

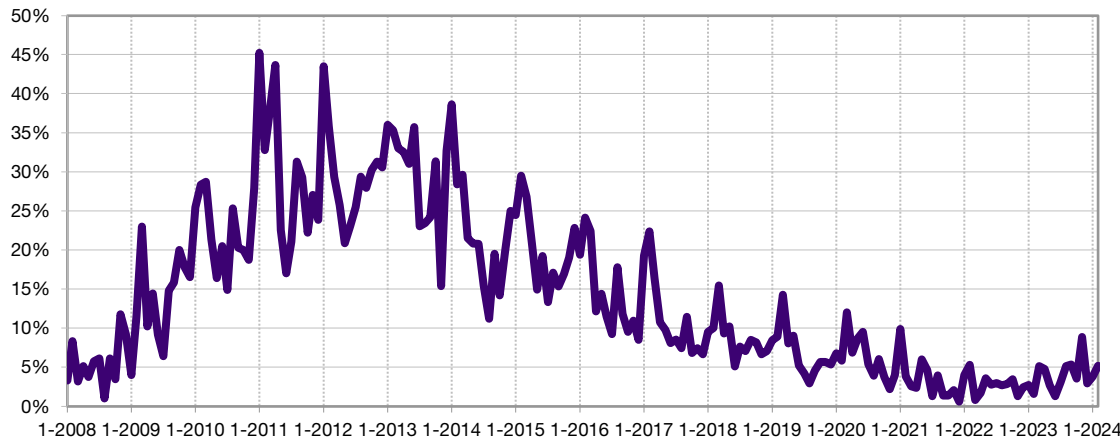
# Lender-Mediated Report – February 2024

Illini Valley Association  
of REALTORS®, Inc.

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: 5.2%

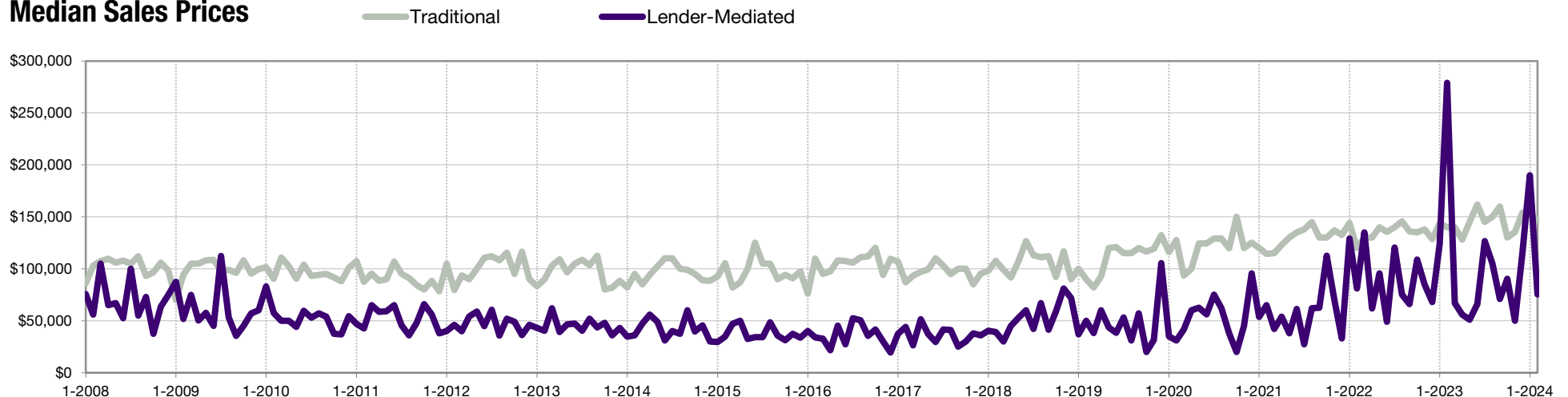


Closed Sales	2-2023	2-2024	+ / -
Traditional	62	73	+17.7%
REO	1	4	+300.0%
Short Sales	0	0	--
Total Market*	63	77	+22.2%

