

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

End of 4th Quarter 2020 - 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		
<b>Aurora #507</b>													
#129 School	\$1,450	\$1,300	11.54%	34	47	-27.66%	49	75	-34.67%	4.1	6	1	1.47
#131 School	\$1,300	\$1,295	0.39%	39	43	-9.30%	130	140	-7.14%	10.8	17	2	1.57
#204 School	\$1,750	\$1,700	2.94%	33	33	0.00%	348	409	-14.91%	29.0	22	4	0.76
#308 School	\$1,700	\$1,650	3.03%	29	38	-23.68%	93	98	-5.10%	7.8	3	1	0.39
<b>Batavia #510</b>	\$1,500	\$1,600	-6.25%	43	42	2.38%	54	63	-14.29%	4.5	1	2	0.22
<b>Big Rock/Hinckley</b>	\$1,150	\$1,195	-3.77%	27	77	-64.94%	7	5	40.00%	0.6	0	0	0.00
<b>Bolingbrook #440</b>	\$1,850	\$1,850	0.00%	38	32	18.75%	136	120	13.33%	11.3	6	1	0.53
<b>Clarendon Hills #514</b>	\$2,500	\$2,600	-3.85%	55	82	-32.93%	55	49	12.24%	4.6	4	1	0.87
<b>Cortland #112</b>	\$1,300	\$1,250	4.00%	24	47	-48.94%	9	17	-47.06%	0.8	1	0	1.33
<b>Crest Hill #498</b>	\$1,300	\$1,373	-5.32%	32	29	10.34%	41	66	-37.88%	3.4	1	1	0.29
<b>Darien #562</b>	\$1,750	\$1,750	0.00%	40	39	2.56%	67	78	-14.10%	5.6	2	1	0.36
<b>Dekalb #115</b>	\$1,300	\$1,250	4.00%	55	40	37.50%	67	96	-30.21%	5.6	7	1	1.25
<b>Downers Grove #515</b>	\$1,800	\$1,900	-5.26%	38	51	-25.49%	194	259	-25.10%	16.2	13	2	0.80
<b>Elburn #119</b>	\$1,795	\$1,750	2.57%	89	54	64.81%	9	22	-59.09%	0.8	1	0	1.33
<b>Elgin #123</b>													
#46 School	\$1,400	\$1,400	0.00%	37	37	0.00%	285	255	11.76%	23.8	14	2	0.59

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#301 School	\$1,973	\$2,195	-10.11%	45	37	21.62%	24	37	-35.14%	2.0	0	3	0.00
<b>Elmhurst #126</b>	\$2,300	\$2,100	9.52%	43	45	-4.44%	149	146	2.05%	12.4	18	1	1.45
<b>Frankfort #423</b>	\$2,100	\$2,000	5.00%	23	38	-39.47%	47	60	-21.67%	3.9	0	1	0.00
<b>Geneva #134</b>	\$1,825	\$1,850	-1.35%	31	38	-18.42%	92	117	-21.37%	7.7	3	0	0.39
<b>Glen Ellyn #137</b>	\$1,850	\$1,985	-6.80%	51	45	13.33%	77	106	-27.36%	6.4	9	1	1.40
<b>Hampshire #140</b>	\$1,650	\$1,725	-4.35%	41	42	-2.38%	97	89	8.99%	8.1	3	0	0.37
<b>Hinsdale #521</b>	\$3,395	\$3,500	-3.00%	47	61	-22.95%	83	107	-22.43%	6.9	8	1	1.16
<b>Homer Glen #500</b>	\$2,000	\$2,648	-24.47%	43	57	-24.56%	9	6	50.00%	0.8	0	0	0.00
<b>Lemont #439</b>	\$1,675	\$2,100	-20.24%	100	52	92.31%	24	36	-33.33%	2.0	1	1	0.50
<b>Lisle #532</b>	\$1,300	\$1,228	5.86%	39	32	21.88%	201	212	-5.19%	16.8	24	2	1.43
<b>Lockport/Homer #495</b>	\$1,650	\$1,575	4.76%	25	26	-3.85%	89	76	17.11%	7.4	9	0	1.21
<b>Lombard #148</b>	\$1,742	\$1,700	2.47%	47	35	34.29%	156	147	6.12%	13.0	13	3	1.00
<b>Joliet #499</b>													
#202 School	\$1,850	\$1,800	2.78%	43	33	30.30%	25	29	-13.79%	2.1	2	0	0.96
#204 School	\$1,350	\$1,390	-2.88%	33	34	-2.94%	143	165	-13.33%	11.9	6	0	0.50
<b>Mokena #448</b>	\$1,600	\$1,350	18.52%	28	31	-9.68%	41	44	-6.82%	3.4	4	1	1.17
<b>Montgomery #538</b>	\$1,795	\$1,650	8.79%	31	27	14.81%	53	61	-13.11%	4.4	1	0	0.23

