

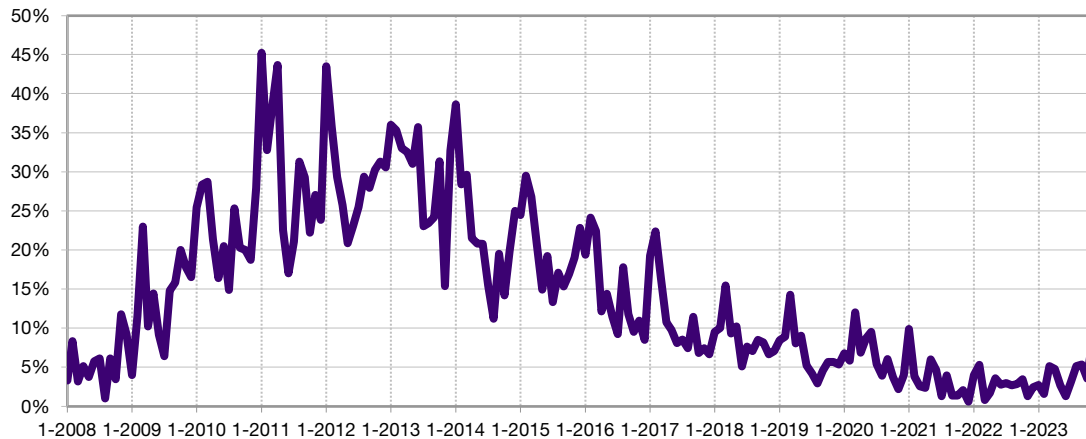
Lender-Mediated Report – December 2023

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: 2.9%



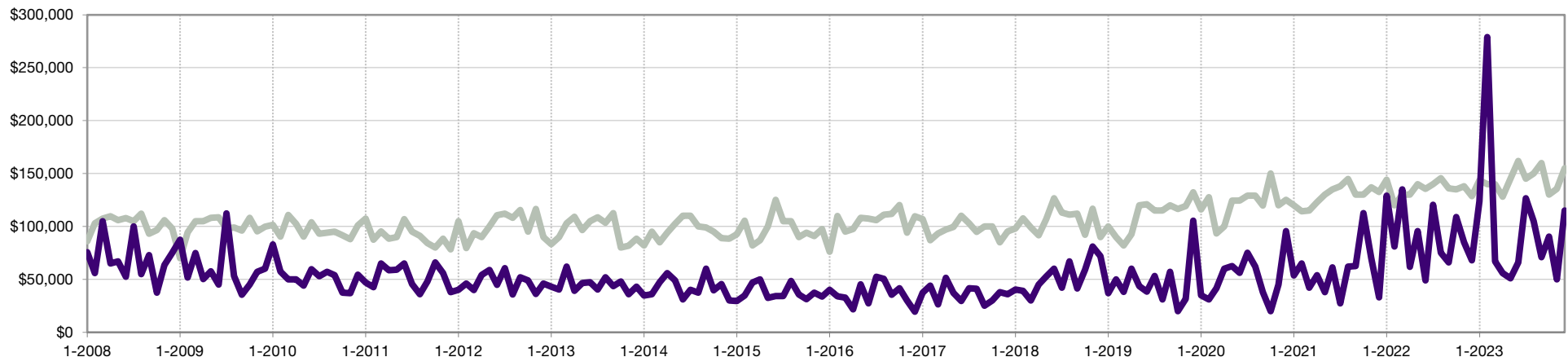
Closed Sales	12-2022	12-2023	+ / -
Traditional	121	99	-18.2%
REO	3	3	0.0%
Short Sales	0	0	--
Total Market*	124	102	-17.7%

Median Sales Price	12-2022	12-2023	+ / -
Traditional	\$128,500	\$155,000	+20.6%
REO	\$68,000	\$115,000	+69.1%
Short Sales	\$0	\$0	--
Total Market*	\$125,000	\$154,000	+23.2%

*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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December 2023

