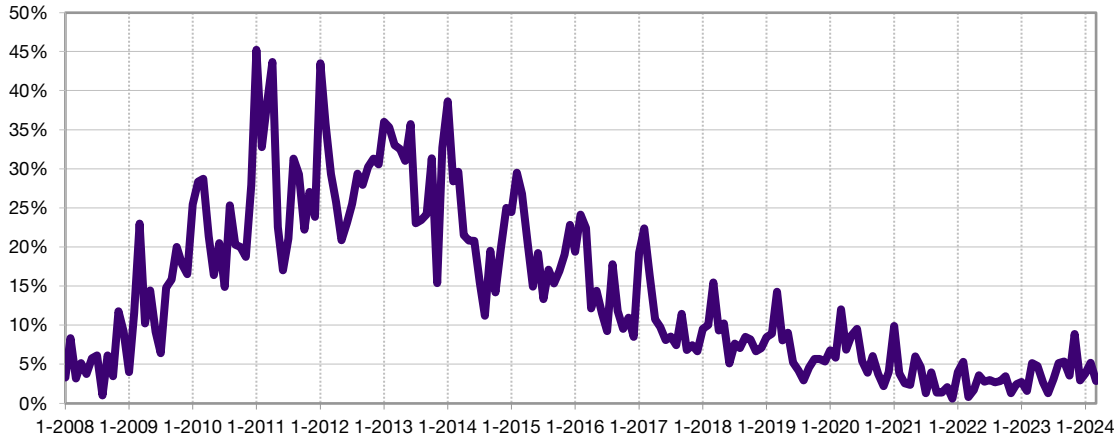


Lender-Mediated Report – March 2024

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: 2.8%



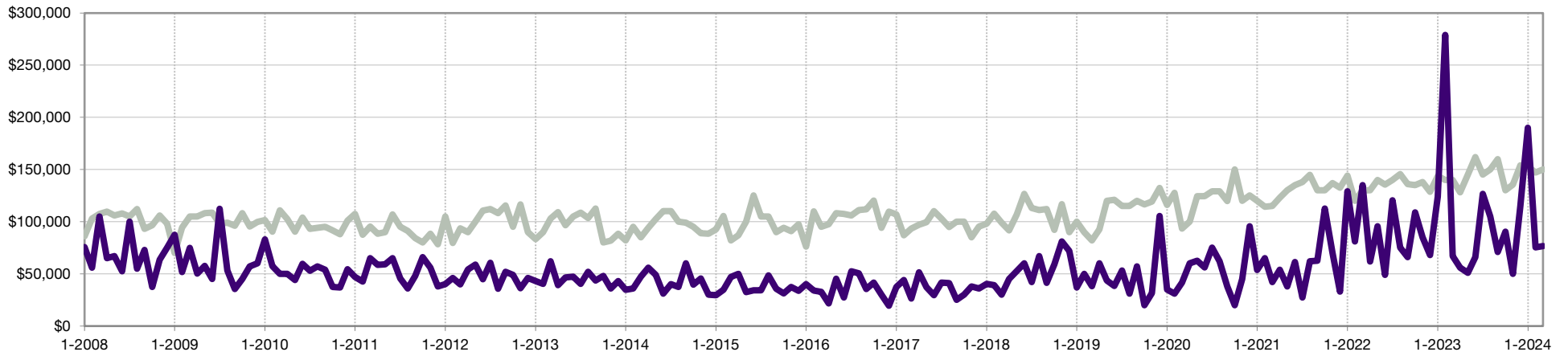
Closed Sales	3-2023	3-2024	+ / -
Traditional	111	103	-7.2%
REO	5	3	-40.0%
Short Sales	1	0	-100.0%
Total Market*	117	106	-9.4%

Median Sales Price	3-2023	3-2024	+ / -
Traditional	\$140,000	\$149,900	+7.1%
REO	\$80,000	\$76,500	-4.4%
Short Sales	\$40,000	\$0	-100.0%
Total Market*	\$137,000	\$147,250	+7.5%

