

Lender-Mediated Report – August 2015

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
FOR MEMBERS OF THE HOMETOWN 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: 12.4%



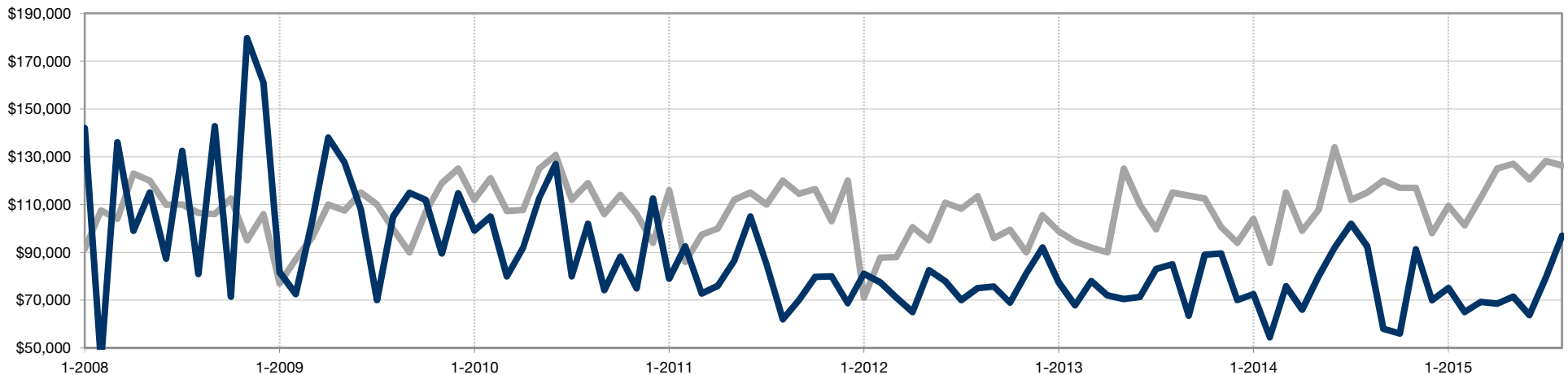
Closed Sales	8-2014	8-2015	+ / -
Traditional	189	170	-10.1%
REO	31	20	-35.5%
Short Sales	6	4	-33.3%
Total Market*	226	194	-14.2%

Median Sales Price	8-2014	8-2015	+ / -
Traditional	\$115,000	\$126,300	+9.8%
REO	\$78,000	\$97,000	+24.4%
Short Sales	\$148,805	\$93,000	-37.5%
Total Market*	\$111,500	\$125,000	+12.1%

*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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August 2015

