

Lender-Mediated Report – February 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: 30.5%



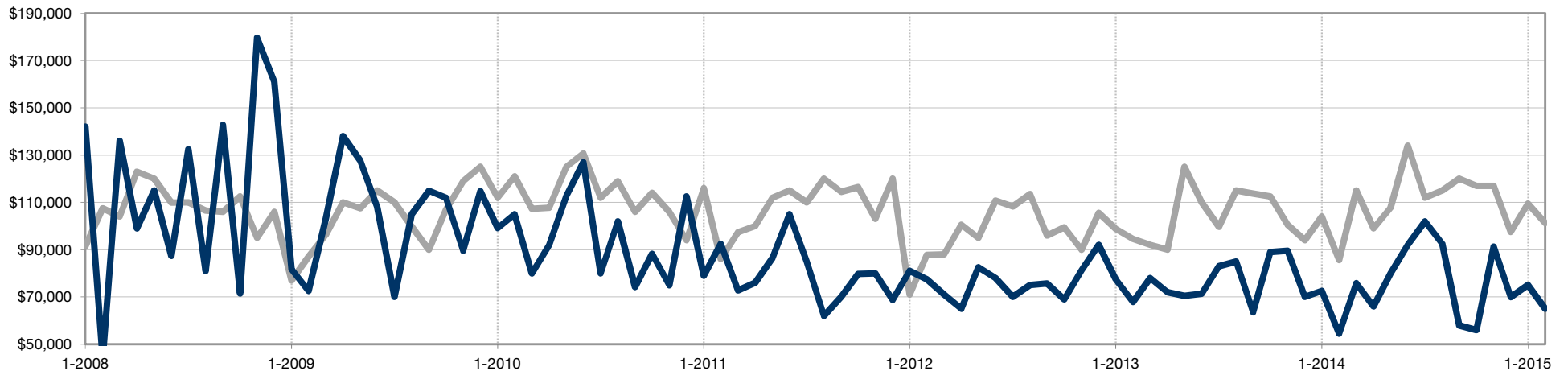
Closed Sales	2-2014	2-2015	+ / -
Traditional	72	66	-8.3%
REO	22	23	+4.5%
Short Sales	4	6	+50.0%
Total Market*	98	95	-3.1%

Median Sales Price	2-2014	2-2015	+ / -
Traditional	\$85,625	\$101,250	+18.2%
REO	\$54,500	\$53,900	-1.1%
Short Sales	\$98,750	\$153,755	+55.7%
Total Market*	\$84,000	\$90,000	+7.1%