*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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March 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	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
						Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties			
Amboy	3	0	0.0%	31	1	3.2%	\$0	\$35,900	--	\$130,000	\$151,550	+16.6%	\$0	\$35,900	--	\$132,559	\$156,380	+18.0%
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%	16	1	6.3%	\$0	\$87,000	--	\$135,000	\$168,000	+24.4%	\$0	\$87,000	--	\$145,695	\$158,625	+8.9%
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	1	0	0.0%	4	0	0.0%	\$0	\$0	--	\$120,500	\$92,500	-23.2%	\$0	\$0	--	\$120,500	\$112,475	-6.7%
Buda	2	1	50.0%	7	1	14.3%	\$0	\$224,840	--	\$385,000	\$93,750	-75.6%	\$0	\$224,840	--	\$398,333	\$100,974	-74.7%
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	--	\$120,500	\$216,250	+79.5%	\$0	\$0	--	\$123,167	\$216,250	+75.6%
Cherry	0	0	--	4	0	0.0%	\$0	\$0	--	\$126,250	\$90,570	-28.3%	\$0	\$0	--	\$141,417	\$85,285	-39.7%
Compton	1	0	0.0%	4	0	0.0%	\$70,000	\$0	-100.0%	\$308,950	\$137,250	-55.6%	\$70,000	\$0	-100.0%	\$307,600	\$182,350	-40.7%
Daizell	1	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%	10	0	0.0%	\$0	\$0	--	\$70,000	\$77,750	+11.1%	\$0	\$0	--	\$80,800	\$64,540	-20.1%
Dover	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%	7	0	0.0%	\$0	\$0	--	\$225,000	\$191,500	-14.9%	\$0	\$0	--	\$292,429	\$210,929	-27.9%
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	--	\$135,000	\$117,750	-12.8%	\$0	\$0	--	\$156,933	\$135,210	-13.8%
Henry	2	1	50.0%	9	1	11.1%	\$68,000	\$94,000	+38.2%	\$123,300	\$58,750	-52.4%	\$79,233	\$94,000	+18.6%	\$153,700	\$78,488	-48.9%
Hollowayville, Princeton	19	1	5.3%	105	5	4.8%	\$116,500	\$165,000	+41.6%	\$145,000	\$154,000	+6.2%	\$113,333	\$136,580	+20.5%	\$162,136	\$174,873	+7.9%
Jonesville, Oglesby, Vermilionville, Piety Hill	7	0	0.0%	49	1	2.0%	\$0	\$38,000	--	\$110,000	\$125,000	+13.6%	\$0	\$38,000	--	\$135,913	\$147,292	+8.4%
Kasbeer	1	1	100.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Lacon	1	1	100.0%	3	1	33.3%	\$141,000	\$88,250	-37.4%	\$130,000	\$530,000	+307.7%	\$141,000	\$88,250	-37.4%	\$222,286	\$530,000	+138.4%
Ladd	2	0	0.0%	7	0	0.0%	\$0	\$0	--	\$122,500	\$115,000	-6.1%	\$0	\$0	--	\$135,107	\$155,000	+14.7%
LaMoille	1	0	0.0%	4	0	0.0%	\$80,000	\$0	-100.0%	\$158,250	\$134,000	-15.3%	\$80,000	\$0	-100.0%	\$139,438	\$139,000	-0.3%
LaSalle, Dimmick	8	0	0.0%	81	1	1.2%	\$84,900	\$51,500	-39.3%	\$123,000	\$115,000	-6.5%	\$92,450	\$51,500	-44.3%	\$141,362	\$134,470	-4.9%
Leonore	2	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Lostant, Mt. Palatine	0	0	--	8	0	0.0%	\$0	\$0	--	\$161,000	\$91,450	-43.2%	\$0	\$0	--	\$160,250	\$91,550	-42.9%
Magnolia	2	0	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	2	0	0.0%	5	0	0.0%	\$0	\$0	--	\$103,750	\$167,000	+61.0%	\$0	\$0	--	\$103,750	\$165,000	+59.0%
Marseilles	16	2	12.5%	106	4	3.8%	\$106,625	\$116,080	+8.9%	\$200,000	\$186,195	-6.9%	\$106,813	\$158,040	+48.0%	\$227,061	\$237,830	+4.7%
McNabb	4	0	0.0%	5	1	20.0%	\$0	\$37,000	--	\$121,500	\$129,950	+7.0%	\$0	\$37,000	--	\$121,500	\$143,975	+18.5%
Mendota	4	1	25.0%	56	0	0.0%	\$279,000	\$0	-100.0%	\$127,900	\$135,000	+5.6%	\$279,000	\$0	-100.0%	\$137,645	\$161,504	+17.3%

