

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

End of 2nd Quarter 2020 - Macro Analysis

Rental Property Analysis - Single Family Detached & Attached Housing

Area	Last 12 Months			Prev. 12 Months			Rented				Active		
	Months	Prev. 12 Months	% Change	Last 12 Months	12 Months	% Change	Last 12 Months	Prev 12 Months	% Change	Absorp Rate	Listings	Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,300	\$1,350	-3.70%	43	37	16.22%	79	58	36.21%	6.6	5	1	0.76
#131 School	\$1,300	\$1,250	4.00%	43	38	13.16%	156	119	31.09%	13.0	10	11	0.77
#204 School	\$1,700	\$1,695	0.29%	35	34	2.94%	378	396	-4.55%	31.5	35	9	1.11
#308 School	\$1,650	\$1,640	0.61%	38	35	8.57%	96	114	-15.79%	8.0	1	3	0.13
Batavia #510	\$1,638	\$1,588	3.15%	46	38	21.05%	54	72	-25.00%	4.5	4	2	0.89
Big Rock/Hinckley	\$1,125	\$1,100	2.27%	26	122	-78.69%	6	3	100.00%	0.5	0	0	0.00
Bolingbrook #440	\$1,845	\$1,900	-2.89%	38	35	8.57%	163	140	16.43%	13.6	5	2	0.37
Clarendon Hills #514	\$2,500	\$2,500	0.00%	58	72	-19.44%	53	72	-26.39%	4.4	5	2	1.13
Cortland #112	\$1,300	\$1,250	4.00%	39	40	-2.50%	11	21	-47.62%	0.9	1	1	1.09
Crest Hill #498	\$1,450	\$1,295	11.97%	38	26	46.15%	56	58	-3.45%	4.7	5	0	1.07
Darien #562	\$1,713	\$1,683	1.78%	38	49	-22.45%	74	80	-7.50%	6.2	10	1	1.62
Dekalb #115	\$1,250	\$1,250	0.00%	46	42	9.52%	84	96	-12.50%	7.0	10	1	1.43
Downers Grove #515	\$1,850	\$1,895	-2.37%	46	48	-4.17%	209	273	-23.44%	17.4	20	4	1.15
Elburn #119	\$1,700	\$1,900	-10.53%	40	65	-38.46%	15	20	-25.00%	1.3	1	0	0.80
Elgin #123													
#46 School	\$1,398	\$1,413	-1.06%	37	35	5.71%	262	280	-6.43%	21.8	27	1	1.24

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#301 School	\$2,195	\$2,250	-2.44%	38	44	-13.64%	28	42	-33.33%	2.3	2	0	0.86
Elmhurst #126	\$2,150	\$2,050	4.88%	50	48	4.17%	148	151	-1.99%	12.3	26	1	2.11
Frankfort #423	\$2,200	\$1,825	20.55%	28	47	-40.43%	58	50	16.00%	4.8	1	3	0.21
Geneva #134	\$1,850	\$1,850	0.00%	33	37	-10.81%	103	97	6.19%	8.6	9	7	1.05
Glen Ellyn #137	\$1,923	\$1,945	-1.13%	48	45	6.67%	92	101	-8.91%	7.7	17	1	2.22
Hampshire #140	\$1,675	\$1,695	-1.18%	47	39	20.51%	99	95	4.21%	8.3	6	1	0.73
Hinsdale #521	\$3,725	\$3,400	9.56%	55	68	-19.12%	83	96	-13.54%	6.9	12	4	1.73
Homer Glen #500	\$2,113	\$2,098	0.71%	46	58	-20.69%	10	10	0.00%	0.8	0	0	0.00
Lemont #439	\$1,775	\$2,000	-11.25%	77	63	22.22%	40	27	48.15%	3.3	3	0	0.90
Lisle #532	\$1,230	\$1,200	2.50%	40	31	29.03%	205	231	-11.26%	17.1	24	3	1.40
Lockport/Homer #495	\$1,600	\$1,475	8.47%	26	26	0.00%	71	88	-19.32%	5.9	5	3	0.85
Lombard #148	\$1,750	\$1,650	6.06%	46	38	21.05%	165	148	11.49%	13.8	18	1	1.31
Joliet #499													
#202 School	\$1,794	\$1,800	-0.33%	37	37	0.00%	32	23	39.13%	2.7	2	1	0.75
#204 School	\$1,350	\$1,350	0.00%	38	32	18.75%	159	163	-2.45%	13.3	18	1	1.36
Mokena #448	\$1,400	\$1,600	-12.50%	28	40	-30.00%	48	45	6.67%	4.0	2	1	0.50
Montgomery #538	\$1,650	\$1,650	0.00%	31	32	-3.13%	49	67	-26.87%	4.1	2	0	0.49

