

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

End of 2nd Quarter 2014 - Macro Analysis - 07/01/2014 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	\$125,000	\$104,900	19.16%	91	118	-22.88%	553	555	-0.36%	46.1	125	106	2.71
#131 School	\$76,605	\$60,000	27.68%	97	94	3.19%	614	687	-10.63%	51.2	109	133	2.13
#204 School	\$273,615	\$261,000	4.83%	78	107	-27.10%	340	351	-3.13%	28.3	141	82	4.98
#308 School	\$229,500	\$213,750	7.37%	77	102	-24.51%	180	188	-4.26%	15.0	66	38	4.40
Batavia #510	\$270,000	\$255,000	5.88%	94	125	-24.80%	318	296	7.43%	26.5	160	48	6.04
Big Rock/Hinckley	\$190,000	\$160,350	18.49%	174	141	23.40%	41	50	-18.00%	3.4	30	6	8.78
Bolingbrook #440	\$183,000	\$171,000	7.02%	80	114	-29.82%	730	703	3.84%	60.8	270	199	4.44
Clarendon Hills #514	\$602,000	\$508,750	18.33%	83	112	-25.89%	128	130	-1.54%	10.7	64	20	6.00
Cortland #112	\$131,750	\$116,900	12.70%	89	117	-23.93%	64	71	-9.86%	5.3	21	9	3.94
Crest Hill #498	\$124,500	\$127,900	-2.66%	93	122	-23.77%	139	113	23.01%	11.6	41	25	3.54
Darien #562	\$295,000	\$273,700	7.78%	86	122	-29.51%	195	146	33.56%	16.3	79	34	4.86
Dekalb #115	\$130,000	\$113,500	14.54%	133	122	9.02%	260	270	-3.70%	21.7	131	51	6.05
Downers Grove #515	\$335,000	\$302,000	10.93%	104	133	-21.80%	592	509	16.31%	49.3	235	120	4.76
Elburn #119	\$230,050	\$232,250	-0.95%	188	141	33.33%	126	142	-11.27%	10.5	102	23	9.71
Elgin #123													
#46 School	\$129,900	\$109,000	19.17%	98	142	-30.99%	1021	1044	-2.20%	85.1	287	230	3.37
#301 School	\$313,240	\$271,245	15.48%	117	173	-32.37%	204	170	20.00%	17.0	177	50	10.41
Elmhurst #126	\$375,000	\$350,000	7.14%	91	121	-24.79%	563	505	11.49%	46.9	245	127	5.22
Frankfort #423	\$319,900	\$300,000	6.63%	123	146	-15.75%	339	318	6.60%	28.3	167	71	5.91
Geneva #134	\$321,250	\$313,000	2.64%	84	130	-35.38%	418	401	4.24%	34.8	169	80	4.85

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Glen Ellyn #137	\$372,000	\$370,000	0.54%	76	126	-39.68%	468	464	0.86%	39.0	204	98	5.23
Hampshire #140	\$220,000	\$199,013	10.55%	124	174	-28.74%	169	174	-2.87%	14.1	107	55	7.60
Hinsdale #521	\$927,500	\$906,500	2.32%	131	160	-18.13%	318	268	18.66%	26.5	201	70	7.58
Lemont #439	\$350,000	\$335,000	4.48%	156	237	-34.18%	184	176	4.55%	15.3	141	34	9.20
Lisle #532	\$333,000	\$315,000	5.71%	99	129	-23.26%	225	159	41.51%	18.8	93	78	4.96
Lombard #148	\$230,500	\$194,500	18.51%	93	108	-13.89%	466	452	3.10%	38.8	167	88	4.30
Joliet #499													
#202 School	\$177,000	\$165,000	7.27%	82	97	-15.46%	146	149	-2.01%	12.2	60	42	4.93
#204 School	\$91,750	\$93,000	-1.34%	95	127	-25.20%	958	806	18.86%	79.8	345	208	4.32
Mokena #448	\$283,950	\$261,262	8.68%	108	116	-6.90%	230	199	15.58%	19.2	130	50	6.78
Montgomery #538	\$166,000	\$148,000	12.16%	87	104	-16.35%	367	385	-4.68%	30.6	117	91	3.83
Naperville #540													
#203 School	\$383,000	\$379,900	0.82%	76	104	-26.92%	870	806	7.94%	72.5	367	153	5.06
#204 School	\$434,000	\$402,250	7.89%	75	94	-20.21%	762	732	4.10%	63.5	286	176	4.50
Newark #541	\$165,500	\$220,500	-24.94%	252	258	-2.33%	23	16	43.75%	1.9	24	6	12.52
New Lenox #451	\$251,000	\$242,250	3.61%	101	147	-31.29%	368	306	20.26%	30.7	196	90	6.39
North Aurora #542	\$230,000	\$215,000	6.98%	98	128	-23.44%	195	173	12.72%	16.3	122	46	7.51
Oak Brook #523	\$732,500	\$795,000	-7.86%	193	198	-2.53%	92	77	19.48%	7.7	89	17	11.61
Oswego #543	\$237,000	\$217,700	8.87%	95	113	-15.93%	481	448	7.37%	40.1	203	113	5.06
Ottawa #350	\$92,750	\$94,000	-1.33%	160	198	-19.19%	250	249	0.40%	20.8	185	44	8.88
Plainfield #544													
#202 School	\$211,000	\$195,000	8.21%	73	93	-21.51%	989	938	5.44%	82.4	315	217	3.82

