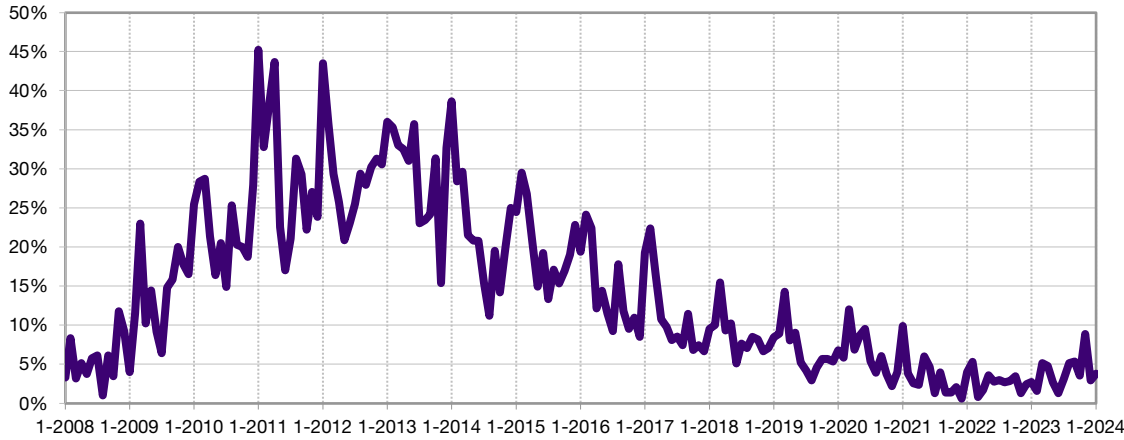


Lender-Mediated Report – January 2024

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: 3.8%



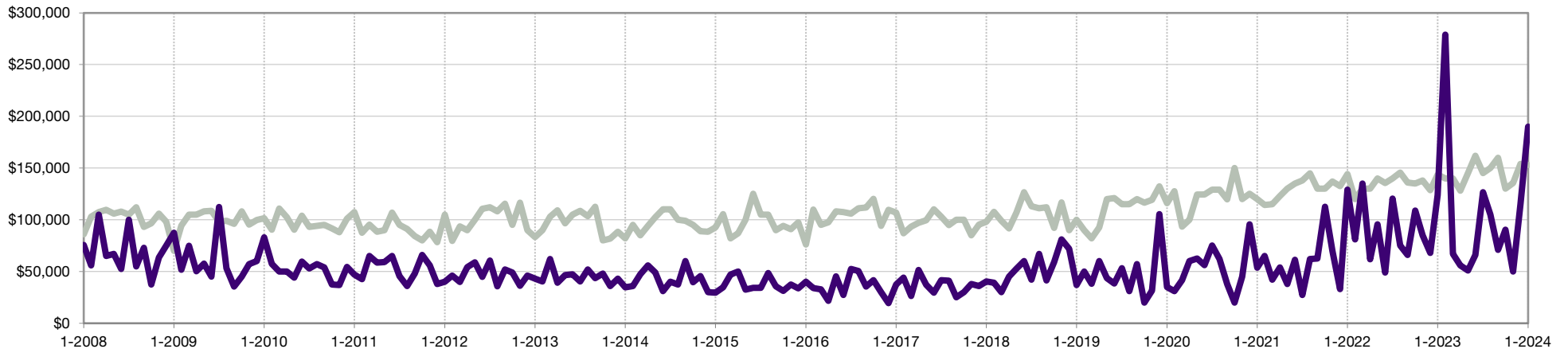
Closed Sales	1-2023	1-2024	+ / -
Traditional	71	76	+7.0%
REO	2	3	+50.0%
Short Sales	0	0	--
Total Market*	73	79	+8.2%

Median Sales Price	1-2023	1-2024	+ / -
Traditional	\$143,500	\$153,000	+6.6%
REO	\$124,000	\$189,900	+53.1%
Short Sales	\$0	\$0	--
Total Market*	\$143,500	\$155,000	+8.0%

*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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January 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	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Amboy	4	1	25.0%	31	0	0.0%	\$0	\$0	--	\$130,000	\$143,000	+10.0%	\$0	\$0	--	\$128,896	\$143,319	+11.2%
Arlington	0	0	--	1	0	0.0%	\$0	\$0	--	\$137,500	\$550,000	+300.0%	\$0	\$0	--	\$180,600	\$550,000	+204.5%
Ashton	1	0	0.0%	18	0	0.0%	\$0	\$0	--	\$135,000	\$167,750	+24.3%	\$0	\$0	--	\$139,540	\$159,654	+14.4%
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%	5	0	0.0%	\$21,500	\$0	-100.0%	\$260,500	\$95,000	-63.5%	\$21,500	\$0	-100.0%	\$260,500	\$108,980	-58.2%
Buda	2	1	50.0%	9	1	11.1%	\$0	\$224,840	--	\$150,000	\$123,750	-17.5%	\$0	\$224,840	--	\$111,667	\$206,356	+84.8%
Bureau	2	0	0.0%	0	0	--	\$0	\$0	--	\$137,000	\$0	-100.0%	\$0	\$0	--	\$137,000	\$0	-100.0%
Cedar Point	0	0	--	2	0	0.0%	\$0	\$0	--	\$119,750	\$216,250	+80.6%	\$0	\$0	--	\$114,125	\$216,250	+89.5%
Cherry	0	0	--	4	0	0.0%	\$0	\$0	--	\$115,500	\$101,000	-12.6%	\$0	\$0	--	\$123,417	\$104,535	-15.3%
Compton	1	0	0.0%	3	0	0.0%	\$70,000	\$0	-100.0%	\$279,900	\$195,000	-30.3%	\$70,000	\$0	-100.0%	\$281,756	\$216,633	-23.1%
Daizell	2	0	0.0%	5	0	0.0%	\$0	\$0	--	\$217,000	\$132,000	-39.2%	\$0	\$0	--	\$207,250	\$145,727	-29.7%
Dana	1	0	0.0%	0	0	--	\$80,000	\$0	-100.0%	\$134,000	\$0	-100.0%	\$80,000	\$0	-100.0%	\$134,000	\$0	-100.0%
DePue	1	0	0.0%	9	0	0.0%	\$0	\$0	--	\$87,000	\$75,500	-13.2%	\$0	\$0	--	\$91,250	\$61,600	-32.5%
