

Lender-Mediated Report – April 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: 25.0%



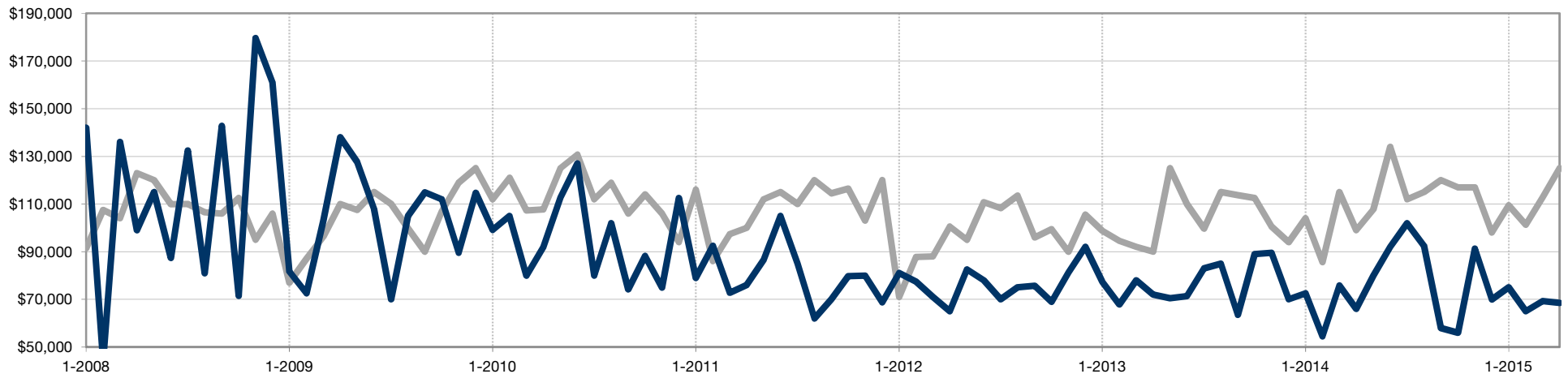
Closed Sales	4-2014	4-2015	+ / -
Traditional	112	126	+12.5%
REO	32	34	+6.3%
Short Sales	6	8	+33.3%
Total Market*	150	168	+12.0%

Median Sales Price	4-2014	4-2015	+ / -
Traditional	\$99,000	\$125,000	+26.3%
REO	\$58,750	\$60,887	+3.6%
Short Sales	\$102,000	\$103,516	+1.5%
Total Market*	\$85,825	\$109,450	+27.5%

