

Lender-Mediated Report – March 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: 34.6%



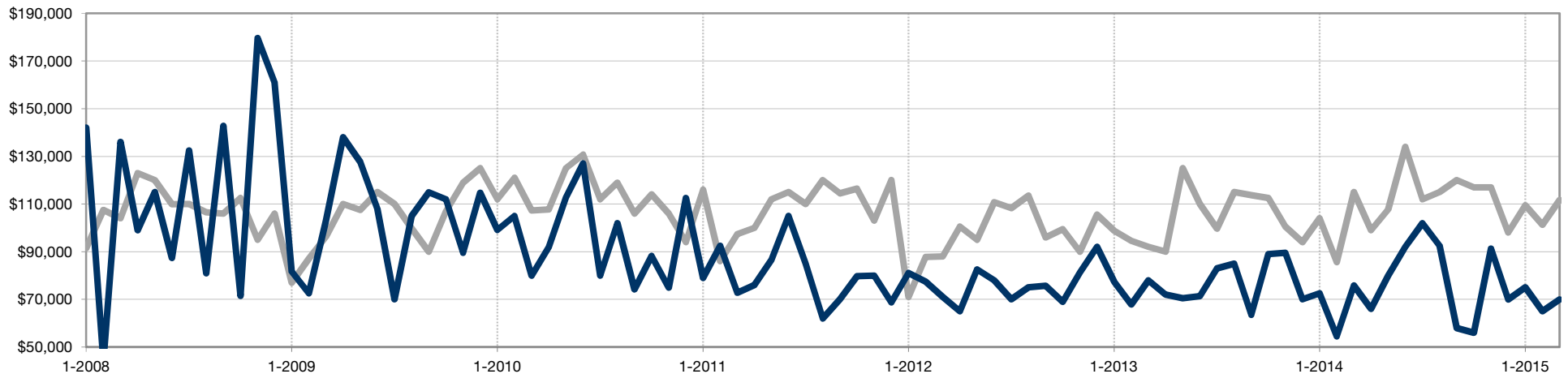
Closed Sales	3-2014	3-2015	+ / -
Traditional	83	100	+20.5%
REO	35	46	+31.4%
Short Sales	6	7	+16.7%
Total Market*	124	153	+23.4%

Median Sales Price	3-2014	3-2015	+ / -
Traditional	\$115,000	\$111,700	-2.9%
REO	\$69,000	\$66,727	-3.3%
Short Sales	\$138,000	\$105,000	-23.9%
Total Market*	\$104,000	\$95,000	-8.7%

