

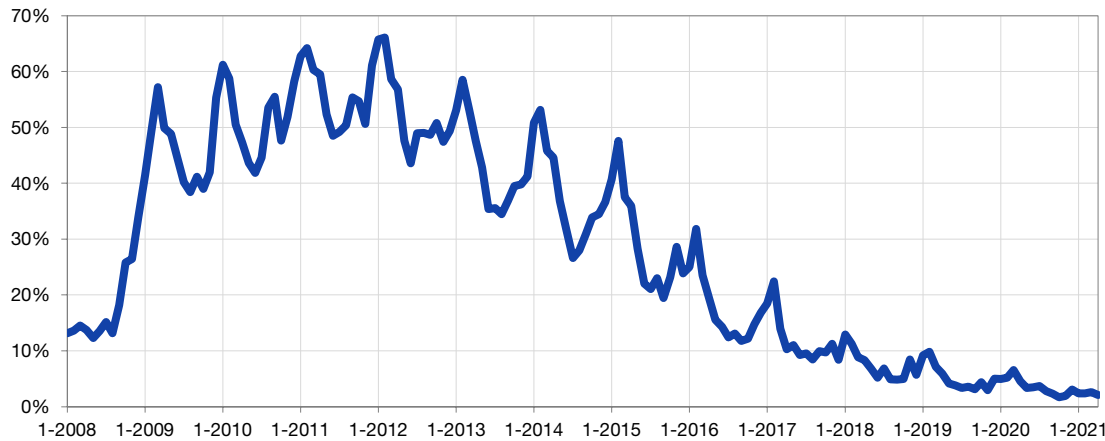
# Lender-Mediated Report – April 2021



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: 2.1%



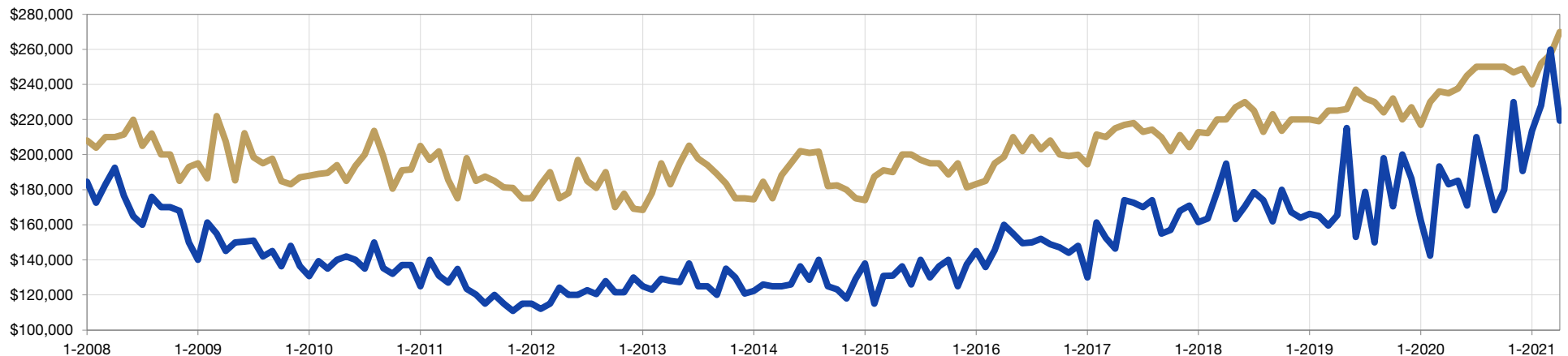
Closed Sales	4-2020	4-2021	+ / -
Traditional	738	754	+2.2%
REO	23	10	-56.5%
Short Sales	12	6	-50.0%
Total Market*	773	770	-0.4%

Median Sales Price	4-2020	4-2021	+ / -
Traditional	\$235,000	\$270,000	+14.9%
REO	\$184,700	\$176,700	-4.3%
Short Sales	\$179,500	\$242,500	+35.1%
Total Market*	\$234,000	\$270,000	+15.4%

\* 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.