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#204 School	\$190,000	\$170,000	11.76%	53	106	-50.00%	66	67	-1.49%	5.5	25	14	4.55
#308 School	\$350,000	\$322,250	8.61%	106	146	-27.40%	73	87	-16.09%	6.1	77	19	12.66
Plano #545	\$132,750	\$110,000	20.68%	97	104	-6.73%	180	187	-3.74%	15.0	51	39	3.40
Romeoville #494	\$155,000	\$135,000	14.81%	89	130	-31.54%	449	343	30.90%	37.4	99	138	2.65
St. Charles #174													
#301 School	\$301,000	\$312,500	-3.68%	215	118	82.20%	43	32	34.38%	3.6	37	10	10.33
#303 School	\$310,000	\$290,000	6.90%	125	158	-20.89%	713	666	7.06%	59.4	406	144	6.83
Sandwich #491	\$128,167	\$121,000	5.92%	124	100	24.00%	104	86	20.93%	8.7	54	20	6.23
Shorewood #496	\$235,500	\$208,000	13.22%	93	131	-29.01%	236	181	30.39%	19.7	103	52	5.24
South Elgin #177	\$203,250	\$195,000	4.23%	90	103	-12.62%	222	229	-3.06%	18.5	112	47	6.05
Sugar Grove #554	\$270,000	\$238,944	13.00%	97	122	-20.49%	145	116	25.00%	12.1	84	25	6.95
Sycamore #178	\$189,903	\$165,000	15.09%	118	138	-14.49%	221	209	5.74%	18.4	75	37	4.07
Villa Park #186	\$185,000	\$166,300	11.24%	59	124	-52.42%	253	248	2.02%	21.1	77	57	3.65
Warrenville #555	\$205,000	\$178,500	14.85%	113	161	-29.81%	105	94	11.70%	8.8	36	17	4.11
West Chicago #185	\$185,000	\$164,950	12.16%	107	166	-35.54%	301	342	-11.99%	25.1	149	90	5.94
Wheaton #187	\$330,000	\$320,000	3.13%	89	117	-23.93%	659	579	13.82%	54.9	273	132	4.97
Willowbrook #516	\$372,500	\$379,750	-1.91%	130	190	-31.58%	82	50	64.00%	6.8	60	23	8.78
Winfield #190	\$320,000	\$262,500	21.90%	99	207	-52.17%	117	115	1.74%	9.8	80	58	8.21
Woodridge #517	\$235,000	\$210,000	11.90%	66	111	-40.54%	233	246	-5.28%	19.4	92	43	4.74
Yorkville #560	\$227,500	\$204,875	11.04%	103	117	-11.97%	305	278	9.71%	25.4	156	46	6.14

* Items shaded in green represent a larger than 10% increase in median price levels. **Survey Completed on 07/03/2014

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