Median Sales Price	2-2023	2-2024	+ / -
Traditional	\$140,000	\$147,000	+5.0%
REO	\$279,000	\$75,450	-73.0%
Short Sales	\$0	\$0	--
Total Market*	\$140,000	\$143,000	+2.1%

\*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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February 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	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Amboy	4	0	0.0%	33	1	3.0%	\$0	\$35,900	--	\$120,500	\$150,000	+24.5%	\$0	\$35,900	--	\$125,396	\$151,513	+20.8%
Arlington	1	0	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	0	0.0%	\$0	\$0	--	\$135,000	\$163,000	+20.7%	\$0	\$0	--	\$142,360	\$158,211	+11.1%
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%	8	1	12.5%	\$0	\$224,840	--	\$155,000	\$102,500	-33.9%	\$0	\$224,840	--	\$321,667	\$141,549	-56.0%
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	--	5	0	0.0%	\$0	\$0	--	\$122,500	\$95,000	-22.4%	\$0	\$0	--	\$143,700	\$94,228	-34.4%
Compton	2	0	0.0%	3	0	0.0%	\$70,000	\$0	-100.0%	\$308,950	\$195,000	-36.9%	\$70,000	\$0	-100.0%	\$307,600	\$216,633	-29.6%
Dalzell	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%	11	0	0.0%	\$0	\$0	--	\$87,000	\$75,500	-13.2%	\$0	\$0	--	\$91,250	\$62,218	-31.8%
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	1	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	--	\$135,000	\$117,750	-12.8%	\$0	\$0	--	\$158,933	\$135,710	-14.6%
Henry	1	0	0.0%	9	1	11.1%	\$68,000	\$94,000	+38.2%	\$114,500	\$78,750	-31.2%	\$79,233	\$94,000	+18.6%	\$137,208	\$85,113	-38.0%
Hollowayville, Princeton	16	0	0.0%	103	5	4.9%	\$116,500	\$165,000	+41.6%	\$150,000	\$145,000	-3.3%	\$113,333	\$136,580	+20.5%	\$164,766	\$167,559	+1.7%
Jonesville, Oglesby, Vermilionville, Piety Hill	4	0	0.0%	51	1	2.0%	\$0	\$38,000	--	\$110,000	\$121,778	+10.7%	\$0	\$38,000	--	\$137,921	\$140,894	+2.2%
Kasbeer	1	1	100.0%	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	4	0	0.0%	8	0	0.0%	\$0	\$0	--	\$123,750	\$112,500	-9.1%	\$0	\$0	--	\$137,236	\$131,913	-3.9%
LaMoille	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	1	6.7%	72	1	1.4%	\$84,900	\$51,500	-39.3%	\$121,500	\$115,000	-5.3%	\$92,450	\$51,500	-44.3%	\$140,799	\$130,530	-7.3%
Leonore	1	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Lostant, Mt. Palatine	1	1	100.0%	9	0	0.0%	\$0	\$0	--	\$161,000	\$95,000	-41.0%	\$0	\$0	--	\$167,667	\$104,822	-37.5%
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	1	0	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%	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%	107	4	3.7%	\$106,625	\$116,080	+8.9%	\$197,900	\$194,410	-1.8%	\$106,813	\$158,040	+48.0%	\$223,122	\$235,350	+5.5%
McNabb	3	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	7	0	0.0%	55	0	0.0%	\$279,000	\$0	-100.0%	\$135,900	\$127,500	-6.2%	\$279,000	\$0	-100.0%	\$140,399	\$152,476	+8.6%