	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	8-2014	8-2015	+/-	8-2014	8-2015	+/-	8-2014	8-2015	+/-	8-2014	8-2015	+/-
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Albany	1	0	0.0%	4	0	0.0%	\$0	\$0	--	\$165,000	\$147,500	-10.6%	\$0	\$0	--	\$165,000	\$144,975	-12.1%
Baileyville	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Baker, Leland	15	5	33.3%	26	7	26.9%	\$53,750	\$32,500	-39.5%	\$120,000	\$210,000	+75.0%	\$77,636	\$57,314	-26.2%	\$170,078	\$202,795	+19.2%
Balance of DeKalb County	1	0	0.0%	0	0	--	\$230,000	\$0	-100.0%	\$0	\$0	--	\$230,000	\$0	-100.0%	\$0	\$0	--
Byron	24	2	8.3%	45	7	15.6%	\$111,500	\$109,500	-1.8%	\$155,000	\$138,500	-10.6%	\$104,604	\$101,921	-2.6%	\$171,364	\$157,841	-7.9%
Chana	5	1	20.0%	10	2	20.0%	\$29,325	\$117,500	+300.7%	\$51,250	\$172,500	+236.6%	\$39,038	\$117,500	+201.0%	\$90,942	\$182,375	+100.5%
Clare	1	0	0.0%	0	0	--	\$112,750	\$0	-100.0%	\$192,500	\$0	-100.0%	\$0	\$0	--	\$192,500	\$0	-100.0%
Coleta	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Cortland	10	1	10.0%	71	31	43.7%	\$120,000	\$116,000	-3.3%	\$140,000	\$148,750	+6.3%	\$110,765	\$116,320	+5.0%	\$136,469	\$148,278	+8.7%
Creston	3	0	0.0%	12	4	33.3%	\$0	\$37,350	--	\$122,250	\$121,000	-1.0%	\$0	\$38,051	--	\$109,900	\$120,050	+9.2%
Davis Junction	10	1	10.0%	17	8	47.1%	\$93,500	\$119,500	+27.8%	\$136,900	\$157,000	+14.7%	\$86,765	\$115,075	+32.6%	\$146,255	\$189,033	+29.2%
De Kalb	194	38	19.6%	360	102	28.3%	\$90,000	\$83,250	-7.5%	\$142,500	\$138,500	-2.8%	\$99,270	\$96,059	-3.2%	\$146,865	\$145,796	-0.7%
Deer Grove	2	0	0.0%	1	0	0.0%	\$0	\$0	--	\$41,500	\$138,000	+232.5%	\$0	\$0	--	\$41,500	\$138,000	+232.5%
Dixon, Nelson	170	7	4.1%	219	30	13.7%	\$54,275	\$38,400	-29.3%	\$100,950	\$105,000	+4.0%	\$74,076	\$52,678	-28.9%	\$111,995	\$130,633	+16.6%
Eldena	1	0	0.0%	0	0	--	\$0	\$0	--	\$110,000	\$0	-100.0%	\$0	\$0	--	\$110,000	\$0	-100.0%
Elizabeth	2	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$155,000	--	\$0	\$0	--	\$0	\$155,000	--
Erie	2	1	50.0%	2	0	0.0%	\$0	\$0	--	\$90,500	\$98,500	+8.8%	\$0	\$0	--	\$90,500	\$98,500	+8.8%
Esmond	1	1	100.0%	5	0	0.0%	\$36,000	\$0	-100.0%	\$118,000	\$151,500	+28.4%	\$36,000	\$0	-100.0%	\$118,000	\$163,300	+38.4%
Fairdale	0	0	--	0	0	--	\$0	\$0	--	\$10,000	\$0	-100.0%	\$0	\$0	--	\$10,000	\$0	-100.0%
Forreston	6	0	0.0%	5	1	20.0%	\$31,000	\$18,432	-40.5%	\$0	\$87,250	--	\$31,000	\$18,432	-40.5%	\$0	\$79,100	--
Fulton	1	1	100.0%	5	2	40.0%	\$112,001	\$59,500	-46.9%	\$80,000	\$90,000	+12.5%	\$112,001	\$59,500	-46.9%	\$86,657	\$91,667	+5.8%
Genoa	35	8	22.9%	99	38	38.4%	\$123,000	\$127,244	+3.5%	\$157,000	\$149,000	-5.1%	\$130,589	\$129,814	-0.6%	\$167,200	\$152,718	-8.7%
Harding, Earlville	25	8	32.0%	39	20	51.3%	\$40,550	\$52,451	+29.3%	\$116,500	\$120,000	+3.0%	\$54,576	\$70,115	+28.5%	\$139,750	\$124,164	-11.2%
Harmon	2	0	0.0%	3	1	33.3%	\$102,500	\$4,000	-96.1%	\$8,433	\$174,000	+1963.3%	\$102,500	\$4,000	-96.1%	\$8,433	\$174,000	+1963.3%
Hinckley	16	0	0.0%	47	15	31.9%	\$107,000	\$101,000	-5.6%	\$178,000	\$189,900	+6.7%	\$111,738	\$105,615	-5.5%	\$184,000	\$182,105	-1.0%
Kingston	11	0	0.0%	29	5	17.2%	\$120,000	\$112,500	-6.3%	\$183,450	\$201,250	+9.7%	\$123,238	\$122,180	-0.9%	\$195,795	\$202,583	+3.5%
Kirkland	10	2	20.0%	31	14	45.2%	\$86,000	\$83,750	-2.6%	\$111,450	\$115,000	+3.2%	\$98,439	\$89,836	-8.7%	\$125,554	\$114,165	-9.1%
Lake Carroll	57	0	0.0%	19	0	0.0%	\$0	\$0	--	\$217,500	\$213,000	-2.1%	\$0	\$0	--	\$242,828	\$283,903	+16.9%
Lake Summerset	13	1	7.7%	5	2	40.0%	\$193,624	\$68,501	-64.6%	\$210,175	\$154,500	-26.5%	\$193,624	\$68,501	-64.6%	\$197,938	\$153,133	-22.6%
Leaf River	10	1	10.0%	6	1	16.7%	\$100,750	\$20,000	-80.1%	\$142,500	\$116,000	-18.6%	\$100,750	\$20,000	-80.1%	\$142,500	\$162,280	+13.9%
Lee Center	0	0	--	0	0	--	\$51,507	\$0	-100.0%	\$65,000	\$0	-100.0%	\$51,507	\$0	-100.0%	\$65,000	\$0	-100.0%
Lindenwood	1	0	0.0%	4	1	25.0%	\$110,000	\$24,900	-77.4%	\$147,500	\$178,000	+20.7%	\$86,333	\$24,900	-71.2%	\$147,500	\$172,967	+17.3%
Lowell, Tonica	6	2	33.3%	12	4	33.3%	\$93,866	\$54,000	-42.5%	\$86,500	\$67,450	-22.0%	\$93,866	\$57,753	-38.5%	\$99,515	\$122,525	+23.1%