*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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April 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	4-2014	4-2015	+ / -	4-2014	4-2015	+ / -	4-2014	4-2015	+ / -	4-2014	4-2015	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Albany	3	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	15	5	33.3%	20	11	55.0%	\$90,000	\$38,500	-57.2%	\$155,000	\$229,900	+48.3%	\$109,421	\$54,882	-49.8%	\$175,336	\$205,933	+17.5%
Balance of DeKalb County	1	0	0.0%	1	1	100.0%	\$0	\$230,000	--	\$0	\$0	--	\$0	\$230,000	--	\$0	\$0	--
Byron	19	1	5.3%	42	10	23.8%	\$127,643	\$133,500	+4.6%	\$145,750	\$134,500	-7.7%	\$112,008	\$119,925	+7.1%	\$172,091	\$150,190	-12.7%
Chana	2	0	0.0%	10	3	30.0%	\$54,000	\$90,000	+66.7%	\$62,500	\$160,000	+156.0%	\$45,010	\$91,667	+103.7%	\$93,330	\$165,286	+77.1%
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	27	10	37.0%	70	32	45.7%	\$100,000	\$112,350	+12.4%	\$138,000	\$150,000	+8.7%	\$101,389	\$110,942	+9.4%	\$135,430	\$143,984	+6.3%
Creston	3	1	33.3%	14	2	14.3%	\$0	\$38,753	--	\$115,000	\$128,000	+11.3%	\$0	\$38,753	--	\$115,000	\$116,483	+1.3%
Davis Junction	5	1	20.0%	20	9	45.0%	\$89,438	\$110,500	+23.5%	\$150,500	\$160,000	+6.3%	\$82,396	\$107,358	+30.3%	\$145,150	\$173,173	+19.3%
De Kalb	168	37	22.0%	354	111	31.4%	\$87,750	\$85,200	-2.9%	\$140,000	\$142,500	+1.8%	\$96,022	\$97,298	+1.3%	\$148,481	\$147,568	-0.6%
Deer Grove	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$50,000	\$138,000	+176.0%	\$0	\$0	--	\$44,333	\$138,000	+211.3%
Dixon, Nelson	161	8	5.0%	224	30	13.4%	\$41,500	\$42,950	+3.5%	\$87,900	\$108,500	+23.4%	\$59,469	\$60,086	+1.0%	\$108,185	\$122,256	+13.0%
Eldena	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$110,000	--	\$0	\$0	--	\$0	\$110,000	--
Elizabeth	2	0	0.0%	0	0	--	\$0	\$0	--	\$770,000	\$0	-100.0%	\$0	\$0	--	\$770,000	\$0	-100.0%
Erie	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$90,500	\$130,000	+43.6%	\$0	\$0	--	\$90,500	\$130,000	+43.6%
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%	4	1	25.0%	\$27,522	\$18,432	-33.0%	\$165,000	\$60,000	-63.6%	\$27,522	\$18,432	-33.0%	\$165,000	\$64,833	-60.7%
Fulton	2	1	50.0%	6	2	33.3%	\$49,000	\$122,001	+149.0%	\$45,000	\$80,000	+77.8%	\$49,000	\$122,001	+149.0%	\$82,300	\$86,250	+4.8%
Genoa	39	12	30.8%	87	42	48.3%	\$113,000	\$128,900	+14.1%	\$155,000	\$150,000	-3.2%	\$119,097	\$131,993	+10.8%	\$166,471	\$154,269	-7.3%
Harding, Earlville	26	8	30.8%	33	15	45.5%	\$41,100	\$57,900	+40.9%	\$110,000	\$96,450	-12.3%	\$51,052	\$81,984	+60.6%	\$128,445	\$110,757	-13.8%
Harmon	1	0	0.0%	3	1	33.3%	\$102,500	\$4,000	-96.1%	\$0	\$98,217	--	\$102,500	\$4,000	-96.1%	\$0	\$98,217	--
Hinckley	19	1	5.3%	35	15	42.9%	\$99,000	\$95,000	-4.0%	\$190,000	\$166,450	-12.4%	\$98,573	\$107,601	+9.2%	\$191,832	\$166,653	-13.1%
Kingston	10	2	20.0%	26	8	30.8%	\$140,000	\$116,250	-17.0%	\$187,000	\$182,450	-2.4%	\$135,533	\$125,027	-7.8%	\$195,509	\$207,244	+6.0%
Kirkland	9	6	66.7%	31	15	48.4%	\$97,500	\$84,000	-13.8%	\$107,750	\$111,950	+3.9%	\$111,756	\$84,460	-24.4%	\$118,328	\$119,189	+0.7%
Lake Carroll	58	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	11	1	9.1%	6	1	16.7%	\$0	\$193,624	--	\$136,400	\$189,350	+38.8%	\$0	\$193,624	--	\$136,400	\$179,950	+31.9%
Leaf River	10	0	0.0%	4	2	50.0%	\$32,001	\$92,750	+189.8%	\$142,500	\$136,250	-4.4%	\$32,001	\$92,750	+189.8%	\$142,500	\$136,250	-4.4%
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%	1	1	100.0%	\$110,000	\$24,900	-77.4%	\$147,500	\$0	-100.0%	\$86,333	\$24,900	-71.2%	\$147,500	\$0	-100.0%
Lowell, Tonica	6	2	33.3%	12	4	33.3%	\$57,750	\$75,006	+29.9%	\$85,750	\$108,000	+25.9%	\$57,750	\$74,436	+28.9%	\$106,063	\$128,350	+21.0%