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	Current Month			Last 12 Months			For the 12 Months Ending...						For the 12 Months Ending...					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -	2-2023	2-2024	+ / -
							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	2	0	0.0%	18	2	11.1%	\$78,750	\$54,500	-30.8%	\$117,500	\$100,250	-14.7%	\$78,750	\$54,500	-30.8%	\$112,714	\$134,594	+19.4%
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	--	\$131,500	\$68,000	-48.3%	\$0	\$200,000	--	\$142,286	\$77,540	-45.5%
Ottawa, Danway, Dayton, Naplate, Prairie Center	26	0	0.0%	232	11	4.7%	\$127,000	\$120,529	-5.1%	\$158,000	\$182,000	+15.2%	\$114,000	\$110,296	-3.2%	\$186,814	\$211,123	+13.0%
Paw Paw	0	0	--	20	0	0.0%	\$0	\$0	--	\$175,000	\$195,750	+11.9%	\$0	\$0	--	\$184,318	\$242,065	+31.3%
Peru	10	1	10.0%	82	1	1.2%	\$72,600	\$54,000	-25.6%	\$135,850	\$172,500	+27.0%	\$72,600	\$54,000	-25.6%	\$166,128	\$194,477	+17.1%
Putnam, Lake Thunderbird	4	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	6	0	0.0%	21	0	0.0%	\$135,000	\$0	-100.0%	\$229,500	\$235,000	+2.4%	\$135,000	\$0	-100.0%	\$266,311	\$253,101	-5.0%
Serena	0	0	--	6	1	16.7%	\$0	\$115,000	--	\$280,000	\$322,050	+15.0%	\$0	\$115,000	--	\$266,960	\$287,510	+7.7%
Sheffield	4	0	0.0%	9	1	11.1%	\$77,000	\$212,000	+175.3%	\$82,500	\$125,000	+51.5%	\$77,000	\$212,000	+175.3%	\$147,852	\$112,250	-24.1%
Sheridan	5	0	0.0%	29	2	6.9%	\$0	\$232,450	--	\$302,500	\$245,000	-19.0%	\$0	\$232,450	--	\$309,532	\$285,244	-7.8%
Spring Valley	6	0	0.0%	46	1	2.2%	\$107,500	\$89,900	-16.4%	\$95,000	\$126,000	+32.6%	\$112,183	\$89,900	-19.9%	\$124,114	\$139,692	+12.6%
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	31	5	16.1%	168	11	6.5%	\$49,000	\$54,000	+10.2%	\$94,500	\$100,000	+5.8%	\$45,090	\$69,183	+53.4%	\$107,235	\$112,955	+5.3%
Sublette	0	0	--	4	0	0.0%	\$0	\$0	--	\$151,250	\$148,000	-2.1%	\$0	\$0	--	\$153,375	\$138,931	-9.4%
Tiskilwa	0	0	--	7	0	0.0%	\$60,000	\$0	-100.0%	\$125,000	\$205,000	+64.0%	\$60,000	\$0	-100.0%	\$166,435	\$195,714	+17.6%
Toluca	2	1	50.0%	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	9	0	0.0%	21	0	0.0%	\$106,000	\$0	-100.0%	\$165,000	\$189,000	+14.5%	\$106,000	\$0	-100.0%	\$198,400	\$202,824	+2.2%
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%	20	1	5.0%	\$52,500	\$262,101	+399.2%	\$185,000	\$250,000	+35.1%	\$52,500	\$262,101	+399.2%	\$224,177	\$300,811	+34.2%
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%	12	0	0.0%	\$0	\$0	--	\$123,000	\$124,500	+1.2%	\$0	\$0	--	\$134,856	\$134,021	-0.6%
West Brooklyn	2	0	0.0%	2	0	0.0%	\$0	\$0	--	\$150,000	\$318,250	+112.2%	\$0	\$0	--	\$150,200	\$318,250	+111.9%
Wyanet	1	0	0.0%	8	1	12.5%	\$0	\$50,000	--	\$92,000	\$99,900	+8.6%	\$0	\$50,000	--	\$122,300	\$144,557	+18.2%