

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

End of 3rd Quarter 2018 - Macro Analysis

Attached Single Family Housing

Area	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
	Median Sales Price			Average DOM			Total # of Sales				Inventory Levels		
#46 School	\$162,000	\$142,500	13.68%	49	63	-22.22%	413	401	2.99%	34.4	77	36	2.24
#301 School	\$194,250	\$190,950	1.73%	46	64	-28.13%	48	38	26.32%	4.0	20	6	5.00
Elmhurst #126	\$257,000	\$239,000	7.53%	73	56	30.36%	93	97	-4.12%	7.8	46	11	5.94
Frankfort #423	\$210,000	\$215,000	-2.33%	59	63	-6.35%	83	91	-8.79%	6.9	23	12	3.33
Geneva #134	\$245,950	\$235,000	4.66%	52	74	-29.73%	118	135	-12.59%	9.8	33	13	3.36
Glen Ellyn #137	\$165,000	\$156,000	5.77%	46	55	-16.36%	137	159	-13.84%	11.4	32	19	2.80
Hampshire #140	\$172,130	\$158,870	8.35%	41	47	-12.77%	295	210	40.48%	24.6	48	24	1.95
Hinsdale #521	\$405,000	\$455,933	-11.17%	103	101	1.98%	57	76	-25.00%	4.8	28	6	5.89
Lemont #439	\$295,000	\$290,000	1.72%	114	125	-8.80%	72	61	18.03%	6.0	21	8	3.50
Lisle #532	\$154,250	\$127,000	21.46%	43	42	2.38%	226	224	0.89%	18.8	37	39	1.96
Lockport/Homer #495	\$187,500	\$175,000	7.14%	39	76	-48.68%	209	186	12.37%	17.4	32	35	1.84
Homer Glen #500	\$259,450	\$249,000	4.20%	98	78	25.64%	22	21	4.76%	1.8	8	3	4.36
Lombard #148	\$167,450	\$177,000	-5.40%	39	45	-13.33%	298	294	1.36%	24.8	54	31	2.17
Joliet #499													
#202 School	\$175,000	\$158,000	10.76%	29	45	-35.56%	119	114	4.39%	9.9	19	17	1.92
#204 School	\$140,000	\$125,000	12.00%	32	52	-38.46%	197	221	-10.86%	16.4	21	35	1.28

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Mokena #448	\$210,000	\$216,000	-2.78%	48	75	-36.00%	99	115	-13.91%	8.3	17	14	2.06
Montgomery #538	\$166,550	\$150,000	11.03%	33	52	-36.54%	128	115	11.30%	10.7	27	13	2.53
Naperville #540													
#203 School	\$192,500	\$188,000	2.39%	43	63	-31.75%	362	345	4.93%	30.2	88	48	2.92
#204 School	\$224,375	\$222,750	0.73%	43	45	-4.44%	576	518	11.20%	48.0	102	73	2.13
Newark #541	\$0	\$0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!	0.0	0	0	#DIV/0!
New Lenox #451	\$150,000	\$132,500	13.21%	31	59	-47.46%	93	68	36.76%	7.8	4	11	0.52
North Aurora #542	\$168,500	\$155,500	8.36%	41	43	-4.65%	92	84	9.52%	7.7	10	8	1.30
Oak Brook #523	\$323,500	\$340,000	-4.85%	114	127	-10.24%	96	91	5.49%	8.0	31	8	3.88
Oswego #543	\$177,500	\$168,000	5.65%	33	34	-2.94%	222	202	9.90%	18.5	50	28	2.70
Ottawa #350	\$116,500	\$117,000	-0.43%	144	193	-25.39%	18	25	-28.00%	1.5	21	1	14.00
Plainfield #544													
#202 School	\$179,000	\$170,000	5.29%	33	49	-32.65%	321	339	-5.31%	26.8	32	38	1.20
#204 School	\$163,500	\$150,000	9.00%	26	50	-48.00%	27	25	8.00%	2.3	3	2	1.33
#308 School	\$245,000	\$227,500	7.69%	62	103	-39.81%	17	11	54.55%	1.4	7	1	4.94
Plano #545	\$139,950	\$126,000	11.07%	55	39	41.03%	68	117	-41.88%	5.7	11	6	1.94

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Romeoville #494													
#202 School	\$174,500	\$157,250	10.97%	22	18	22.22%	44	52	-15.38%	3.7	2	4	0.55
#365 School	\$161,000	\$150,000	7.33%	80	53	50.94%	89	120	-25.83%	7.4	11	15	1.48
St. Charles #174													
#301 School	\$205,000	\$194,950	5.16%	2	10	-80.00%	2	2	0.00%	0.2	1	0	6.00
#303 School	\$233,250	\$220,000	6.02%	56	63	-11.11%	176	198	-11.11%	14.7	67	27	4.57
Sandwich #491	\$139,000	\$127,000	9.45%	39	56	-30.36%	13	13	0.00%	1.1	5	3	4.62
Shorewood #496	\$172,000	\$159,000	8.18%	45	48	-6.25%	60	64	-6.25%	5.0	4	6	0.80
South Elgin #177	\$172,000	\$164,000	4.88%	45	50	-10.00%	166	167	-0.60%	13.8	19	21	1.37
Sugar Grove #554	\$188,500	\$182,000	3.57%	57	50	14.00%	73	63	15.87%	6.1	13	7	2.14
Sycamore #178	\$147,000	\$146,000	0.68%	69	68	1.47%	120	106	13.21%	10.0	16	12	1.60
Villa Park #186	\$147,950	\$145,000	2.03%	47	59	-20.34%	88	93	-5.38%	7.3	17	13	2.32
Warrenville #555	\$184,900	\$174,000	6.26%	33	43	-23.26%	131	158	-17.09%	10.9	21	11	1.92
West Chicago #185	\$178,750	\$177,000	0.99%	54	27	100.00%	40	23	73.91%	3.3	6	5	1.80
Wheaton #187	\$179,000	\$180,000	-0.56%	41	51	-19.61%	253	257	-1.56%	21.1	39	28	1.85
Willowbrook #516	\$150,750	\$146,000	3.25%	41	49	-16.33%	190	191	-0.52%	15.8	35	21	2.21

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Winfield #190	\$250,000	\$260,000	-3.85%	47	77	-38.96%	85	99	-14.14%	7.1	21	5	2.96
Woodridge #517	\$139,000	\$126,450	9.92%	48	58	-17.24%	156	136	14.71%	13.0	29	15	2.23
Yorkville/Bristol #560	\$148,250	\$135,000	9.81%	32	52	-38.46%	120	143	-16.08%	10.0	17	14	1.70

* Items shaded in green represent a larger than 10% 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 10/02/2018