

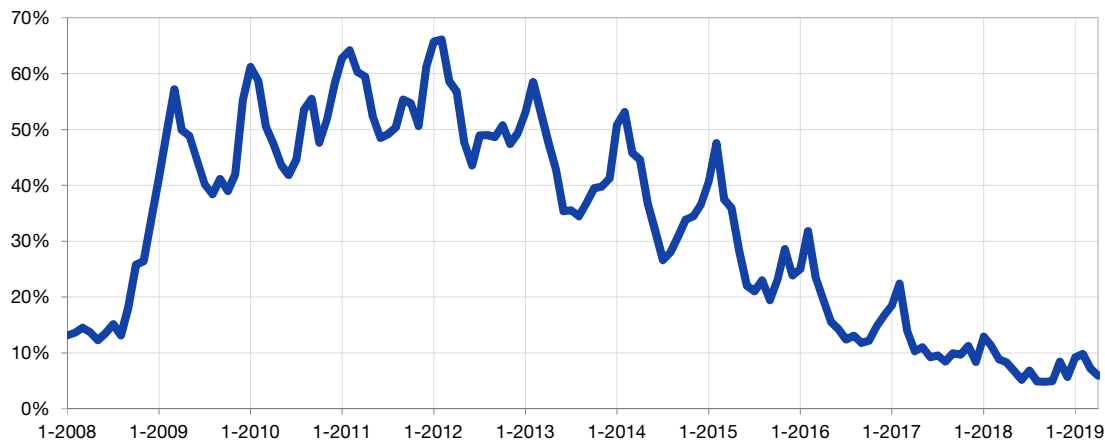
# Lender-Mediated Report – April 2019



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: **5.9%**



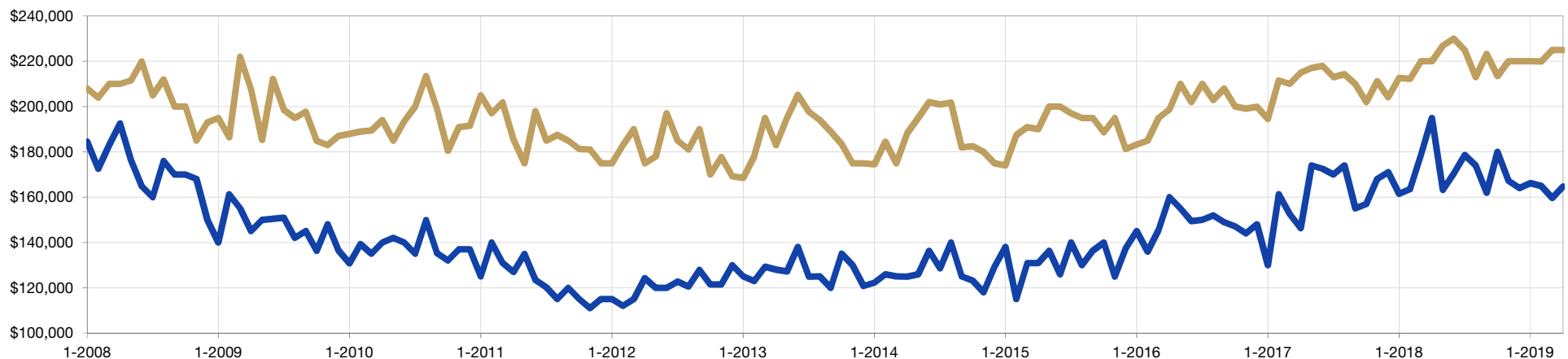
Closed Sales	4-2018	4-2019	+ / -
Traditional	747	744	-0.4%
REO	48	40	-16.7%
Short Sales	20	7	-65.0%
Total Market*	815	791	-2.9%

Median Sales Price	4-2018	4-2019	+ / -
Traditional	\$220,000	\$225,050	+2.3%
REO	\$187,450	\$130,000	-30.6%
Short Sales	\$205,000	\$255,000	+24.4%
Total Market*	\$218,000	\$222,000	+1.8%

\* 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.