*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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March 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	3-2014			3-2015			3-2014			3-2015		
								+	-		+	-		+	-		+	-
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Albany	2	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	10	3	30.0%	20	12	60.0%	\$103,250	\$37,250	-63.9%	\$155,650	\$227,450	+46.1%	\$116,763	\$53,308	-54.3%	\$182,770	\$198,675	+8.7%
Balance of DeKalb County	0	0	--	1	1	100.0%	\$0	\$230,000	--	\$0	\$0	--	\$0	\$230,000	--	\$0	\$0	--
Byron	17	1	5.9%	39	9	23.1%	\$115,322	\$135,100	+17.2%	\$142,000	\$136,000	-4.2%	\$110,507	\$124,083	+12.3%	\$171,552	\$154,532	-9.9%
Chana	3	0	0.0%	8	2	25.0%	\$54,000	\$65,000	+20.4%	\$62,500	\$156,000	+149.6%	\$45,010	\$65,000	+44.4%	\$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	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Cortland	26	10	38.5%	64	29	45.3%	\$100,000	\$116,000	+16.0%	\$138,000	\$148,900	+7.9%	\$102,138	\$115,556	+13.1%	\$135,087	\$143,076	+5.9%
Creston	3	2	66.7%	14	2	14.3%	\$49,900	\$38,753	-22.3%	\$128,750	\$128,000	-0.6%	\$49,900	\$38,753	-22.3%	\$128,750	\$116,483	-9.5%
Davis Junction	5	1	20.0%	19	8	42.1%	\$89,875	\$118,750	+32.1%	\$150,500	\$160,000	+6.3%	\$91,768	\$108,015	+17.7%	\$145,150	\$173,173	+19.3%
De Kalb	142	30	21.1%	340	110	32.4%	\$85,000	\$85,131	+0.2%	\$140,000	\$143,000	+2.1%	\$93,132	\$98,178	+5.4%	\$146,851	\$148,103	+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	140	6	4.3%	236	32	13.6%	\$43,806	\$44,950	+2.6%	\$90,000	\$102,500	+13.9%	\$58,853	\$63,361	+7.7%	\$109,728	\$116,346	+6.0%
Eldena	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$110,000	--	\$0	\$0	--	\$0	\$110,000	--
Elizabeth	1	0	0.0%	0	0	--	\$0	\$0	--	\$770,000	\$0	-100.0%	\$0	\$0	--	\$770,000	\$0	-100.0%
Erie	3	0	0.0%	1	0	0.0%	\$0	\$0	--	\$82,750	\$130,000	+57.1%	\$0	\$0	--	\$82,750	\$130,000	+57.1%
Esmond	1	0	0.0%	3	0	0.0%	\$36,000	\$0	-100.0%	\$118,000	\$151,500	+28.4%	\$36,000	\$0	-100.0%	\$118,000	\$157,167	+33.2%
Fairdale	0	0	--	0	0	--	\$0	\$0	--	\$10,000	\$0	-100.0%	\$0	\$0	--	\$10,000	\$0	-100.0%
Forreston	3	1	33.3%	3	1	33.3%	\$27,522	\$18,432	-33.0%	\$165,000	\$40,000	-75.8%	\$27,522	\$18,432	-33.0%	\$165,000	\$40,000	-75.8%
Fulton	2	1	50.0%	6	2	33.3%	\$49,000	\$122,001	+149.0%	\$69,377	\$80,000	+15.3%	\$49,000	\$122,001	+149.0%	\$86,963	\$86,750	-0.2%
Genoa	38	8	21.1%	84	42	50.0%	\$107,500	\$134,552	+25.2%	\$155,000	\$150,000	-3.2%	\$113,786	\$137,591	+20.9%	\$170,947	\$149,705	-12.4%
Harding, Earlville	31	10	32.3%	36	18	50.0%	\$42,750	\$56,450	+32.0%	\$110,000	\$96,450	-12.3%	\$50,856	\$79,999	+57.3%	\$128,445	\$110,757	-13.8%
Harmon	1	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	19	2	10.5%	34	12	35.3%	\$93,750	\$86,366	-7.9%	\$167,500	\$169,000	+0.9%	\$98,629	\$96,835	-1.8%	\$170,470	\$182,102	+6.8%
Kingston	12	3	25.0%	30	9	30.0%	\$143,750	\$112,500	-21.7%	\$187,000	\$179,900	-3.8%	\$144,160	\$114,691	-20.4%	\$195,212	\$205,090	+5.1%
Kirkland	9	5	55.6%	28	13	46.4%	\$97,500	\$75,000	-23.1%	\$100,500	\$114,900	+14.3%	\$110,001	\$76,562	-30.4%	\$111,804	\$124,668	+11.5%
Lake Carroll	36	0	0.0%	6	0	0.0%	\$0	\$0	--	\$227,250	\$227,500	+0.1%	\$0	\$0	--	\$261,371	\$284,375	+8.8%
Lake Summerset	13	1	7.7%	6	1	16.7%	\$45,000	\$193,624	+330.3%	\$180,700	\$189,350	+4.8%	\$45,000	\$193,624	+330.3%	\$180,700	\$179,950	-0.4%
Leaf River	6	0	0.0%	5	2	40.0%	\$32,001	\$92,750	+189.8%	\$134,000	\$150,000	+11.9%	\$32,001	\$92,750	+189.8%	\$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%	2	2	100.0%	\$74,500	\$67,450	-9.5%	\$147,500	\$0	-100.0%	\$74,500	\$67,450	-9.5%	\$147,500	\$0	-100.0%
Lowell, Tonica	5	1	20.0%	13	4	30.8%	\$37,625	\$75,006	+99.4%	\$88,200	\$101,000	+14.5%	\$51,042	\$74,436	+45.8%	\$116,563	\$119,311	+2.4%

