

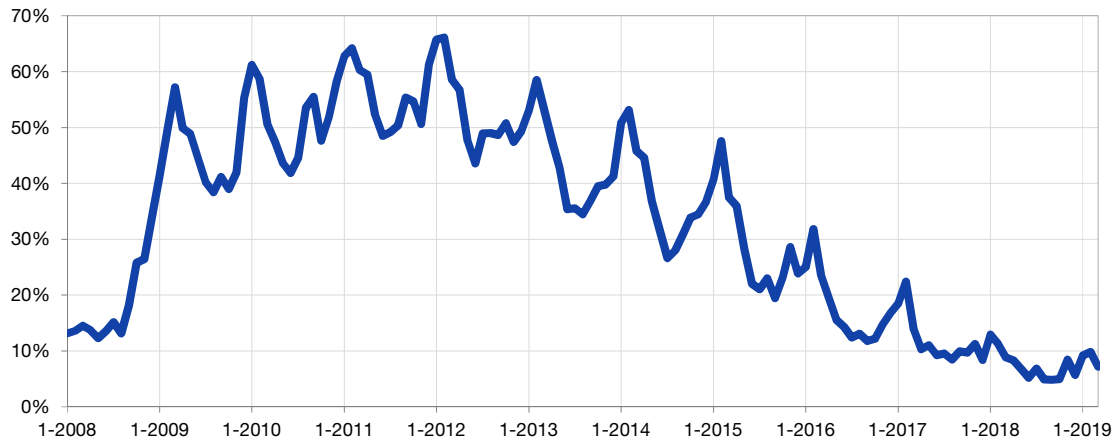
# Lender-Mediated Report – March 2019



A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
FOR MEMBERS OF THE THREE RIVERS ASSOCIATION OF REALTORS®

Lender-mediated properties are those marked in MRED as "Foreclosed," "REO," "Pre-Foreclosure" or "Short Sale." Residential activity only.

## Share of Closed Sales that were Lender-Mediated: 7.2%



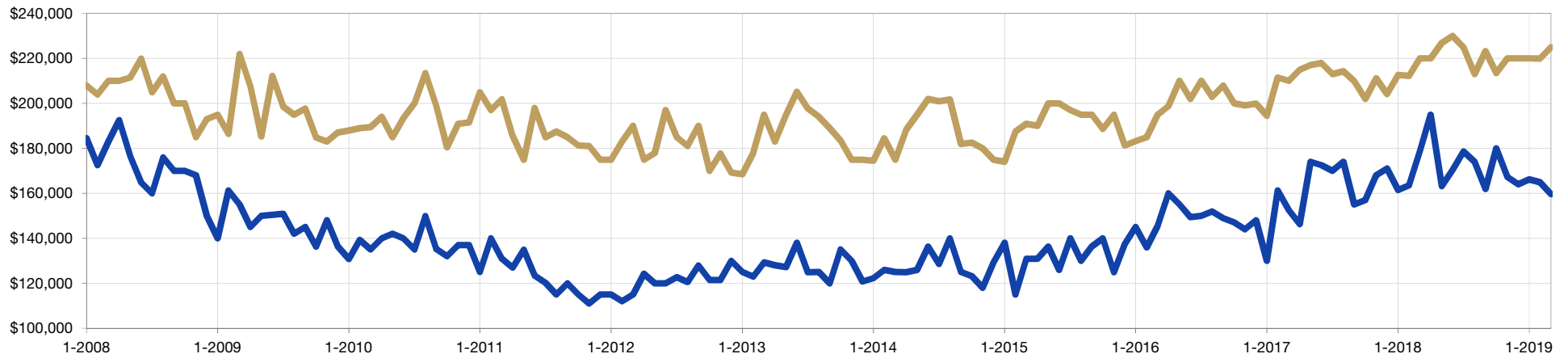
Closed Sales	3-2018	3-2019	+ / -
Traditional	619	622	+0.5%
REO	44	36	-18.2%
Short Sales	16	12	-25.0%
Total Market*	679	670	-1.3%

Median Sales Price	3-2018	3-2019	+ / -
Traditional	\$220,000	\$225,000	+2.3%
REO	\$179,700	\$156,050	-13.2%
Short Sales	\$132,500	\$197,000	+48.7%
Total Market*	\$215,000	\$220,750	+2.7%

\* Total Market is not a sum of traditional, REO and short sale activity, as some lender-mediated homes can be listed both as REO and short sale.

## Median Sales Prices

— Traditional — Lender-Mediated



# Lender-Mediated Report – Activity by Area

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Lender-mediated properties are those marked in MRED as "Foreclosed," "REO," "Pre-Foreclosure" or "Short Sale." Residential activity only. | **Total** represents all traditional and lender-mediated activity. **Share** represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are based on a **rolling 12-month timeframe** through the month indicated.