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<b>Naperville #540</b>													
#203 School	\$2,100	\$2,000	5.00%	42	45	-6.67%	335	325	3.08%	27.9	29	5	1.04
#204 School	\$2,050	\$1,900	7.89%	38	54	-29.63%	443	483	-8.28%	36.9	12	2	0.33
<b>Newark #541</b>	\$1,050	\$950	10.53%	15	22	-31.82%	1	1	0.00%	0.1	0	0	0.00
<b>New Lenox #451</b>	\$1,450	\$1,500	-3.33%	34	35	-2.86%	53	58	-8.62%	4.4	4	0	0.91
<b>North Aurora #542</b>	\$2,063	\$1,945	6.07%	39	35	11.43%	34	72	-52.78%	2.8	0	1	0.00
<b>Oak Brook #523</b>	\$3,450	\$3,200	7.81%	60	87	-31.03%	26	35	-25.71%	2.2	7	0	3.23
<b>Oswego #543</b>	\$1,750	\$1,695	3.24%	28	35	-20.00%	120	119	0.84%	10.0	3	1	0.30
<b>Ottawa #350</b>	\$800	\$850	-5.88%	24	38	-36.84%	42	36	16.67%	3.5	3	0	0.86
<b>Plainfield #544</b>													
#202 School	\$1,895	\$1,800	5.28%	28	37	-24.32%	212	253	-16.21%	17.7	7	1	0.40
#204 School	\$1,995	\$1,995	0.00%	42	27	55.56%	23	21	9.52%	1.9	2	0	1.04
#308 School	\$2,750	\$2,275	20.88%	63	30	110.00%	14	8	75.00%	1.2	1	0	0.86
<b>Plano #545</b>	\$1,473	\$1,528	-3.60%	52	42	23.81%	44	50	-12.00%	3.7	4	0	1.09
<b>Romeoville #494</b>													
#202 School	\$1,700	\$1,900	-10.53%	37	35	5.71%	26	25	4.00%	2.2	1	0	0.46
#365 School	\$1,698	\$1,558	8.99%	57	36	58.33%	28	34	-17.65%	2.3	1	0	0.43

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St. Charles #174	\$1,925	\$1,800	6.94%	38	41	-7.32%	126	189	-33.33%	10.5	6	1	0.57
Sandwich #491	\$840	\$850	-1.18%	23	36	-36.11%	10	9	11.11%	0.8	1	0	1.20
Shorewood #496	\$1,625	\$1,800	-9.72%	35	35	0.00%	23	45	-48.89%	1.9	1	0	0.52
South Elgin #177	\$1,598	\$1,600	-0.13%	35	33	6.06%	56	69	-18.84%	4.7	0	2	0.00
Sugar Grove #554	\$1,925	\$1,800	6.94%	43	42	2.38%	18	19	-5.26%	1.5	0	0	0.00
Sycamore #178	\$1,313	\$1,350	-2.74%	35	32	9.38%	60	69	-13.04%	5.0	4	0	0.80
Villa Park #186	\$1,715	\$1,695	1.18%	36	30	20.00%	49	51	-3.92%	4.1	5	0	1.22
Warrenville #555	\$1,639	\$1,688	-2.90%	30	26	15.38%	22	28	-21.43%	1.8	3	1	1.64
West Chicago #185	\$1,835	\$1,850	-0.81%	47	38	23.68%	30	35	-14.29%	2.5	1	1	0.40
Wheaton #187	\$1,700	\$1,600	6.25%	37	48	-22.92%	171	192	-10.94%	14.3	15	2	1.05
Willowbrook #516	\$1,300	\$1,299	0.08%	44	43	2.33%	80	77	3.90%	6.7	8	1	1.20
Winfield #190	\$2,100	\$1,975	6.33%	31	29	6.90%	23	19	21.05%	1.9	0	0	0.00
Woodridge #517	\$1,598	\$1,600	-0.13%	36	45	-20.00%	64	71	-9.86%	5.3	9	2	1.69
Yorkville/Bristol #560	\$1,650	\$1,595	3.45%	46	35	31.43%	81	79	2.53%	6.8	6	2	0.89

\* 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 01/05/2021