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Naperville #540													
#203 School	\$2,000	\$1,950	2.56%	43	46	-6.52%	347	321	8.10%	28.9	38	19	1.31
#204 School	\$1,950	\$1,850	5.41%	45	52	-13.46%	445	483	-7.87%	37.1	43	21	1.16
Newark #541	\$1,050	\$950	10.53%	15	22	-31.82%	1	1	0.00%	0.1	0	0	0.00
New Lenox #451	\$1,450	\$1,488	-2.55%	37	33	12.12%	65	46	41.30%	5.4	2	0	0.37
North Aurora #542	\$2,045	\$1,945	5.14%	44	31	41.94%	51	55	-7.27%	4.3	0	3	0.00
Oak Brook #523	\$3,200	\$3,488	-8.26%	67	103	-0.34951	31	24	29.17%	2.6	7	1	2.71
Oswego #543	\$1,700	\$1,675	1.49%	34	38	-0.10526	129	121	6.61%	10.8	6	2	0.56
Ottawa #350	\$850	\$1,050	-19.05%	31	37	-0.16216	49	30	63.33%	4.1	2	0	0.49
Plainfield #544													
#202 School	\$1,850	\$1,800	2.78%	32	42	-23.81%	247	267	-7.49%	20.6	5	5	0.24
#204 School	\$1,850	\$1,895	-2.37%	32	25	28.00%	21	31	-32.26%	1.8	4	2	2.29
#308 School	\$2,500	\$2,075	20.48%	70	39	79.49%	13	10	30.00%	1.1	1	2	0.92
Plano #545	\$1,503	\$1,495	0.54%	54	40	35.00%	42	56	-25.00%	3.5	3	1	0.86
Romeoville #494													
#202 School	\$1,850	\$1,725	7.25%	46	48	-4.17%	23	20	15.00%	1.9	0	0	0.00
#365 School	\$1,650	\$1,650	0.00%	52	38	36.84%	42	32	31.25%	3.5	1	0	0.29

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St. Charles #174	\$1,825	\$1,850	-1.35%	43	39	10.26%	156	196	-20.41%	13.0	7	3	0.54
Sandwich #491	\$850	\$1,050	-19.05%	35	23	52.17%	11	6	83.33%	0.9	1	0	1.09
Shorewood #496	\$1,700	\$1,750	-2.86%	39	30	30.00%	37	49	-24.49%	3.1	0	0	0.00
South Elgin #177	\$1,600	\$1,500	6.67%	33	29	13.79%	64	75	-14.67%	5.3	2	0	0.38
Sugar Grove #554	\$1,925	\$1,725	11.59%	39	34	14.71%	16	21	-23.81%	1.3	1	0	0.75
Sycamore #178	\$1,375	\$1,200	14.58%	37	28	32.14%	84	50	68.00%	7.0	3	1	0.43
Villa Park #186	\$1,733	\$1,650	5.03%	34	28	21.43%	52	58	-10.34%	4.3	3	1	0.69
Warrenville #555	\$1,675	\$1,650	1.52%	33	26	26.92%	25	27	-7.41%	2.1	3	1	1.44
West Chicago #185	\$2,100	\$1,683	24.78%	51	43	18.60%	29	36	-19.44%	2.4	3	0	1.24
Wheaton #187	\$1,650	\$1,595	3.45%	50	41	21.95%	186	165	12.73%	15.5	17	3	1.10
Willowbrook #516	\$1,300	\$1,300	0.00%	49	37	32.43%	80	91	-12.09%	6.7	8	2	1.20
Winfield #190	\$2,100	\$1,673	25.52%	31	39	-20.51%	23	18	27.78%	1.9	2	0	1.04
Woodridge #517	\$1,598	\$1,725	-7.36%	40	48	-16.67%	66	74	-10.81%	5.5	5	2	0.91
Yorkville/Bristol #560	\$1,650	\$1,595	3.45%	47	31	51.61%	88	87	1.15%	7.3	6	0	0.82

* 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 07/06/2020