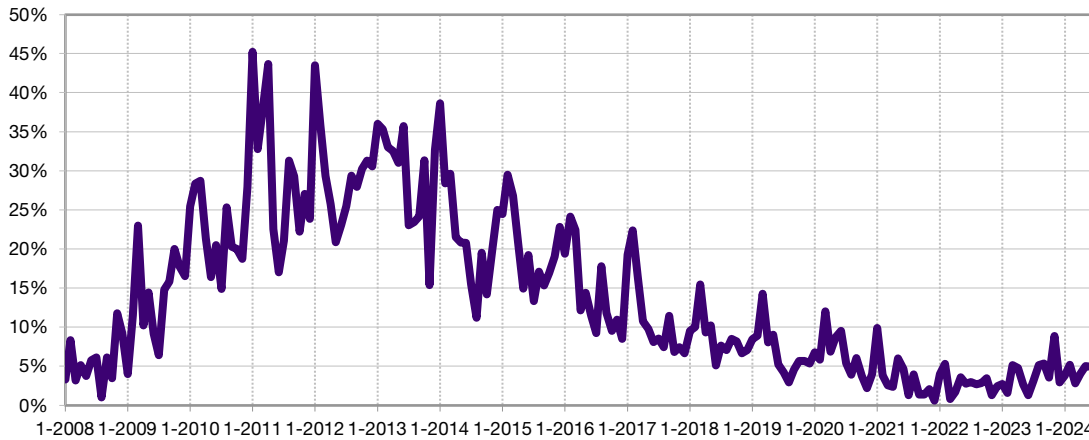


Lender-Mediated Report – July 2024

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
FOR MEMBERS OF THE ILLINI VALLEY ASSOCIATION OF REALTORS®, INC.

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: 4.5%

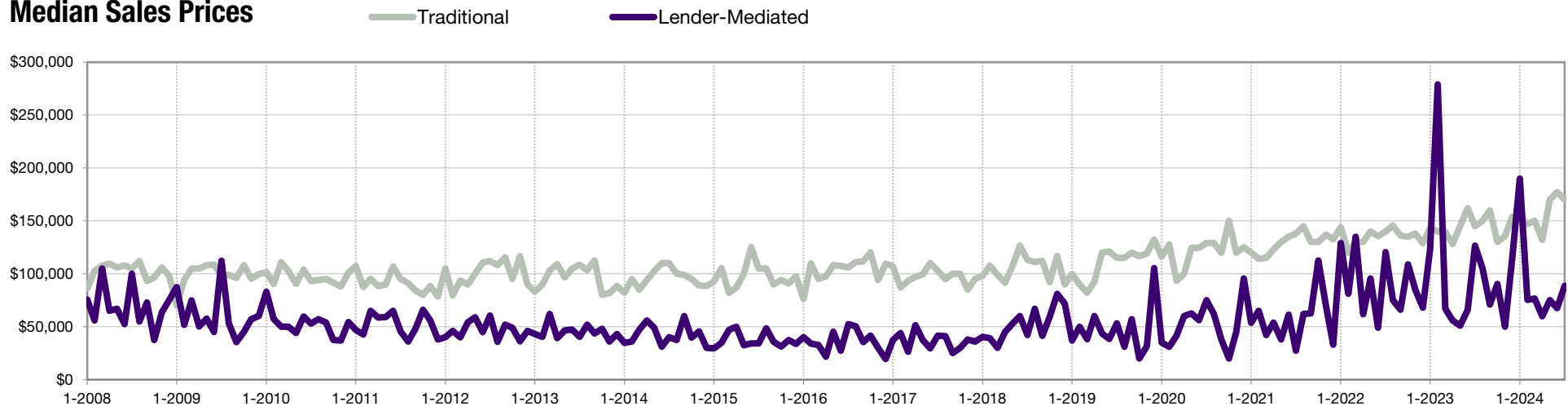


Closed Sales	7-2023	7-2024	+ / -
Traditional	125	126	+0.8%
REO	3	6	+100.0%
Short Sales	1	0	-100.0%
Total Market*	129	132	+2.3%

Median Sales Price	7-2023	7-2024	+ / -
Traditional	\$145,000	\$170,000	+17.2%
REO	\$88,250	\$88,559	+0.3%
Short Sales	\$165,000	\$0	-100.0%
Total Market*	\$145,000	\$166,600	+14.9%