*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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February 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	2-2014			2-2015			2-2014			2-2015		
								+	-		+	-		+	-		+	-
	Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties								
Albany	1	0	0.0%	3	0	0.0%	\$0	\$0	--	\$134,250	\$165,000	+22.9%	\$0	\$0	--	\$134,250	\$149,967	+11.7%
Baileyville	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Baker, Leland	12	3	25.0%	20	12	60.0%	\$116,500	\$35,915	-69.2%	\$155,650	\$174,950	+12.4%	\$122,962	\$51,294	-58.3%	\$184,120	\$178,238	-3.2%
Balance of DeKalb County	0	0	--	1	1	100.0%	\$0	\$230,000	--	\$0	\$0	--	\$0	\$230,000	--	\$0	\$0	--
Byron	15	3	20.0%	36	8	22.2%	\$121,822	\$125,950	+3.4%	\$149,500	\$136,000	-9.0%	\$113,951	\$117,731	+3.3%	\$171,934	\$146,981	-14.5%
Chana	5	0	0.0%	7	1	14.3%	\$54,000	\$40,000	-25.9%	\$62,500	\$156,000	+149.6%	\$45,010	\$40,000	-11.1%	\$93,330	\$162,000	+73.6%
Clare	3	1	33.3%	1	0	0.0%	\$112,750	\$0	-100.0%	\$0	\$192,500	--	\$0	\$0	--	\$0	\$192,500	--
Coleta	1	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Cortland	23	9	39.1%	67	29	43.3%	\$100,000	\$116,000	+16.0%	\$136,250	\$148,950	+9.3%	\$101,707	\$115,221	+13.3%	\$133,427	\$144,014	+7.9%
Creston	5	3	60.0%	10	1	10.0%	\$49,900	\$49,000	-1.8%	\$142,500	\$115,000	-19.3%	\$49,900	\$49,000	-1.8%	\$142,500	\$108,878	-23.6%
Davis Junction	7	3	42.9%	17	7	41.2%	\$90,938	\$110,500	+21.5%	\$150,500	\$160,000	+6.3%	\$91,797	\$104,160	+13.5%	\$145,150	\$176,690	+21.7%
De Kalb	132	28	21.2%	337	103	30.6%	\$85,000	\$85,000	0.0%	\$140,000	\$143,500	+2.5%	\$90,171	\$97,656	+8.3%	\$146,791	\$148,073	+0.9%
Deer Grove	1	0	0.0%	0	0	--	\$0	\$0	--	\$50,000	\$0	-100.0%	\$0	\$0	--	\$44,333	\$0	-100.0%
Dixon, Nelson	130	6	4.6%	234	32	13.7%	\$42,450	\$44,950	+5.9%	\$90,000	\$101,500	+12.8%	\$58,363	\$62,625	+7.3%	\$109,183	\$114,556	+4.9%
Eldena	0	0	--	1	0	0.0%	\$0	\$0	--	\$88,000	\$110,000	+25.0%	\$0	\$0	--	\$88,000	\$110,000	+25.0%
Elizabeth	1	0	0.0%	0	0	--	\$0	\$0	--	\$770,000	\$0	-100.0%	\$0	\$0	--	\$770,000	\$0	-100.0%
Erie	4	0	0.0%	0	0	--	\$0	\$0	--	\$75,000	\$0	-100.0%	\$0	\$0	--	\$70,333	\$0	-100.0%
Esmond	1	1	100.0%	1	0	0.0%	\$47,450	\$0	-100.0%	\$118,000	\$151,500	+28.4%	\$47,450	\$0	-100.0%	\$118,000	\$151,500	+28.4%
Fairdale	0	0	--	0	0	--	\$0	\$0	--	\$10,000	\$0	-100.0%	\$0	\$0	--	\$10,000	\$0	-100.0%
Forreston	3	0	0.0%	2	1	50.0%	\$27,522	\$18,432	-33.0%	\$104,500	\$60,000	-42.6%	\$27,522	\$18,432	-33.0%	\$104,500	\$60,000	-42.6%
Fulton	2	0	0.0%	7	2	28.6%	\$49,000	\$122,001	+149.0%	\$43,753	\$80,000	+82.8%	\$49,000	\$122,001	+149.0%	\$85,815	\$88,400	+3.0%
Genoa	38	12	31.6%	83	42	50.6%	\$100,000	\$139,000	+39.0%	\$155,000	\$150,000	-3.2%	\$105,437	\$146,744	+39.2%	\$168,728	\$149,722	-11.3%
Harding, Earlville	26	8	30.8%	32	16	50.0%	\$43,000	\$47,500	+10.5%	\$109,500	\$96,450	-11.9%	\$51,721	\$76,755	+48.4%	\$123,075	\$112,039	-9.0%
Harmon	3	0	0.0%	2	1	50.0%	\$102,500	\$4,000	-96.1%	\$0	\$8,433	--	\$102,500	\$4,000	-96.1%	\$0	\$8,433	--
Hinckley	13	4	30.8%	28	7	25.0%	\$88,500	\$95,000	+7.3%	\$172,500	\$168,000	-2.6%	\$96,700	\$109,526	+13.3%	\$174,218	\$179,298	+2.9%
Kingston	14	3	21.4%	30	10	33.3%	\$140,000	\$116,250	-17.0%	\$187,000	\$174,200	-6.8%	\$135,911	\$126,712	-6.8%	\$195,212	\$198,845	+1.9%
Kirkland	12	7	58.3%	28	14	50.0%	\$97,500	\$91,500	-6.2%	\$100,500	\$114,950	+14.4%	\$108,705	\$98,164	-9.7%	\$111,804	\$125,787	+12.5%
Lake Carroll	27	0	0.0%	8	0	0.0%	\$0	\$0	--	\$227,250	\$227,500	+0.1%	\$0	\$0	--	\$251,210	\$296,406	+18.0%
Lake Summerset	9	1	11.1%	5	1	20.0%	\$45,000	\$193,624	+330.3%	\$180,700	\$210,175	+16.3%	\$45,000	\$193,624	+330.3%	\$180,700	\$202,463	+12.0%
Leaf River	7	0	0.0%	6	3	50.0%	\$28,002	\$36,000	+28.6%	\$134,000	\$150,000	+11.9%	\$28,002	\$73,833	+163.7%	\$134,000	\$140,833	+5.1%
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	2	0	0.0%	4	3	75.0%	\$6,500	\$110,000	+1592.3%	\$0	\$147,500	--	\$6,500	\$92,467	+1322.6%	\$0	\$147,500	--
Lowell, Tonica	4	1	25.0%	13	4	30.8%	\$37,625	\$75,006	+99.4%	\$86,500	\$115,000	+32.9%	\$51,042	\$74,436	+45.8%	\$108,659	\$136,378	+25.5%