April 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	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Bolingbrook	163	11	6.7%	1,082	126	11.6%	\$185,000	\$186,350	+0.7%	\$215,000	\$225,500	+4.9%	\$194,347	\$196,522	+1.1%	\$229,696	\$237,595	+3.4%
Braidwood	27	0	0.0%	86	7	8.1%	\$158,250	\$109,200	-31.0%	\$164,900	\$184,000	+11.6%	\$188,917	\$109,307	-42.1%	\$157,909	\$186,439	+18.1%
Channahon	70	1	1.4%	183	7	3.8%	\$199,450	\$228,000	+14.3%	\$240,000	\$250,500	+4.4%	\$183,944	\$226,803	+23.3%	\$244,745	\$257,828	+5.3%
Coal City, Diamond	17	2	11.8%	126	9	7.1%	\$121,500	\$147,000	+21.0%	\$180,000	\$166,000	-7.8%	\$125,246	\$155,895	+24.5%	\$207,433	\$193,478	-6.7%
Crest Hill	48	1	2.1%	266	20	7.5%	\$150,000	\$152,250	+1.5%	\$169,900	\$174,950	+3.0%	\$144,577	\$147,399	+2.0%	\$173,872	\$178,809	+2.8%
Custer Park	12	0	0.0%	13	1	7.7%	\$299,297	\$85,213	-71.5%	\$161,750	\$267,000	+65.1%	\$299,297	\$85,213	-71.5%	\$175,550	\$249,975	+42.4%
Elwood	16	0	0.0%	79	5	6.3%	\$151,000	\$152,000	+0.7%	\$189,000	\$207,500	+9.8%	\$146,343	\$185,900	+27.0%	\$210,168	\$222,514	+5.9%
Frankfort	175	5	2.9%	435	22	5.1%	\$250,000	\$230,000	-8.0%	\$320,000	\$330,000	+3.1%	\$257,079	\$241,491	-6.1%	\$333,814	\$344,327	+3.1%
Gardner	3	1	33.3%	13	2	15.4%	\$0	\$67,523	--	\$154,000	\$137,500	-10.7%	\$0	\$67,523	--	\$160,474	\$128,818	-19.7%
Godley, Braceville	5	0	0.0%	17	2	11.8%	\$57,500	\$72,900	+26.8%	\$130,000	\$144,000	+10.8%	\$68,500	\$72,900	+6.4%	\$140,726	\$146,420	+4.0%
Grundy County (other)	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Homer Glen	112	2	1.8%	307	18	5.9%	\$282,500	\$328,000	+16.1%	\$325,000	\$345,000	+6.2%	\$313,145	\$324,586	+3.7%	\$354,383	\$372,179	+5.0%
Joliet	269	14	5.2%	1,848	131	7.1%	\$125,500	\$118,750	-5.4%	\$164,000	\$174,900	+6.6%	\$128,406	\$122,212	-4.8%	\$167,549	\$176,004	+5.0%
Kinsman, Mazon, Verona	14	0	0.0%	32	1	3.1%	\$41,100	\$316,111	+669.1%	\$132,500	\$150,000	+13.2%	\$44,925	\$316,111	+603.6%	\$155,622	\$192,815	+23.9%
Lockport, Homer	117	5	4.3%	623	26	4.2%	\$158,823	\$162,900	+2.6%	\$220,500	\$214,900	-2.5%	\$163,948	\$162,949	-0.6%	\$232,269	\$234,575	+1.0%
Manhattan/Wilton Canter	96	0	0.0%	170	11	6.5%	\$185,064	\$196,248	+6.0%	\$237,000	\$247,500	+4.4%	\$181,058	\$222,774	+23.0%	\$249,010	\$255,536	+2.6%
Minooka	58	0	0.0%	247	7	2.8%	\$159,600	\$208,341	+30.5%	\$208,500	\$226,501	+8.6%	\$167,023	\$216,834	+29.8%	\$210,013	\$228,656	+8.9%
Morris	63	2	3.2%	255	14	5.5%	\$111,838	\$132,000	+18.0%	\$185,000	\$188,750	+2.0%	\$146,297	\$135,951	-7.1%	\$208,104	\$209,785	+0.8%
New Lenox	162	4	2.5%	516	20	3.9%	\$219,900	\$254,000	+15.5%	\$275,000	\$287,000	+4.4%	\$204,231	\$239,999	+17.5%	\$273,028	\$286,444	+4.9%
Peotone	29	1	3.4%	70	6	8.6%	\$110,560	\$108,777	-1.6%	\$186,000	\$197,000	+5.9%	\$144,374	\$128,624	-10.9%	\$194,812	\$211,224	+8.4%
Plainfield	401	15	3.7%	1,739	76	4.4%	\$208,500	\$225,000	+7.9%	\$240,000	\$250,000	+4.2%	\$231,941	\$233,763	+0.8%	\$261,470	\$274,576	+5.0%
Ritchie	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Rockdale	2	0	0.0%	19	2	10.5%	\$63,000	\$69,675	+10.6%	\$109,000	\$142,500	+30.7%	\$63,000	\$69,675	+10.6%	\$103,980	\$136,441	+31.2%
Romeoville	104	7	6.7%	615	54	8.8%	\$166,950	\$147,500	-11.7%	\$180,000	\$190,000	+5.6%	\$163,103	\$157,168	-3.6%	\$190,470	\$202,647	+6.4%
Shorewood	98	1	1.0%	315	13	4.1%	\$205,000	\$215,000	+4.9%	\$255,000	\$252,750	-0.9%	\$211,630	\$244,840	+15.7%	\$257,523	\$261,938	+1.7%
South Wilmington	1	0	0.0%	7	2	28.6%	\$76,000	\$36,863	-51.5%	\$81,000	\$108,000	+33.3%	\$76,500	\$36,863	-51.8%	\$88,500	\$118,280	+33.6%
Symerton	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Wilmington	74	4	5.4%	176	7	4.0%	\$138,000	\$85,000	-38.4%	\$148,500	\$137,000	-7.7%	\$138,431	\$105,471	-23.8%	\$153,883	\$148,763	-3.3%