*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



Lender-Mediated Report – Activity by Area



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July 2024

	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	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
						Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties			
Amboy	4	0	0.0%	35	3	8.6%	\$0	\$39,900	--	\$130,000	\$154,300	+18.7%	\$0	\$47,600	--	\$130,183	\$166,163	+27.6%
Arlington	0	0	--	3	0	0.0%	\$0	\$0	--	\$137,500	\$202,000	+46.9%	\$0	\$0	--	\$180,600	\$302,333	+67.4%
Ashton	1	0	0.0%	15	1	6.7%	\$0	\$87,000	--	\$135,000	\$176,250	+30.6%	\$0	\$87,000	--	\$138,176	\$173,421	+25.5%
Balance of Bureau County	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Balance of Marshall County	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Balance of Putnam County	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Bradford	2	0	0.0%	4	0	0.0%	\$0	\$0	--	\$87,500	\$102,250	+16.9%	\$0	\$0	--	\$87,500	\$117,350	+34.1%
Buda	2	0	0.0%	3	1	33.3%	\$224,840	\$17,700	-92.1%	\$150,000	\$93,750	-37.5%	\$224,840	\$17,700	-92.1%	\$230,478	\$93,750	-59.3%
Bureau	0	0	--	2	0	0.0%	\$0	\$0	--	\$0	\$28,250	--	\$0	\$0	--	\$0	\$28,250	--
Cedar Point	0	0	--	2	0	0.0%	\$0	\$0	--	\$130,000	\$221,750	+70.6%	\$0	\$0	--	\$161,833	\$221,750	+37.0%
Cherry	0	0	--	2	0	0.0%	\$0	\$0	--	\$107,000	\$92,500	-13.6%	\$0	\$0	--	\$129,377	\$92,500	-28.5%
Compton	2	0	0.0%	4	0	0.0%	\$70,000	\$0	-100.0%	\$338,000	\$221,750	-34.4%	\$70,000	\$0	-100.0%	\$336,686	\$232,100	-31.1%
Daizell	0	0	--	10	0	0.0%	\$0	\$0	--	\$213,000	\$138,317	-35.1%	\$0	\$0	--	\$204,500	\$166,813	-18.4%
Dana	0	0	--	2	0	0.0%	\$80,000	\$0	-100.0%	\$134,000	\$100,000	-25.4%	\$80,000	\$0	-100.0%	\$134,000	\$100,000	-25.4%
DePue	2	1	50.0%	11	0	0.0%	\$0	\$0	--	\$51,000	\$80,000	+56.9%	\$0	\$0	--	\$56,357	\$73,264	+30.0%
Dover	0	0	--	2	0	0.0%	\$0	\$0	--	\$65,004	\$60,500	-6.9%	\$0	\$0	--	\$65,004	\$60,500	-6.9%
Florid, Hennepin	1	0	0.0%	10	0	0.0%	\$0	\$0	--	\$197,500	\$183,250	-7.2%	\$0	\$0	--	\$290,333	\$203,786	-29.8%
Grand Ridge	0	0	--	4	0	0.0%	\$0	\$0	--	\$169,900	\$175,900	+3.5%	\$0	\$0	--	\$153,300	\$196,703	+28.3%
