

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

End of 2nd Quarter 2020 - Macro Analysis

Attached Single Family Housing

| Area | Median Sales Price | | | Average DOM | | | Total # of 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 | \$159,950 | \$144,500 | 10.69% | 68 | 43 | 58.14% | 70 | 59 | 18.64% | 5.8 | 7 | 21 | 1.20 |
| #131 School | \$104,000 | \$112,000 | -7.14% | 60 | 41 | 46.34% | 91 | 103 | -11.65% | 7.6 | 21 | 23 | 2.77 |
| #204 School | \$189,800 | \$182,000 | 4.29% | 40 | 42 | -4.76% | 379 | 433 | -12.47% | 31.6 | 46 | 74 | 1.46 |
| #308 School | \$180,375 | \$177,250 | 1.76% | 54 | 38 | 42.11% | 118 | 150 | -21.33% | 9.8 | 8 | 22 | 0.81 |
| Batavia #510 | \$249,930 | \$215,000 | 16.25% | 68 | 39 | 74.36% | 93 | 54 | 72.22% | 7.8 | 25 | 14 | 3.23 |
| Big Rock/Hinckley | \$184,000 | \$160,500 | 14.64% | 29 | 43 | -32.56% | 5 | 5 | 0.00% | 0.4 | 0 | 0 | 0.00 |
| Bolingbrook #440 | \$166,950 | \$150,000 | 11.30% | 48 | 50 | -4.00% | 174 | 230 | -24.35% | 14.5 | 32 | 51 | 2.21 |
| Clarendon Hills #514 | \$189,500 | \$195,000 | -2.82% | 100 | 55 | 81.82% | 45 | 49 | -8.16% | 3.8 | 7 | 9 | 1.87 |
| Cortland #112 | \$129,900 | \$127,000 | 2.28% | 67 | 17 | 294.12% | 15 | 19 | -21.05% | 1.3 | 5 | 3 | 4.00 |
| Crest Hill #498 | \$164,000 | \$161,800 | 1.36% | 58 | 34 | 70.59% | 126 | 125 | 0.80% | 10.5 | 11 | 20 | 1.05 |
| Darien #562 | \$225,500 | \$217,250 | 3.80% | 66 | 45 | 46.67% | 138 | 154 | -10.39% | 11.5 | 19 | 26 | 1.65 |
| Dekalb #115 | \$147,350 | \$141,000 | 4.50% | 55 | 45 | 22.22% | 76 | 79 | -3.80% | 6.3 | 11 | 17 | 1.74 |
| Downers Grove #515 | \$168,000 | \$149,500 | 12.37% | 87 | 56 | 55.36% | 260 | 293 | -11.26% | 21.7 | 37 | 47 | 1.71 |
| Elburn #119 | \$186,500 | \$175,000 | 6.57% | 138 | 67 | 105.97% | 5 | 29 | -82.76% | 0.4 | 18 | 0 | 43.20 |

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| #202 School | \$189,900 | \$184,000 | 3.21% | 42 | 52 | -19.23% | 99 | 137 | -27.74% | 8.3 | 5 | 24 | 0.61 |
| #204 School | \$148,745 | \$134,000 | 11.00% | 45 | 47 | -4.26% | 206 | 212 | -2.83% | 17.2 | 26 | 43 | 1.51 |
| Mokena #448 | \$210,000 | \$213,900 | -1.82% | 48 | 51 | -5.88% | 97 | 111 | -12.61% | 8.1 | 16 | 21 | 1.98 |
| Montgomery #538 | \$169,900 | \$169,450 | 0.27% | 55 | 44 | 25.00% | 97 | 116 | -16.38% | 8.1 | 9 | 30 | 1.11 |
| Naperville #540 | | | | | | | | | | | | | |
| #203 School | \$220,000 | \$188,500 | 16.71% | 76 | 57 | 33.33% | 297 | 358 | -17.04% | 24.8 | 56 | 57 | 2.26 |
| #204 School | \$228,000 | \$230,250 | -0.98% | 53 | 54 | -1.85% | 440 | 518 | -15.06% | 36.7 | 58 | 79 | 1.58 |
| Newark #541 | \$0 | \$0 | #DIV/0! | 0 | 0 | #DIV/0! | 0 | 0 | #DIV/0! | 0.0 | 0 | 0 | #DIV/0! |
| New Lenox #451 | \$174,000 | \$155,000 | 12.26% | 49 | 35 | 40.00% | 82 | 85 | -3.53% | 6.8 | 9 | 15 | 1.32 |
| North Aurora #542 | \$178,450 | \$176,500 | 1.10% | 62 | 37 | 67.57% | 92 | 74 | 24.32% | 7.7 | 11 | 16 | 1.43 |
| Oak Brook #523 | \$307,500 | \$324,900 | -5.36% | 79 | 102 | -22.55% | 66 | 89 | -25.84% | 5.5 | 36 | 10 | 6.55 |
| Oswego #543 | \$190,000 | \$184,000 | 3.26% | 59 | 46 | 28.26% | 221 | 229 | -3.49% | 18.4 | 17 | 40 | 0.92 |
| Ottawa #350 | \$124,000 | \$133,000 | -6.77% | 104 | 211 | -50.71% | 20 | 18 | 11.11% | 1.7 | 7 | 1 | 4.20 |
| Plainfield #544 | | | | | | | | | | | | | |
| #202 School | \$187,250 | \$186,750 | 0.27% | 60 | 36 | 66.67% | 258 | 264 | -2.27% | 21.5 | 15 | 53 | 0.70 |

