000	\$1,900	5.26%	27	25	8.00%	15	23	-34.78%	1.3	4	0	3.20
Wheaton #187	\$1,713	\$1,700	0.76%	28	34	-17.65%	120	127	-5.51%	10.0	108	3	10.80
Willowbrook #516	\$1,650	\$1,350	22.22%	23	29	-20.69%	63	61	3.28%	5.3	54	3	10.29
Winfield #190	\$2,600	\$2,300	13.04%	26	15	73.33%	14	13	7.69%	1.2	3	0	2.57
Woodridge #517	\$1,950	\$1,948	0.10%	21	33	-36.36%	51	50	2.00%	4.3	7	1	1.65
Yorkville/Bristol #560	\$1,698	\$1,625	4.49%	33	20	65.00%	82	65	26.15%	6.8	4	0	0.59

* 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 01/04/2023