Dover	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$78,000	\$16,000	-79.5%	\$0	\$0	--	\$72,503	\$16,000	-77.9%
Florid, Hennepin	2	0	0.0%	6	0	0.0%	\$0	\$0	--	\$182,500	\$203,250	+11.4%	\$0	\$0	--	\$251,250	\$216,917	-13.7%
Grand Ridge	1	0	0.0%	4	0	0.0%	\$0	\$0	--	\$175,000	\$112,500	-35.7%	\$0	\$0	--	\$186,633	\$158,753	-14.9%
Granville	2	0	0.0%	10	0	0.0%	\$0	\$0	--	\$132,500	\$127,000	-4.2%	\$0	\$0	--	\$157,257	\$139,610	-11.2%
Henry	1	0	0.0%	8	1	12.5%	\$68,000	\$94,000	+38.2%	\$106,000	\$105,000	-0.9%	\$79,233	\$94,000	+18.6%	\$127,167	\$92,571	-27.2%
Hollowayville, Princeton	17	0	0.0%	104	5	4.8%	\$116,500	\$165,000	+41.6%	\$150,000	\$145,000	-3.3%	\$113,333	\$136,580	+20.5%	\$170,108	\$165,850	-2.5%
Jonesville, Oglesby, Vermilionville, Piety Hill	3	0	0.0%	50	1	2.0%	\$0	\$38,000	--	\$109,250	\$125,000	+14.4%	\$0	\$38,000	--	\$136,752	\$142,708	+4.4%
Kasbeer	0	0	--	0	0	--	\$0	\$0	--	\$79,900	\$0	-100.0%	\$0	\$0	--	\$79,900	\$0	-100.0%
Lacon	0	0	--	4	1	25.0%	\$141,000	\$88,250	-37.4%	\$184,500	\$310,000	+68.0%	\$141,000	\$88,250	-37.4%	\$240,583	\$390,833	+62.5%
Ladd	3	0	0.0%	8	0	0.0%	\$0	\$0	--	\$123,750	\$112,500	-9.1%	\$0	\$0	--	\$137,236	\$131,913	-3.9%
LaMoille	1	0	0.0%	6	1	16.7%	\$0	\$80,000	--	\$127,500	\$140,000	+9.8%	\$0	\$80,000	--	\$132,357	\$149,000	+12.6%
LaSalle, Dimmick	15	0	0.0%	73	1	1.4%	\$84,900	\$51,500	-39.3%	\$117,500	\$116,750	-0.6%	\$92,450	\$51,500	-44.3%	\$141,817	\$132,347	-6.7%
Leonore	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Lostant, Mt. Palatine	3	1	33.3%	8	0	0.0%	\$0	\$0	--	\$161,000	\$92,500	-42.5%	\$0	\$0	--	\$168,333	\$107,613	-36.1%
Magnolia	0	0	--	5	0	0.0%	\$0	\$0	--	\$310,000	\$135,000	-56.5%	\$0	\$0	--	\$295,000	\$153,800	-47.9%
Malden	0	0	--	0	0	--	\$0	\$0	--	\$125,000	\$0	-100.0%	\$0	\$0	--	\$125,000	\$0	-100.0%
Manlius	0	0	--	3	0	0.0%	\$0	\$0	--	\$85,535	\$75,000	-12.3%	\$0	\$0	--	\$85,535	\$70,800	-17.2%
Mark	0	0	--	6	0	0.0%	\$0	\$0	--	\$115,000	\$145,000	+26.1%	\$0	\$0	--	\$115,000	\$152,917	+33.0%