Lender-Mediated Report – Activity by Area



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March 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	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
							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	0	0	--	1	1	100.0%	\$0	\$4,000	--	\$0	\$0	--	\$0	\$4,000	--	\$0	\$0	--
Normandy, Walnut	1	0	0.0%	18	2	11.1%	\$78,750	\$54,500	-30.8%	\$127,500	\$100,250	-21.4%	\$78,750	\$54,500	-30.8%	\$118,071	\$132,688	+12.4%
Norway	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Ohio	1	0	0.0%	12	1	8.3%	\$0	\$200,000	--	\$180,000	\$71,000	-60.6%	\$0	\$200,000	--	\$160,900	\$82,582	-48.7%
Ottawa, Danway, Dayton, Naplate, Prairie Center	33	0	0.0%	225	13	5.8%	\$127,000	\$119,700	-5.7%	\$162,500	\$180,000	+10.8%	\$114,000	\$103,443	-9.3%	\$189,767	\$206,911	+9.0%
Paw Paw	1	0	0.0%	18	0	0.0%	\$0	\$0	--	\$152,000	\$213,500	+40.5%	\$0	\$0	--	\$176,492	\$254,133	+44.0%
Peru	9	1	11.1%	79	0	0.0%	\$63,300	\$0	-100.0%	\$149,000	\$171,000	+14.8%	\$63,300	\$0	-100.0%	\$169,697	\$191,741	+13.0%
Putnam, Lake Thunderbird	7	0	0.0%	18	0	0.0%	\$0	\$0	--	\$197,000	\$210,300	+6.8%	\$0	\$0	--	\$224,265	\$248,275	+10.7%
Ransom	1	0	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	7	0	0.0%	22	0	0.0%	\$0	\$0	--	\$229,000	\$235,000	+2.6%	\$0	\$0	--	\$248,525	\$251,728	+1.3%
Serena	0	0	--	6	1	16.7%	\$0	\$115,000	--	\$257,450	\$322,050	+25.1%	\$0	\$115,000	--	\$255,300	\$310,110	+21.5%
Sheffield	2	0	0.0%	7	1	14.3%	\$77,000	\$212,000	+175.3%	\$95,000	\$102,500	+7.9%	\$77,000	\$212,000	+175.3%	\$147,580	\$101,333	-31.3%
Sheridan	4	0	0.0%	29	2	6.9%	\$0	\$232,450	--	\$245,200	\$259,000	+5.6%	\$0	\$232,450	--	\$302,366	\$292,631	-3.2%
Spring Valley	10	0	0.0%	49	1	2.0%	\$107,500	\$89,900	-16.4%	\$105,250	\$127,000	+20.7%	\$112,183	\$89,900	-19.9%	\$126,738	\$139,440	+10.0%
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	21	5	23.8%	167	8	4.8%	\$49,550	\$62,500	+26.1%	\$93,000	\$100,000	+7.5%	\$51,319	\$71,989	+40.3%	\$105,334	\$115,441	+9.6%
Sublette	0	0	--	4	0	0.0%	\$0	\$0	--	\$198,000	\$148,000	-25.3%	\$0	\$0	--	\$180,833	\$138,931	-23.2%
Tiskilwa	0	0	--	7	0	0.0%	\$60,000	\$0	-100.0%	\$125,000	\$205,000	+64.0%	\$60,000	\$0	-100.0%	\$149,702	\$195,714	+30.7%
Toluca	0	0	--	11	0	0.0%	\$135,000	\$0	-100.0%	\$129,950	\$90,000	-30.7%	\$135,000	\$0	-100.0%	\$136,128	\$154,864	+13.8%
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%	20	0	0.0%	\$106,000	\$0	-100.0%	\$165,000	\$223,500	+35.5%	\$106,000	\$0	-100.0%	\$191,517	\$229,590	+19.9%
Van Orin	0	0	--	0	0	--	\$0	\$0	--	\$58,245	\$0	-100.0%	\$0	\$0	--	\$58,245	\$0	-100.0%
Varna, Lake Wildwood	9	0	0.0%	20	0	0.0%	\$80,000	\$0	-100.0%	\$212,500	\$259,000	+21.9%	\$122,367	\$0	-100.0%	\$248,375	\$299,170	+20.5%
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	4	0	0.0%	11	0	0.0%	\$0	\$0	--	\$119,500	\$125,000	+4.6%	\$0	\$0	--	\$130,742	\$135,023	+3.3%
West Brooklyn	0	0	--	2	0	0.0%	\$0	\$0	--	\$138,000	\$318,250	+130.6%	\$0	\$0	--	\$147,000	\$318,250	+116.5%
Wyanet	2	0	0.0%	9	1	11.1%	\$0	\$50,000	--	\$92,000	\$168,450	+83.1%	\$0	\$50,000	--	\$106,167	\$166,488	+56.8%