Granville	3	0	0.0%	7	0	0.0%	\$0	\$0	--	\$128,500	\$150,000	+16.7%	\$0	\$0	--	\$139,413	\$149,486	+7.2%
Henry	2	0	0.0%	9	1	11.1%	\$81,000	\$51,000	-37.0%	\$123,000	\$100,750	-18.1%	\$82,925	\$51,000	-38.5%	\$139,556	\$102,738	-26.4%
Hollowayville, Princeton	15	0	0.0%	94	5	5.3%	\$140,750	\$69,900	-50.3%	\$154,000	\$168,500	+9.4%	\$140,750	\$112,090	-20.4%	\$174,163	\$181,311	+4.1%
Jonesville, Oglesby, Vermilionville, Piety Hill	5	1	20.0%	52	0	0.0%	\$38,000	\$0	-100.0%	\$112,250	\$147,000	+31.0%	\$38,000	\$0	-100.0%	\$125,467	\$165,275	+31.7%
Kasbeer	1	0	0.0%	1	1	100.0%	\$0	\$80,000	--	\$0	\$0	--	\$0	\$80,000	--	\$0	\$0	--
Lacon	3	0	0.0%	3	1	33.3%	\$88,250	\$32,000	-63.7%	\$130,000	\$530,000	+307.7%	\$88,250	\$32,000	-63.7%	\$222,286	\$530,000	+138.4%
Ladd	0	0	--	12	0	0.0%	\$0	\$0	--	\$115,000	\$158,450	+37.8%	\$0	\$0	--	\$128,007	\$180,573	+41.1%
LaMoille	2	0	0.0%	6	1	16.7%	\$80,000	\$130,000	+62.5%	\$158,500	\$166,000	+4.7%	\$80,000	\$130,000	+62.5%	\$152,750	\$170,600	+11.7%
LaSalle, Dimmick	5	0	0.0%	85	2	2.4%	\$79,900	\$73,300	-8.3%	\$121,700	\$120,500	-1.0%	\$73,267	\$73,300	+0.0%	\$136,626	\$141,980	+3.9%
Leonore	0	0	--	2	0	0.0%	\$0	\$0	--	\$0	\$106,000	--	\$0	\$0	--	\$0	\$106,000	--
Lostant, Mt. Palatine	4	0	0.0%	8	0	0.0%	\$0	\$0	--	\$107,500	\$97,000	-9.8%	\$0	\$0	--	\$132,250	\$103,975	-21.4%
Magnolia	3	0	0.0%	4	0	0.0%	\$0	\$0	--	\$322,500	\$112,250	-65.2%	\$0	\$0	--	\$322,500	\$124,750	-61.3%
Malden	1	0	0.0%	3	0	0.0%	\$0	\$0	--	\$0	\$132,000	--	\$0	\$0	--	\$0	\$130,000	--
Manlius	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$75,000	\$107,500	+43.3%	\$0	\$0	--	\$68,300	\$107,500	+57.4%
Mark	2	0	0.0%	6	0	0.0%	\$0	\$0	--	\$103,750	\$145,000	+39.8%	\$0	\$0	--	\$103,750	\$156,667	+51.0%
Marseilles	11	0	0.0%	99	6	6.1%	\$106,625	\$149,918	+40.6%	\$200,000	\$187,390	-6.3%	\$106,625	\$161,693	+51.6%	\$227,320	\$251,805	+10.8%
McNabb	0	0	--	7	1	14.3%	\$0	\$37,000	--	\$158,000	\$129,450	-18.1%	\$0	\$37,000	--	\$139,750	\$117,483	-15.9%
Mendota	6	1	16.7%	58	0	0.0%	\$279,000	\$0	-100.0%	\$125,000	\$150,000	+20.0%	\$279,000	\$0	-100.0%	\$134,549	\$176,719	+31.3%