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April 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	4-2014	4-2015	+ / -	4-2014	4-2015	+ / -	4-2014	4-2015	+ / -	4-2014	4-2015	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Lyndon	5	0	0.0%	6	1	16.7%	\$23,000	\$11,500	-50.0%	\$75,500	\$49,900	-33.9%	\$25,333	\$11,500	-54.6%	\$126,875	\$65,780	-48.2%
Malta	5	1	20.0%	19	7	36.8%	\$85,500	\$87,000	+1.8%	\$135,750	\$128,500	-5.3%	\$82,378	\$97,038	+17.8%	\$147,993	\$133,875	-9.5%
Milledgeville	12	1	8.3%	4	0	0.0%	\$20,500	\$0	-100.0%	\$45,000	\$84,900	+88.7%	\$20,467	\$0	-100.0%	\$63,343	\$74,950	+18.3%
Monroe Center	4	1	25.0%	6	0	0.0%	\$0	\$0	--	\$125,000	\$143,500	+14.8%	\$0	\$0	--	\$117,100	\$165,583	+41.4%
Morrison	35	1	2.9%	68	7	10.3%	\$30,950	\$32,500	+5.0%	\$87,900	\$82,000	-6.7%	\$30,950	\$32,243	+4.2%	\$112,107	\$108,161	-3.5%
Mount Morris	32	3	9.4%	44	8	18.2%	\$40,000	\$49,900	+24.8%	\$85,000	\$83,450	-1.8%	\$42,068	\$55,944	+33.0%	\$86,073	\$79,175	-8.0%
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	36	4	11.1%	63	13	20.6%	\$59,100	\$44,900	-24.0%	\$121,425	\$134,000	+10.4%	\$81,451	\$68,913	-15.4%	\$146,965	\$131,234	-10.7%
Polo	26	1	3.8%	45	10	22.2%	\$56,950	\$23,000	-59.6%	\$70,000	\$88,900	+27.0%	\$62,705	\$36,320	-42.1%	\$83,127	\$88,319	+6.2%
Prophetstown	17	1	5.9%	14	0	0.0%	\$0	\$0	--	\$80,500	\$64,500	-19.9%	\$0	\$0	--	\$88,594	\$66,393	-25.1%
Rochelle, Flagg Center, Hillcrest, Kings	88	6	6.8%	137	39	28.5%	\$66,050	\$62,500	-5.4%	\$117,000	\$118,250	+1.1%	\$70,807	\$71,136	+0.5%	\$128,603	\$129,781	+0.9%
Rock Falls	95	7	7.4%	149	17	11.4%	\$38,063	\$30,000	-21.2%	\$68,450	\$73,000	+6.6%	\$44,895	\$35,016	-22.0%	\$74,857	\$84,892	+13.4%
Shabbona	12	3	25.0%	11	3	27.3%	\$67,500	\$69,000	+2.2%	\$115,000	\$144,000	+25.2%	\$65,388	\$77,885	+19.1%	\$121,000	\$146,988	+21.5%
Shannon	3	0	0.0%	3	0	0.0%	\$0	\$0	--	\$0	\$55,000	--	\$0	\$0	--	\$0	\$77,000	--
Somonauk	20	3	15.0%	37	14	37.8%	\$98,000	\$89,250	-8.9%	\$167,000	\$145,000	-13.2%	\$100,774	\$94,591	-6.1%	\$172,887	\$160,380	-7.2%
Sterling	140	7	5.0%	255	28	11.0%	\$40,000	\$36,500	-8.8%	\$78,000	\$88,000	+12.8%	\$55,108	\$46,671	-15.3%	\$96,750	\$111,154	+14.9%
Stillman Valley	6	1	16.7%	17	3	17.6%	\$70,932	\$99,000	+39.6%	\$158,000	\$166,500	+5.4%	\$96,494	\$117,151	+21.4%	\$172,429	\$181,271	+5.1%
Tampico	10	2	20.0%	10	1	10.0%	\$0	\$23,600	--	\$67,500	\$71,000	+5.2%	\$0	\$23,600	--	\$73,480	\$85,811	+16.8%
Waterman	12	2	16.7%	27	16	59.3%	\$78,000	\$99,751	+27.9%	\$138,000	\$78,000	-43.5%	\$88,844	\$94,662	+6.5%	\$142,682	\$111,977	-21.5%
Woosung	1	0	0.0%	2	0	0.0%	\$0	\$0	--	\$156,450	\$190,000	+21.4%	\$0	\$0	--	\$156,450	\$190,000	+21.4%