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							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Lyndon	3	0	0.0%	9	1	11.1%	\$23,000	\$11,500	-50.0%	\$73,000	\$63,950	-12.4%	\$25,333	\$11,500	-54.6%	\$73,000	\$95,425	+30.7%
Malta	6	1	16.7%	17	8	47.1%	\$85,650	\$86,500	+1.0%	\$135,500	\$117,000	-13.7%	\$81,475	\$96,877	+18.9%	\$147,093	\$123,278	-16.2%
Milledgeville	10	0	0.0%	4	0	0.0%	\$20,450	\$0	-100.0%	\$52,500	\$57,500	+9.5%	\$20,350	\$0	-100.0%	\$72,300	\$61,250	-15.3%
Monroe Center	2	0	0.0%	5	0	0.0%	\$90,000	\$0	-100.0%	\$125,000	\$137,000	+9.6%	\$90,000	\$0	-100.0%	\$117,100	\$149,700	+27.8%
Morrison	47	2	4.3%	64	4	6.3%	\$40,900	\$35,800	-12.5%	\$87,500	\$83,500	-4.6%	\$48,967	\$35,950	-26.6%	\$111,831	\$109,298	-2.3%
Mount Morris	26	3	11.5%	38	11	28.9%	\$40,000	\$41,500	+3.8%	\$86,900	\$89,000	+2.4%	\$47,980	\$50,243	+4.7%	\$87,880	\$86,795	-1.2%
Nachusa	3	0	0.0%	1	0	0.0%	\$14,000	\$0	-100.0%	\$0	\$12,500	--	\$14,000	\$0	-100.0%	\$0	\$12,500	--
Oregon	35	5	14.3%	57	12	21.1%	\$52,250	\$44,950	-14.0%	\$121,425	\$138,000	+13.7%	\$78,292	\$72,073	-7.9%	\$149,108	\$130,411	-12.5%
Polo	27	2	7.4%	46	10	21.7%	\$56,950	\$24,750	-56.5%	\$74,950	\$85,250	+13.7%	\$62,005	\$37,320	-39.8%	\$80,347	\$89,257	+11.1%
Prophetstown	9	0	0.0%	15	0	0.0%	\$75,750	\$0	-100.0%	\$77,250	\$65,000	-15.9%	\$75,750	\$0	-100.0%	\$93,213	\$67,300	-27.8%
Rochelle, Flagg Center, Hillcrest, Kings	87	9	10.3%	135	41	30.4%	\$63,000	\$70,000	+11.1%	\$112,700	\$120,750	+7.1%	\$69,414	\$79,969	+15.2%	\$128,597	\$130,813	+1.7%
Rock Falls	94	7	7.4%	159	18	11.3%	\$35,500	\$35,160	-1.0%	\$66,500	\$71,000	+6.8%	\$44,631	\$39,065	-12.5%	\$73,569	\$83,229	+13.1%
Shabbona	9	1	11.1%	12	2	16.7%	\$67,500	\$82,327	+22.0%	\$125,000	\$137,750	+10.2%	\$65,388	\$82,327	+25.9%	\$135,000	\$137,590	+1.9%
Shannon	4	1	25.0%	3	0	0.0%	\$0	\$0	--	\$0	\$55,000	--	\$0	\$0	--	\$0	\$77,000	--
Somonauk	10	2	20.0%	33	16	48.5%	\$99,900	\$97,450	-2.5%	\$168,000	\$134,000	-20.2%	\$104,206	\$96,190	-7.7%	\$176,279	\$138,279	-21.6%
Sterling	134	10	7.5%	238	23	9.7%	\$47,250	\$40,000	-15.3%	\$79,000	\$86,000	+8.9%	\$61,128	\$48,937	-19.9%	\$99,579	\$109,280	+9.7%
Stillman Valley	5	1	20.0%	23	3	13.0%	\$103,650	\$69,000	-33.4%	\$161,000	\$162,500	+0.9%	\$114,263	\$94,267	-17.5%	\$184,056	\$171,265	-6.9%
Tampico	8	2	25.0%	11	1	9.1%	\$35,000	\$23,600	-32.6%	\$57,500	\$70,250	+22.2%	\$35,000	\$23,600	-32.6%	\$51,500	\$87,610	+70.1%
Waterman	10	3	30.0%	32	18	56.3%	\$106,500	\$77,000	-27.7%	\$137,500	\$74,000	-46.2%	\$99,781	\$82,476	-17.3%	\$142,140	\$104,697	-26.3%
Woosung	2	1	50.0%	2	0	0.0%	\$0	\$0	--	\$156,450	\$190,000	+21.4%	\$0	\$0	--	\$156,450	\$190,000	+21.4%