Lender-Mediated Report – Activity by Area



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July 2024

	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	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Meridan	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Mineral	0	0	--	0	0	--	\$0	\$0	--	\$76,500	\$0	-100.0%	\$0	\$0	--	\$76,500	\$0	-100.0%
Neponset	0	0	--	2	1	50.0%	\$52,000	\$55,000	+5.8%	\$112,000	\$55,570	-50.4%	\$52,000	\$55,000	+5.8%	\$112,000	\$55,570	-50.4%
New Bedford	0	0	--	1	1	100.0%	\$0	\$4,000	--	\$0	\$0	--	\$0	\$4,000	--	\$0	\$0	--
Normandy, Walnut	5	0	0.0%	17	1	5.9%	\$52,000	\$57,000	+9.6%	\$99,500	\$142,000	+42.7%	\$52,000	\$57,000	+9.6%	\$121,714	\$145,063	+19.2%
Norway	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Ohio	1	0	0.0%	11	1	9.1%	\$0	\$200,000	--	\$87,000	\$69,500	-20.1%	\$0	\$200,000	--	\$115,000	\$80,940	-29.6%
Ottawa, Danway, Dayton, Naplate, Prairie Center	43	0	0.0%	206	10	4.9%	\$105,563	\$117,350	+11.2%	\$168,000	\$193,500	+15.2%	\$109,506	\$99,253	-9.4%	\$196,085	\$219,575	+12.0%
Paw Paw	2	0	0.0%	10	0	0.0%	\$0	\$0	--	\$187,500	\$260,250	+38.8%	\$0	\$0	--	\$224,610	\$259,500	+15.5%
Peru	8	0	0.0%	99	0	0.0%	\$63,300	\$0	-100.0%	\$160,000	\$167,000	+4.4%	\$63,300	\$0	-100.0%	\$172,690	\$187,956	+8.8%
Putnam, Lake Thunderbird	7	0	0.0%	23	0	0.0%	\$0	\$0	--	\$191,000	\$255,000	+33.5%	\$0	\$0	--	\$221,870	\$255,237	+15.0%
Ransom	1	0	0.0%	3	0	0.0%	\$0	\$0	--	\$120,000	\$115,000	-4.2%	\$0	\$0	--	\$139,633	\$126,667	-9.3%
Rutland	1	0	0.0%	3	0	0.0%	\$0	\$0	--	\$118,000	\$90,000	-23.7%	\$0	\$0	--	\$107,500	\$119,500	+11.2%
Seatonville	0	0	--	3	0	0.0%	\$0	\$0	--	\$110,000	\$90,000	-18.2%	\$0	\$0	--	\$124,250	\$90,000	-27.6%
Seneca, Stavanger	4	0	0.0%	26	0	0.0%	\$0	\$0	--	\$220,000	\$240,500	+9.3%	\$0	\$0	--	\$233,618	\$267,588	+14.5%
Serena	2	0	0.0%	5	1	20.0%	\$0	\$115,000	--	\$215,950	\$342,275	+58.5%	\$0	\$115,000	--	\$234,633	\$348,638	+48.6%
Sheffield	7	0	0.0%	5	1	20.0%	\$77,000	\$212,000	+175.3%	\$100,000	\$96,850	-3.2%	\$77,000	\$212,000	+175.3%	\$125,834	\$97,925	-22.2%
Sheridan	6	0	0.0%	27	3	11.1%	\$0	\$189,900	--	\$269,900	\$257,000	-4.8%	\$0	\$189,967	--	\$300,904	\$296,323	-1.5%
Spring Valley	8	1	12.5%	49	1	2.0%	\$136,250	\$89,900	-34.0%	\$124,700	\$137,000	+9.9%	\$136,250	\$89,900	-34.0%	\$139,113	\$160,345	+15.3%
Standard	0	0	--	0	0	--	\$0	\$0	--	\$68,750	\$0	-100.0%	\$0	\$0	--	\$69,850	\$0	-100.0%
Streator, Kangley	23	1	4.3%	174	18	10.3%	\$52,050	\$69,000	+32.6%	\$92,000	\$108,750	+18.2%	\$56,208	\$73,362	+30.5%	\$104,818	\$125,119	+19.4%
Sublette	1	0	0.0%	4	1	25.0%	\$0	\$91,316	--	\$85,750	\$151,000	+76.1%	\$0	\$91,316	--	\$85,750	\$162,908	+90.0%
Tiskilwa	4	0	0.0%	7	0	0.0%	\$60,000	\$0	-100.0%	\$148,000	\$160,000	+8.1%	\$60,000	\$0	-100.0%	\$157,991	\$187,143	+18.5%
Toluca	1	0	0.0%	12	0	0.0%	\$0	\$0	--	\$131,750	\$110,000	-16.5%	\$0	\$0	--	\$175,182	\$118,708	-32.2%
Triumph	0	0	--	0	0	--	\$0	\$0	--	\$85,000	\$0	-100.0%	\$0	\$0	--	\$85,000	\$0	-100.0%
Troy Grove	0	0	--	0	0	--	\$0	\$0	--	\$146,000	\$0	-100.0%	\$0	\$0	--	\$146,000	\$0	-100.0%
Utica, North Utica, Waltham	5	0	0.0%	21	0	0.0%	\$0	\$0	--	\$162,500	\$170,000	+4.6%	\$0	\$0	--	\$191,486	\$216,681	+13.2%
Van Orin	0	0	--	0	0	--	\$0	\$0	--	\$58,245	\$0	-100.0%	\$0	\$0	--	\$58,245	\$0	-100.0%
Varna, Lake Wildwood	6	0	0.0%	19	0	0.0%	\$171,051	\$0	-100.0%	\$307,500	\$266,000	-13.5%	\$171,051	\$0	-100.0%	\$338,717	\$263,921	-22.1%
Wedron	0	0	--	0	0	--	\$45,000	\$0	-100.0%	\$144,500	\$0	-100.0%	\$45,000	\$0	-100.0%	\$144,500	\$0	-100.0%
Welland	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Wenona	5	0	0.0%	12	0	0.0%	\$0	\$0	--	\$123,000	\$126,890	+3.2%	\$0	\$0	--	\$139,318	\$130,753	-6.1%
West Brooklyn	0	0	--	4	0	0.0%	\$0	\$0	--	\$126,000	\$282,200	+124.0%	\$0	\$0	--	\$121,000	\$248,225	+105.1%
Wyanet	5	0	0.0%	11	1	9.1%	\$0	\$50,000	--	\$107,000	\$91,000	-15.0%	\$0	\$50,000	--	\$146,857	\$111,390	-24.2%