March 2019	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price For the 12 Months Ending...						Average Sales Price For the 12 Months Ending...					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Bolingbrook	136	15	11.0%	1,094	129	11.8%	\$188,950	\$178,500	-5.5%	\$214,000	\$227,000	+6.1%	\$197,843	\$193,249	-2.3%	\$228,081	\$238,108	+4.4%
Braidwood	22	0	0.0%	89	6	6.7%	\$157,500	\$101,350	-35.7%	\$163,950	\$179,900	+9.7%	\$181,500	\$105,875	-41.7%	\$160,248	\$180,260	+12.5%
Channahon	58	0	0.0%	183	8	4.4%	\$194,450	\$224,000	+15.2%	\$240,000	\$250,000	+4.2%	\$181,020	\$223,453	+23.4%	\$244,029	\$258,347	+5.9%
Coal City, Diamond	19	1	5.3%	130	9	6.9%	\$123,250	\$147,000	+19.3%	\$183,900	\$169,000	-8.1%	\$130,231	\$154,773	+18.8%	\$208,058	\$196,396	-5.6%
Crest Hill	52	1	1.9%	265	18	6.8%	\$150,000	\$151,125	+0.8%	\$168,000	\$176,900	+5.3%	\$137,893	\$149,121	+8.1%	\$171,630	\$180,108	+4.9%
Custer Park	8	0	0.0%	16	2	12.5%	\$53,594	\$315,107	+488.0%	\$186,000	\$267,000	+43.5%	\$53,594	\$315,107	+488.0%	\$176,450	\$252,479	+43.1%
Elwood	16	0	0.0%	83	7	8.4%	\$154,500	\$146,000	-5.5%	\$190,000	\$202,250	+6.4%	\$148,150	\$163,857	+10.6%	\$209,293	\$223,363	+6.7%
Frankfort	163	6	3.7%	447	27	6.0%	\$230,000	\$232,500	+1.1%	\$320,000	\$325,055	+1.6%	\$251,707	\$239,104	-5.0%	\$335,230	\$338,249	+0.9%
Gardner	5	1	20.0%	13	2	15.4%	\$0	\$67,523	--	\$154,000	\$132,500	-14.0%	\$0	\$67,523	--	\$166,405	\$126,409	-24.0%
Godley, Braceville	5	0	0.0%	18	2	11.1%	\$70,000	\$72,900	+4.1%	\$133,150	\$148,250	+11.3%	\$69,210	\$72,900	+5.3%	\$134,739	\$154,600	+14.7%
Grundy County (other)	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Homer Glen	97	3	3.1%	306	18	5.9%	\$282,500	\$324,500	+14.9%	\$325,000	\$345,000	+6.2%	\$303,123	\$332,781	+9.8%	\$356,219	\$371,271	+4.2%
Joliet	248	23	9.3%	1,823	133	7.3%	\$118,165	\$125,500	+6.2%	\$163,000	\$173,250	+6.3%	\$125,663	\$129,644	+3.2%	\$167,041	\$175,636	+5.1%
Kinsman, Mazon, Verona	15	1	6.7%	31	1	3.2%	\$41,100	\$316,111	+669.1%	\$123,500	\$155,000	+25.5%	\$44,925	\$316,111	+603.6%	\$151,267	\$189,502	+25.3%
Lockport, Homer	106	2	1.9%	613	26	4.2%	\$155,000	\$163,400	+5.4%	\$225,000	\$215,000	-4.4%	\$162,864	\$164,603	+1.1%	\$234,732	\$234,357	-0.2%
Manhattan/Wilton Canter	76	0	0.0%	176	12	6.8%	\$178,128	\$221,874	+24.6%	\$237,000	\$245,250	+3.5%	\$177,980	\$225,709	+26.8%	\$247,196	\$255,901	+3.5%
Minooka	41	0	0.0%	252	9	3.6%	\$146,000	\$227,500	+55.8%	\$210,100	\$226,000	+7.6%	\$157,142	\$220,038	+40.0%	\$210,841	\$226,044	+7.2%
Morris	68	4	5.9%	262	15	5.7%	\$115,525	\$131,000	+13.4%	\$185,000	\$186,000	+0.5%	\$149,155	\$133,021	-10.8%	\$207,917	\$209,218	+0.6%
New Lenox	155	2	1.3%	524	22	4.2%	\$219,900	\$227,000	+3.2%	\$272,500	\$285,000	+4.6%	\$202,779	\$225,727	+11.3%	\$271,622	\$285,549	+5.1%
Peotone	27	0	0.0%	69	6	8.7%	\$110,560	\$108,777	-1.6%	\$185,000	\$200,000	+8.1%	\$144,374	\$128,624	-10.9%	\$193,685	\$214,346	+10.7%
Plainfield	342	13	3.8%	1,752	81	4.6%	\$204,500	\$225,000	+10.0%	\$238,000	\$248,000	+4.2%	\$225,697	\$235,743	+4.5%	\$260,674	\$271,425	+4.1%
Ritchie	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Rockdale	3	1	33.3%	17	1	5.9%	\$67,500	\$75,250	+11.5%	\$115,000	\$140,750	+22.4%	\$67,500	\$75,250	+11.5%	\$108,233	\$134,906	+24.6%
Romeoville	104	8	7.7%	608	51	8.4%	\$160,000	\$151,500	-5.3%	\$175,500	\$189,000	+7.7%	\$160,377	\$160,223	-0.1%	\$187,941	\$201,319	+7.1%
Shorewood	88	1	1.1%	307	13	4.2%	\$213,750	\$210,000	-1.8%	\$255,000	\$250,000	-2.0%	\$216,519	\$243,301	+12.4%	\$259,585	\$260,127	+0.2%
South Wilmington	2	0	0.0%	6	2	33.3%	\$76,000	\$36,863	-51.5%	\$90,000	\$104,950	+16.6%	\$76,500	\$36,863	-51.8%	\$91,778	\$120,850	+31.7%
Symerton	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Wilmington	74	4	5.4%	178	10	5.6%	\$116,900	\$101,500	-13.2%	\$147,750	\$137,500	-6.9%	\$125,348	\$112,700	-10.1%	\$153,446	\$149,941	-2.3%