

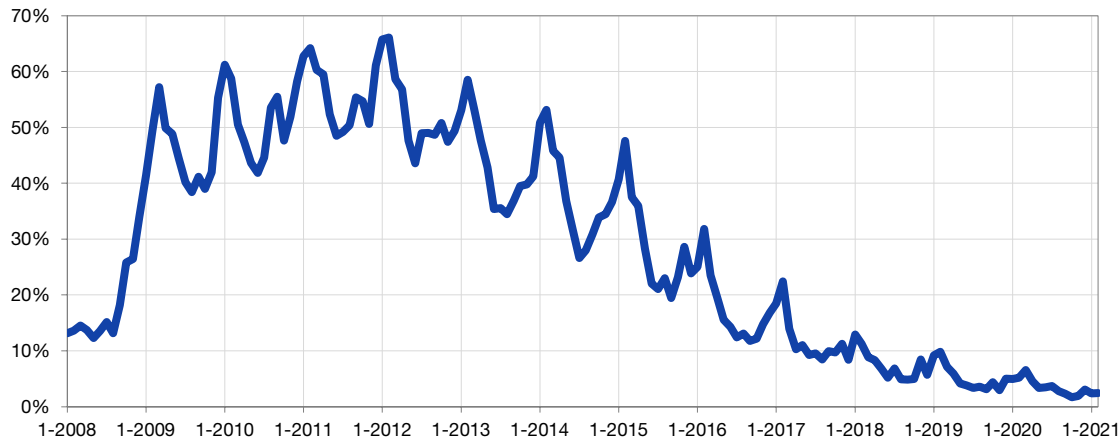
# Lender-Mediated Report – February 2021



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: 2.4%



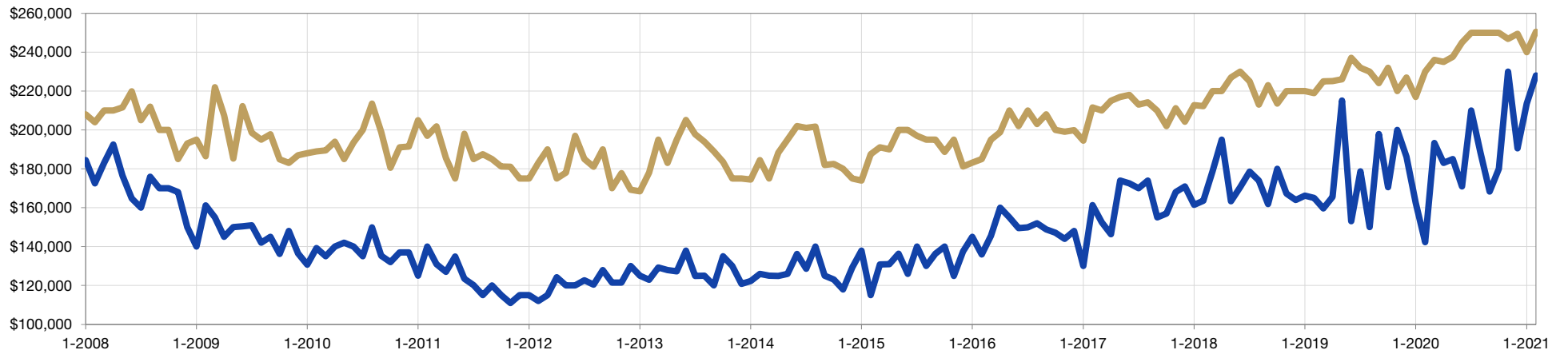
Closed Sales	2-2020	2-2021	+ / -
Traditional	479	530	+10.6%
REO	20	5	-75.0%
Short Sales	6	8	+33.3%
Total Market*	505	543	+7.5%

Median Sales Price	2-2020	2-2021	+ / -
Traditional	\$229,999	\$250,500	+8.9%
REO	\$145,250	\$292,490	+101.4%
Short Sales	\$125,750	\$215,000	+71.0%
Total Market*	\$225,000	\$250,000	+11.1%

\* 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.