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	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	3-2014	3-2015	+/-	3-2014	3-2015	+/-	3-2014	3-2015	+/-	3-2014	3-2015	+/-
							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	4	0	0.0%	18	8	44.4%	\$78,750	\$86,500	+9.8%	\$135,750	\$128,500	-5.3%	\$81,028	\$95,658	+18.1%	\$147,993	\$133,950	-9.5%
Milledgeville	8	0	0.0%	4	0	0.0%	\$20,500	\$0	-100.0%	\$60,000	\$57,500	-4.2%	\$20,467	\$0	-100.0%	\$77,629	\$61,250	-21.1%
Monroe Center	3	0	0.0%	6	0	0.0%	\$90,000	\$0	-100.0%	\$125,000	\$143,500	+14.8%	\$90,000	\$0	-100.0%	\$117,100	\$165,583	+41.4%
Morrison	44	2	4.5%	68	6	8.8%	\$40,900	\$32,750	-19.9%	\$87,500	\$84,250	-3.7%	\$48,967	\$32,967	-32.7%	\$109,453	\$109,174	-0.3%
Mount Morris	31	2	6.5%	39	9	23.1%	\$40,000	\$47,750	+19.4%	\$86,900	\$86,000	-1.0%	\$45,012	\$55,033	+22.3%	\$87,880	\$85,116	-3.1%
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%	60	13	21.7%	\$59,000	\$44,900	-23.9%	\$136,000	\$129,000	-5.1%	\$80,001	\$68,913	-13.9%	\$155,089	\$124,883	-19.5%
Polo	27	2	7.4%	47	10	21.3%	\$56,950	\$24,750	-56.5%	\$74,900	\$85,000	+13.5%	\$62,005	\$37,320	-39.8%	\$80,357	\$87,912	+9.4%
Prophetstown	12	1	8.3%	14	0	0.0%	\$0	\$0	--	\$77,500	\$64,500	-16.8%	\$0	\$0	--	\$88,933	\$64,143	-27.9%
Rochelle, Flagg Center, Hillcrest, Kings	92	7	7.6%	133	40	30.1%	\$66,050	\$63,750	-3.5%	\$110,200	\$121,500	+10.3%	\$70,339	\$75,140	+6.8%	\$124,189	\$130,861	+5.4%
Rock Falls	88	5	5.7%	151	18	11.9%	\$35,000	\$35,160	+0.5%	\$68,000	\$71,000	+4.4%	\$42,019	\$37,126	-11.6%	\$75,860	\$82,111	+8.2%
Shabbona	10	2	20.0%	10	2	20.0%	\$67,500	\$82,327	+22.0%	\$115,000	\$144,000	+25.2%	\$65,388	\$82,327	+25.9%	\$121,000	\$146,988	+21.5%
Shannon	3	1	33.3%	3	0	0.0%	\$0	\$0	--	\$0	\$55,000	--	\$0	\$0	--	\$0	\$77,000	--
Somonauk	12	2	16.7%	34	13	38.2%	\$98,950	\$105,500	+6.6%	\$167,000	\$137,500	-17.7%	\$102,664	\$97,423	-5.1%	\$175,545	\$150,917	-14.0%
Sterling	137	10	7.3%	250	26	10.4%	\$47,000	\$38,500	-18.1%	\$79,000	\$85,250	+7.9%	\$62,399	\$48,232	-22.7%	\$99,682	\$107,848	+8.2%
Stillman Valley	4	1	25.0%	20	3	15.0%	\$95,000	\$68,454	-27.9%	\$161,000	\$162,500	+0.9%	\$110,148	\$94,085	-14.6%	\$181,955	\$173,547	-4.6%
Tampico	9	2	22.2%	13	1	7.7%	\$35,000	\$23,600	-32.6%	\$57,500	\$79,500	+38.3%	\$35,000	\$23,600	-32.6%	\$51,500	\$92,008	+78.7%
Waterman	13	4	30.8%	30	16	53.3%	\$81,000	\$95,751	+18.2%	\$137,500	\$85,000	-38.2%	\$90,524	\$91,723	+1.3%	\$134,947	\$119,439	-11.5%
Woosung	1	1	100.0%	2	0	0.0%	\$0	\$0	--	\$156,450	\$190,000	+21.4%	\$0	\$0	--	\$156,450	\$190,000	+21.4%