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|-------------------------|--------------------|-----------------|----------|----------------|-----------------|-----------|------------------|----------------|----------|-------------|------------------|---------------|-------------------|
| | Median Sales Price | | | Average DOM | | | Total # of Sales | | | | Inventory Levels | | |
| #204 School | \$168,500 | \$168,000 | 0.30% | 82 | 26 | 215.38% | 15 | 24 | -37.50% | 1.3 | 0 | 4 | 0.00 |
| #308 School | \$255,000 | \$260,875 | -2.25% | 107 | 138 | -22.46% | 28 | 11 | 154.55% | 2.3 | 5 | 6 | 2.14 |
| Plano #545 | \$145,750 | \$141,000 | 3.37% | 45 | 45 | 0.00% | 66 | 71 | -7.04% | 5.5 | 1 | 14 | 0.18 |
| Romeoville #494 | | | | | | | | | | | | | |
| #202 School | \$187,000 | \$180,000 | 3.89% | 35 | 22 | 59.09% | 37 | 44 | -15.91% | 3.1 | 1 | 11 | 0.32 |
| #365 School | \$170,000 | \$167,000 | 1.80% | 58 | 44 | 31.82% | 91 | 92 | -1.09% | 7.6 | 6 | 21 | 0.79 |
| St. Charles #174 | | | | | | | | | | | | | |
| #301 School | \$180,000 | \$182,000 | -1.10% | 395 | 1 | 39400.00% | 1 | 1 | 0.00% | 0.1 | 0 | 1 | 0.00 |
| #303 School | \$230,000 | \$230,000 | 0.00% | 70 | 73 | -4.11% | 156 | 156 | 0.00% | 13.0 | 44 | 33 | 3.38 |
| Sandwich #491 | \$149,900 | \$139,900 | 7.15% | 39 | 66 | -40.91% | 11 | 17 | -35.29% | 0.9 | 0 | 4 | 0.00 |
| Shorewood #496 | \$179,900 | \$175,000 | 2.80% | 31 | 33 | -6.06% | 55 | 58 | -5.17% | 4.6 | 1 | 5 | 0.22 |
| South Elgin #177 | \$165,050 | \$178,500 | -7.54% | 52 | 45 | 15.56% | 136 | 142 | -4.23% | 11.3 | 12 | 24 | 1.06 |
| Sugar Grove #554 | \$194,750 | \$193,500 | 0.65% | 65 | 53 | 22.64% | 68 | 63 | 7.94% | 5.7 | 9 | 12 | 1.59 |
| Sycamore #178 | \$135,450 | \$136,500 | -0.77% | 48 | 50 | -4.00% | 106 | 120 | -11.67% | 8.8 | 12 | 35 | 1.36 |
| Villa Park #186 | \$158,000 | \$147,000 | 7.48% | 56 | 56 | 0.00% | 54 | 81 | -33.33% | 4.5 | 16 | 17 | 3.56 |

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| Warrenville #555 | \$195,000 | \$192,000 | 1.56% | 51 | 37 | 37.84% | 113 | 128 | -11.72% | 9.4 | 27 | 24 | 2.87 |
| West Chicago #185 | \$195,500 | \$189,000 | 3.44% | 60 | 45 | 33.33% | 28 | 39 | -28.21% | 2.3 | 1 | 9 | 0.43 |
| Wheaton #187 | \$171,750 | \$172,000 | -0.15% | 47 | 53 | -11.32% | 194 | 240 | -19.17% | 16.2 | 42 | 43 | 2.60 |
| Willowbrook #516 | \$169,000 | \$170,000 | -0.59% | 66 | 51 | 29.41% | 169 | 177 | -4.52% | 14.1 | 32 | 23 | 2.27 |
| Winfield #190 | \$248,000 | \$283,500 | -12.52% | 70 | 71 | -1.41% | 85 | 80 | 6.25% | 7.1 | 11 | 11 | 1.55 |
| Woodridge #517 | \$151,500 | \$154,375 | -1.86% | 59 | 58 | 1.72% | 144 | 152 | -5.26% | 12.0 | 34 | 27 | 2.83 |
| Yorkville/Bristol #560 | \$160,000 | \$149,900 | 6.74% | 59 | 51 | 15.69% | 169 | 118 | 43.22% | 14.1 | 18 | 41 | 1.28 |

* Items shaded in green represent a larger than 5% increase in median price levels.

* Items shaded in red represent a less than 3 month supply.

* Information obtained from local MRED MLS statistics. Report completed on 07/06/2020