Marseilles	11	0	0.0%	99	4	4.0%	\$81,000	\$116,080	+43.3%	\$195,000	\$200,000	+2.6%	\$101,650	\$158,040	+55.5%	\$223,560	\$244,038	+9.2%
McNabb	2	0	0.0%	4	1	25.0%	\$0	\$37,000	--	\$121,500	\$130,000	+7.0%	\$0	\$37,000	--	\$121,500	\$148,667	+22.4%
Mendota	11	0	0.0%	53	1	1.9%	\$0	\$279,000	--	\$134,450	\$127,500	-5.2%	\$0	\$279,000	--	\$138,041	\$154,398	+11.8%

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	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Meridan	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Mineral	0	0	--	1	0	0.0%	\$0	\$0	--	\$88,000	\$65,000	-26.1%	\$0	\$0	--	\$88,000	\$65,000	-26.1%
Neponset	0	0	--	2	2	100.0%	\$0	\$53,500	--	\$75,250	\$0	-100.0%	\$0	\$53,500	--	\$75,250	\$0	-100.0%
New Bedford	1	1	100.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Normandy, Walnut	2	0	0.0%	18	2	11.1%	\$78,750	\$54,500	-30.8%	\$125,000	\$88,750	-29.0%	\$78,750	\$54,500	-30.8%	\$117,538	\$125,531	+6.8%
Norway	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Ohio	2	0	0.0%	11	1	9.1%	\$0	\$200,000	--	\$123,250	\$68,000	-44.8%	\$0	\$200,000	--	\$138,875	\$77,540	-44.2%
Ottawa, Danway, Dayton, Naplate, Prairie Center	36	2	5.6%	232	10	4.3%	\$127,000	\$122,765	-3.3%	\$158,000	\$180,000	+13.9%	\$114,000	\$109,825	-3.7%	\$185,265	\$208,239	+12.4%
Paw Paw	0	0	--	20	0	0.0%	\$0	\$0	--	\$190,000	\$195,750	+3.0%	\$0	\$0	--	\$188,958	\$242,065	+28.1%
Peru	11	1	9.1%	83	1	1.2%	\$72,600	\$54,000	-25.6%	\$136,250	\$168,500	+23.7%	\$80,533	\$54,000	-32.9%	\$167,209	\$191,442	+14.5%
Putnam, Lake Thunderbird	5	0	0.0%	17	0	0.0%	\$0	\$0	--	\$191,000	\$230,000	+20.4%	\$0	\$0	--	\$222,878	\$254,938	+14.4%
Ransom	0	0	--	3	0	0.0%	\$0	\$0	--	\$75,000	\$115,000	+53.3%	\$0	\$0	--	\$108,780	\$126,667	+16.4%
Rutland	0	0	--	5	0	0.0%	\$0	\$0	--	\$181,750	\$90,000	-50.5%	\$0	\$0	--	\$181,750	\$112,600	-38.0%
Seatonville	1	0	0.0%	2	0	0.0%	\$0	\$0	--	\$162,500	\$87,500	-46.2%	\$0	\$0	--	\$178,025	\$87,500	-50.8%
Seneca, Stavanger	5	0	0.0%	24	0	0.0%	\$135,000	\$0	-100.0%	\$235,000	\$235,000	0.0%	\$135,000	\$0	-100.0%	\$272,373	\$257,297	-5.5%