February 2021	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	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Bolingbrook	53	1	1.9%	1,055	48	4.5%	\$187,500	\$214,000	+14.1%	\$235,000	\$254,900	+8.5%	\$193,497	\$220,144	+13.8%	\$243,553	\$263,056	+8.0%
Braidwood	8	0	0.0%	108	2	1.9%	\$93,200	\$111,375	+19.5%	\$191,900	\$189,894	-1.0%	\$113,175	\$111,375	-1.6%	\$192,340	\$191,870	-0.2%
Channahon	32	0	0.0%	259	4	1.5%	\$232,500	\$220,250	-5.3%	\$253,900	\$270,000	+6.3%	\$225,600	\$237,875	+5.4%	\$250,026	\$276,118	+10.4%
Coal City, Diamond	26	0	0.0%	149	3	2.0%	\$87,500	\$149,900	+71.3%	\$189,000	\$186,500	-1.3%	\$99,353	\$151,800	+52.8%	\$205,201	\$214,488	+4.5%
Crest Hill	14	2	14.3%	315	8	2.5%	\$165,500	\$158,500	-4.2%	\$177,750	\$179,900	+1.2%	\$156,148	\$157,263	+0.7%	\$183,118	\$183,247	+0.1%
Custer Park	0	0	--	11	0	0.0%	\$0	\$0	--	\$200,000	\$308,000	+54.0%	\$0	\$0	--	\$252,119	\$314,227	+24.6%
Elwood	5	0	0.0%	68	4	5.9%	\$255,500	\$154,750	-39.4%	\$206,000	\$223,000	+8.3%	\$255,500	\$153,500	-39.9%	\$221,255	\$237,725	+7.4%
Frankfort	34	0	0.0%	605	11	1.8%	\$332,250	\$305,000	-8.2%	\$335,000	\$374,700	+11.9%	\$281,250	\$298,636	+6.2%	\$351,087	\$376,535	+7.2%
Gardner	2	1	50.0%	20	4	20.0%	\$46,046	\$120,850	+162.5%	\$132,500	\$136,000	+2.6%	\$86,549	\$139,125	+60.7%	\$147,180	\$144,025	-2.1%
Godley, Braceville	13	2	15.4%	31	2	6.5%	\$116,500	\$67,700	-41.9%	\$137,500	\$157,500	+14.5%	\$116,500	\$67,700	-41.9%	\$128,243	\$161,055	+25.6%
Grundy County (other)	0	0	--	1	0	0.0%	\$0	\$0	--	\$240,000	\$200,000	-16.7%	\$0	\$0	--	\$240,000	\$200,000	-16.7%
Homer Glen	46	0	0.0%	398	12	3.0%	\$307,750	\$307,450	-0.1%	\$355,000	\$355,600	+0.2%	\$306,263	\$381,658	+24.6%	\$370,163	\$381,473	+3.1%
Joliet	103	9	8.7%	1,819	64	3.5%	\$123,250	\$111,251	-9.7%	\$175,000	\$193,000	+10.3%	\$128,999	\$138,948	+7.7%	\$180,780	\$197,171	+9.1%
Kinsman, Mazon, Verona	8	1	12.5%	27	3	11.1%	\$165,000	\$95,000	-42.4%	\$149,900	\$176,000	+17.4%	\$165,000	\$100,333	-39.2%	\$171,862	\$181,225	+5.4%
Lockport, Homer	39	2	5.1%	648	19	2.9%	\$130,000	\$190,000	+46.2%	\$214,000	\$229,900	+7.4%	\$147,429	\$204,442	+38.7%	\$238,399	\$251,560	+5.5%
Manhattan/Wilton Canter	31	0	0.0%	357	7	2.0%	\$315,000	\$230,000	-27.0%	\$248,000	\$260,833	+5.2%	\$306,250	\$216,357	-29.4%	\$255,735	\$275,895	+7.9%
Minooka	14	0	0.0%	278	5	1.8%	\$255,000	\$215,000	-15.7%	\$234,900	\$250,000	+6.4%	\$255,000	\$229,698	-9.9%	\$240,315	\$254,221	+5.8%
Morris	25	0	0.0%	305	6	2.0%	\$95,250	\$97,250	+2.1%	\$212,000	\$229,500	+8.3%	\$107,288	\$119,187	+11.1%	\$235,421	\$247,922	+5.3%
New Lenox	31	0	0.0%	691	16	2.3%	\$240,750	\$201,450	-16.3%	\$290,000	\$308,000	+6.2%	\$245,528	\$212,186	-13.6%	\$294,643	\$310,270	+5.3%
Peotone	6	0	0.0%	79	2	2.5%	\$145,000	\$133,720	-7.8%	\$207,250	\$225,000	+8.6%	\$149,000	\$133,720	-10.3%	\$217,128	\$234,904	+8.2%
Plainfield	118	2	1.7%	1,952	59	3.0%	\$225,500	\$240,000	+6.4%	\$255,000	\$274,900	+7.8%	\$226,690	\$249,564	+10.1%	\$278,949	\$295,421	+5.9%
Ritchie	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Rockdale	2	0	0.0%	11	1	9.1%	\$68,300	\$65,000	-4.8%	\$150,000	\$133,500	-11.0%	\$68,300	\$65,000	-4.8%	\$132,760	\$149,340	+12.5%
Romeoville	23	2	8.7%	642	29	4.5%	\$151,000	\$180,711	+19.7%	\$207,000	\$215,000	+3.9%	\$158,641	\$179,654	+13.2%	\$210,661	\$221,451	+5.1%
Shorewood	36	1	2.8%	357	7	2.0%	\$221,000	\$221,000	0.0%	\$260,000	\$290,000	+11.5%	\$214,742	\$249,536	+16.2%	\$268,621	\$289,678	+7.8%
South Wilmington	1	0	0.0%	11	1	9.1%	\$25,725	\$69,681	+170.9%	\$108,000	\$105,750	-2.1%	\$25,725	\$69,681	+170.9%	\$102,880	\$109,162	+6.1%
Symerton	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Wilmington	19	0	0.0%	187	6	3.2%	\$55,000	\$57,330	+4.2%	\$165,000	\$165,000	0.0%	\$84,006	\$95,992	+14.3%	\$172,680	\$196,133	+13.6%