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August 2015

	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	8-2014	8-2015	+ / -	8-2014	8-2015	+ / -	8-2014	8-2015	+ / -	8-2014	8-2015	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Lyndon	8	0	0.0%	2	1	50.0%	\$0	\$11,500	--	\$78,000	\$49,900	-36.0%	\$0	\$11,500	--	\$101,929	\$49,900	-51.0%
Malta	7	1	14.3%	20	7	35.0%	\$86,000	\$87,000	+1.2%	\$135,500	\$140,000	+3.3%	\$116,875	\$82,038	-29.8%	\$150,082	\$138,000	-8.1%
Milledgeville	9	1	11.1%	9	0	0.0%	\$20,400	\$0	-100.0%	\$60,000	\$58,000	-3.3%	\$20,400	\$0	-100.0%	\$70,057	\$53,689	-23.4%
Monroe Center	1	1	100.0%	8	2	25.0%	\$0	\$92,750	--	\$153,500	\$130,000	-15.3%	\$0	\$92,750	--	\$153,500	\$161,083	+4.9%
Morrison	41	2	4.9%	68	6	8.8%	\$32,500	\$30,450	-6.3%	\$85,000	\$92,500	+8.8%	\$32,500	\$32,200	-0.9%	\$120,369	\$105,631	-12.2%
Mount Morris	21	3	14.3%	49	7	14.3%	\$40,750	\$27,500	-32.5%	\$97,000	\$65,000	-33.0%	\$48,545	\$45,286	-6.7%	\$91,367	\$69,092	-24.4%
Nachusa	1	0	0.0%	1	0	0.0%	\$14,000	\$0	-100.0%	\$0	\$12,500	--	\$14,000	\$0	-100.0%	\$0	\$12,500	--
Oregon	41	5	12.2%	73	17	23.3%	\$59,000	\$58,900	-0.2%	\$153,450	\$102,000	-33.5%	\$86,801	\$79,851	-8.0%	\$139,561	\$120,093	-13.9%
Polo	28	1	3.6%	38	8	21.1%	\$41,900	\$19,500	-53.5%	\$74,900	\$84,950	+13.4%	\$60,723	\$29,663	-51.2%	\$88,471	\$87,588	-1.0%
Prophetstown	15	0	0.0%	16	1	6.3%	\$0	\$50,000	--	\$80,500	\$77,500	-3.7%	\$0	\$50,000	--	\$82,583	\$83,634	+1.3%
Rochelle, Flagg Center, Hillcrest, Kings	88	6	6.8%	142	30	21.1%	\$71,000	\$59,500	-16.2%	\$113,500	\$118,400	+4.3%	\$76,664	\$69,988	-8.7%	\$127,588	\$130,704	+2.4%
Rock Falls	92	4	4.3%	128	17	13.3%	\$43,361	\$30,000	-30.8%	\$71,250	\$74,900	+5.1%	\$50,856	\$32,133	-36.8%	\$77,348	\$90,013	+16.4%
Shabbona	8	0	0.0%	17	5	29.4%	\$65,000	\$69,000	+6.2%	\$115,000	\$148,500	+29.1%	\$62,000	\$69,278	+11.7%	\$122,667	\$159,075	+29.7%
Shannon	1	0	0.0%	3	0	0.0%	\$0	\$0	--	\$0	\$55,000	--	\$0	\$0	--	\$0	\$77,000	--
Somonauk	22	6	27.3%	38	8	21.1%	\$89,500	\$88,258	-1.4%	\$158,000	\$157,500	-0.3%	\$89,997	\$91,986	+2.2%	\$165,445	\$170,185	+2.9%
Sterling	144	3	2.1%	250	27	10.8%	\$46,250	\$32,900	-28.9%	\$80,000	\$88,500	+10.6%	\$57,023	\$43,839	-23.1%	\$101,599	\$109,991	+8.3%
Stillman Valley	6	0	0.0%	17	3	17.6%	\$69,000	\$75,000	+8.7%	\$147,500	\$162,500	+10.2%	\$84,176	\$80,818	-4.0%	\$153,600	\$180,783	+17.7%
Tampico	8	1	12.5%	12	3	25.0%	\$0	\$23,600	--	\$68,000	\$68,500	+0.7%	\$0	\$27,200	--	\$79,800	\$66,111	-17.2%
Waterman	12	1	8.3%	31	15	48.4%	\$68,500	\$96,501	+40.9%	\$137,500	\$96,000	-30.2%	\$76,527	\$102,522	+34.0%	\$126,880	\$114,672	-9.6%
Woosung	3	0	0.0%	0	0	--	\$0	\$0	--	\$195,000	\$0	-100.0%	\$0	\$0	--	\$192,633	\$0	-100.0%