Serena	0	0	--	6	1	16.7%	\$0	\$115,000	--	\$257,450	\$322,050	+25.1%	\$0	\$115,000	--	\$247,958	\$287,510	+16.0%
Sheffield	4	0	0.0%	12	1	8.3%	\$98,500	\$212,000	+115.2%	\$82,250	\$125,000	+52.0%	\$98,500	\$212,000	+115.2%	\$151,512	\$116,636	-23.0%
Sheridan	8	1	12.5%	28	1	3.6%	\$0	\$189,900	--	\$302,500	\$265,900	-12.1%	\$0	\$189,900	--	\$304,397	\$309,427	+1.7%
Spring Valley	11	0	0.0%	45	1	2.2%	\$107,500	\$89,900	-16.4%	\$93,975	\$125,500	+33.5%	\$112,183	\$89,900	-19.9%	\$123,920	\$139,799	+12.8%
Standard	0	0	--	1	0	0.0%	\$0	\$0	--	\$62,500	\$83,000	+32.8%	\$0	\$0	--	\$65,467	\$83,000	+26.8%
Streator, Kangley	30	3	10.0%	163	11	6.7%	\$49,000	\$54,000	+10.2%	\$94,000	\$93,500	-0.5%	\$45,090	\$69,183	+53.4%	\$106,966	\$106,983	+0.0%
Sublette	0	0	--	3	0	0.0%	\$0	\$0	--	\$151,250	\$151,000	-0.2%	\$0	\$0	--	\$153,375	\$136,908	-10.7%
Tiskilwa	0	0	--	9	0	0.0%	\$60,000	\$0	-100.0%	\$125,000	\$185,000	+48.0%	\$60,000	\$0	-100.0%	\$169,702	\$186,667	+10.0%
Toluca	1	1	100.0%	12	0	0.0%	\$135,000	\$0	-100.0%	\$129,900	\$102,500	-21.1%	\$135,000	\$0	-100.0%	\$135,870	\$153,625	+13.1%
Triumph	0	0	--	0	0	--	\$0	\$0	--	\$88,750	\$0	-100.0%	\$0	\$0	--	\$88,750	\$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	7	0	0.0%	21	0	0.0%	\$106,000	\$0	-100.0%	\$165,000	\$160,000	-3.0%	\$106,000	\$0	-100.0%	\$200,414	\$196,443	-2.0%
Van Orin	0	0	--	0	0	--	\$0	\$0	--	\$58,245	\$0	-100.0%	\$0	\$0	--	\$58,245	\$0	-100.0%
Varna, Lake Wildwood	5	0	0.0%	20	1	5.0%	\$52,500	\$262,101	+399.2%	\$185,000	\$250,000	+35.1%	\$52,500	\$262,101	+399.2%	\$224,359	\$291,863	+30.1%
Wedron	0	0	--	1	1	100.0%	\$0	\$45,000	--	\$144,500	\$0	-100.0%	\$0	\$45,000	--	\$144,500	\$0	-100.0%
Welland	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Wenona	3	0	0.0%	11	0	0.0%	\$0	\$0	--	\$121,250	\$125,000	+3.1%	\$0	\$0	--	\$130,938	\$138,705	+5.9%
West Brooklyn	1	0	0.0%	2	0	0.0%	\$0	\$0	--	\$150,000	\$318,250	+112.2%	\$0	\$0	--	\$150,200	\$318,250	+111.9%
Wyanet	0	0	--	8	1	12.5%	\$0	\$50,000	--	\$89,000	\$99,900	+12.2%	\$0	\$50,000	--	\$119,095	\$144,557	+21.4%