	Homes for Sale			Closed Sales			Median Sales Price						Average Sales Price					
	Current Month			Last 12 Months			For the 12 Months Ending...						For the 12 Months Ending...					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	4-2020	4-2021	+ / -	4-2020	4-2021	+ / -	4-2020	4-2021	+ / -	4-2020	4-2021	+ / -
April 2021							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Bolingbrook	55	1	1.8%	1,058	42	4.0%	\$185,050	\$242,500	+31.0%	\$238,000	\$260,000	+9.2%	\$196,750	\$244,003	+24.0%	\$246,803	\$267,213	+8.3%
Braidwood	9	0	0.0%	105	2	1.9%	\$134,501	\$111,375	-17.2%	\$189,550	\$190,000	+0.2%	\$134,501	\$111,375	-17.2%	\$188,658	\$193,202	+2.4%
Channahon	34	0	0.0%	237	4	1.7%	\$232,500	\$220,250	-5.3%	\$255,000	\$274,900	+7.8%	\$225,600	\$237,875	+5.4%	\$252,221	\$281,815	+11.7%
Coal City, Diamond	15	0	0.0%	156	0	0.0%	\$119,250	\$0	-100.0%	\$188,000	\$194,450	+3.4%	\$116,022	\$0	-100.0%	\$205,338	\$224,344	+9.3%
Crest Hill	16	0	0.0%	318	6	1.9%	\$164,500	\$158,500	-3.6%	\$174,900	\$185,000	+5.8%	\$156,738	\$165,583	+5.6%	\$180,958	\$189,734	+4.8%
Custer Park	1	0	0.0%	11	0	0.0%	\$0	\$0	--	\$195,000	\$308,000	+57.9%	\$0	\$0	--	\$250,327	\$314,227	+25.5%
Elwood	3	0	0.0%	68	2	2.9%	\$202,500	\$154,750	-23.6%	\$199,500	\$233,500	+17.0%	\$203,875	\$154,750	-24.1%	\$211,283	\$246,194	+16.5%
Frankfort	49	0	0.0%	613	8	1.3%	\$333,750	\$297,500	-10.9%	\$335,000	\$375,000	+11.9%	\$293,963	\$296,125	+0.7%	\$349,814	\$383,271	+9.6%
Gardner	1	0	0.0%	18	3	16.7%	\$120,000	\$121,700	+1.4%	\$132,500	\$136,000	+2.6%	\$111,201	\$145,500	+30.8%	\$154,921	\$135,427	-12.6%
Godley, Braceville	10	1	10.0%	34	4	11.8%	\$116,500	\$110,100	-5.5%	\$137,000	\$156,750	+14.4%	\$116,500	\$126,247	+8.4%	\$147,646	\$153,953	+4.3%
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	44	0	0.0%	391	10	2.6%	\$295,250	\$403,750	+36.7%	\$350,000	\$365,000	+4.3%	\$308,090	\$415,600	+34.9%	\$369,171	\$393,723	+6.7%
Joliet	124	3	2.4%	1,846	60	3.3%	\$125,101	\$118,000	-5.7%	\$176,125	\$195,000	+10.7%	\$135,468	\$142,802	+5.4%	\$181,277	\$201,410	+11.1%
Kinsman, Mazon, Verona	9	1	11.1%	26	3	11.5%	\$165,000	\$95,000	-42.4%	\$149,900	\$177,000	+18.1%	\$165,000	\$100,333	-39.2%	\$171,515	\$192,583	+12.3%
Lockport, Homer	43	0	0.0%	682	16	2.3%	\$155,000	\$209,850	+35.4%	\$214,000	\$229,950	+7.5%	\$182,865	\$215,894	+18.1%	\$239,371	\$254,793	+6.4%
Manhattan/Wilton Canter	23	0	0.0%	365	7	1.9%	\$360,000	\$230,000	-36.1%	\$248,250	\$264,900	+6.7%	\$318,333	\$216,357	-32.0%	\$253,877	\$281,171	+10.8%
Minooka	16	0	0.0%	279	5	1.8%	\$255,000	\$215,000	-15.7%	\$235,000	\$251,250	+6.9%	\$255,000	\$229,698	-9.9%	\$242,126	\$256,383	+5.9%
Morris	22	0	0.0%	325	8	2.5%	\$93,500	\$180,306	+92.8%	\$212,000	\$232,000	+9.4%	\$100,535	\$169,589	+68.7%	\$237,208	\$253,722	+7.0%
New Lenox	32	0	0.0%	696	14	2.0%	\$240,000	\$182,450	-24.0%	\$287,000	\$310,000	+8.0%	\$240,105	\$198,384	-17.4%	\$294,681	\$315,604	+7.1%
Peotone	9	0	0.0%	76	2	2.6%	\$186,000	\$133,720	-28.1%	\$215,125	\$225,000	+4.6%	\$186,000	\$133,720	-28.1%	\$224,903	\$233,028	+3.6%
Plainfield	120	3	2.5%	1,948	48	2.5%	\$225,000	\$239,000	+6.2%	\$255,950	\$279,000	+9.0%	\$232,356	\$247,564	+6.5%	\$277,626	\$301,743	+8.7%
Ritchie	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Rockdale	2	0	0.0%	11	1	9.1%	\$72,500	\$65,000	-10.3%	\$148,000	\$133,500	-9.8%	\$72,500	\$65,000	-10.3%	\$128,569	\$159,840	+24.3%
Romeoville	34	1	2.9%	627	25	4.0%	\$176,000	\$172,000	-2.3%	\$209,450	\$216,250	+3.2%	\$163,734	\$177,419	+8.4%	\$211,240	\$225,521	+6.8%
Shorewood	37	0	0.0%	359	4	1.1%	\$209,750	\$267,000	+27.3%	\$262,000	\$300,000	+14.5%	\$213,989	\$276,950	+29.4%	\$270,615	\$295,526	+9.2%
South Wilmington	1	0	0.0%	11	1	9.1%	\$0	\$69,681	--	\$103,200	\$105,750	+2.5%	\$0	\$69,681	--	\$101,600	\$109,162	+7.4%
Symerton	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Wilmington	34	1	2.9%	187	4	2.1%	\$55,000	\$57,330	+4.2%	\$162,250	\$168,500	+3.9%	\$93,955	\$77,113	-17.9%	\$175,177	\$197,623	+12.8%