	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	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Amboy	7	1	14.3%	30	0	0.0%	\$0	\$0	--	\$120,250	\$150,000	+24.7%	\$0	\$0	--	\$125,967	\$151,080	+19.9%
Arlington	0	0	--	2	0	0.0%	\$0	\$0	--	\$186,250	\$343,750	+84.6%	\$0	\$0	--	\$191,375	\$343,750	+79.6%
Ashton	2	1	50.0%	20	0	0.0%	\$0	\$0	--	\$140,000	\$162,750	+16.3%	\$0	\$0	--	\$141,626	\$156,934	+10.8%
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	1	0	0.0%	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	1	0	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%
Dalzell	2	0	0.0%	6	0	0.0%	\$0	\$0	--	\$221,000	\$132,000	-40.3%	\$0	\$0	--	\$222,300	\$143,439	-35.5%
Dana	2	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	3	0	0.0%	7	0	0.0%	\$0	\$0	--	\$79,000	\$75,500	-4.4%	\$0	\$0	--	\$88,800	\$64,057	-27.9%
Dover	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$65,004	\$16,000	-75.4%	\$0	\$0	--	\$58,377	\$16,000	-72.6%
Florid, Hennepin	2	0	0.0%	6	0	0.0%	\$0	\$0	--	\$170,000	\$203,250	+19.6%	\$0	\$0	--	\$233,889	\$216,917	-7.3%
Grand Ridge	1	0	0.0%	4	0	0.0%	\$0	\$0	--	\$169,900	\$112,500	-33.8%	\$0	\$0	--	\$126,133	\$128,750	+2.1%
Granville	2	0	0.0%	10	0	0.0%	\$0	\$0	--	\$132,500	\$135,000	+1.9%	\$0	\$0	--	\$158,918	\$144,960	-8.8%
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%	\$133,036	\$86,625	-34.9%
Hollowayville, Princeton	20	0	0.0%	104	5	4.8%	\$116,500	\$165,000	+41.6%	\$152,500	\$145,000	-4.9%	\$113,333	\$136,580	+20.5%	\$170,185	\$166,527	-2.1%
Jonesville, Oglesby, Vermilionville, Piety Hill	4	0	0.0%	45	1	2.2%	\$185,500	\$38,000	-79.5%	\$108,500	\$116,778	+7.6%	\$185,500	\$38,000	-79.5%	\$134,270	\$137,715	+2.6%
Kasbeer	0	0	--	0	0	--	\$0	\$0	--	\$79,900	\$0	-100.0%	\$0	\$0	--	\$79,900	\$0	-100.0%
Lacon	0	0	--	3	1	33.3%	\$141,000	\$88,250	-37.4%	\$184,500	\$211,250	+14.5%	\$141,000	\$88,250	-37.4%	\$240,583	\$211,250	-12.2%
Ladd	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%	7	1	14.3%	\$0	\$80,000	--	\$168,750	\$134,000	-20.6%	\$0	\$80,000	--	\$145,417	\$133,167	-8.4%
LaSalle, Dimmick	19	0	0.0%	74	1	1.4%	\$84,900	\$51,500	-39.3%	\$115,000	\$120,000	+4.3%	\$92,450	\$51,500	-44.3%	\$144,149	\$132,486	-8.1%
Leonore	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Lostant, Mt. Palatine	1	1	100.0%	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%	105	5	4.8%	\$63,125	\$163,835	+159.5%	\$187,500	\$217,450	+16.0%	\$85,063	\$160,032	+88.1%	\$225,498	\$239,769	+6.3%
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	8	0	0.0%	53	1	1.9%	\$0	\$279,000	--	\$133,000	\$124,950	-6.1%	\$0	\$279,000	--	\$138,499	\$154,187	+11.3%

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	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
	Lender-Mediated			Traditional Properties			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	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Normandy, Walnut	3	0	0.0%	18	2	11.1%	\$78,750	\$54,500	-30.8%	\$110,000	\$88,750	-19.3%	\$78,750	\$54,500	-30.8%	\$111,000	\$125,531	+13.1%
Norway	0	0	--	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Ohio	3	0	0.0%	10	0	0.0%	\$0	\$0	--	\$117,500	\$79,000	-32.8%	\$0	\$0	--	\$120,125	\$100,040	-16.7%
Ottawa, Danway, Dayton, Naplate, Prairie Center	35	2	5.7%	228	9	3.9%	\$148,500	\$120,529	-18.8%	\$158,000	\$180,000	+13.9%	\$128,000	\$107,584	-16.0%	\$184,200	\$211,440	+14.8%
Paw Paw	0	0	--	18	0	0.0%	\$0	\$0	--	\$190,000	\$186,200	-2.0%	\$0	\$0	--	\$188,958	\$232,961	+23.3%
Peru	14	1	7.1%	80	1	1.3%	\$72,600	\$54,000	-25.6%	\$137,000	\$165,500	+20.8%	\$80,533	\$54,000	-32.9%	\$169,336	\$189,055	+11.6%
Putnam, Lake Thunderbird	2	0	0.0%	18	0	0.0%	\$0	\$0	--	\$201,000	\$210,300	+4.6%	\$0	\$0	--	\$231,324	\$247,608	+7.0%
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	--	\$150,000	\$90,000	-40.0%	\$0	\$0	--	\$171,167	\$112,600	-34.2%
Seatonville	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$162,500	\$95,000	-41.5%	\$0	\$0	--	\$178,025	\$95,000	-46.6%
Seneca, Stavanger	4	0	0.0%	23	0	0.0%	\$135,000	\$0	-100.0%	\$240,000	\$225,000	-6.3%	\$135,000	\$0	-100.0%	\$280,110	\$252,918	-9.7%
Serena	0	0	--	5	1	20.0%	\$0	\$115,000	--	\$246,000	\$279,750	+13.7%	\$0	\$115,000	--	\$247,679	\$278,875	+12.6%
Sheffield	4	0	0.0%	13	1	7.7%	\$98,500	\$212,000	+115.2%	\$82,250	\$125,000	+52.0%	\$98,500	\$212,000	+115.2%	\$153,480	\$119,417	-22.2%
Sheridan	8	1	12.5%	27	0	0.0%	\$0	\$0	--	\$302,500	\$269,900	-10.8%	\$0	\$0	--	\$305,977	\$313,357	+2.4%
Spring Valley	7	0	0.0%	48	1	2.1%	\$107,500	\$89,900	-16.4%	\$91,700	\$126,000	+37.4%	\$112,183	\$89,900	-19.9%	\$121,830	\$137,939	+13.2%
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	38	2	5.3%	161	11	6.8%	\$49,000	\$54,000	+10.2%	\$93,250	\$93,500	+0.3%	\$51,207	\$69,183	+35.1%	\$106,134	\$106,324	+0.2%
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	--	8	0	0.0%	\$60,000	\$0	-100.0%	\$125,000	\$195,000	+56.0%	\$60,000	\$0	-100.0%	\$169,702	\$205,625	+21.2%
Toluca	2	1	50.0%	14	0	0.0%	\$135,000	\$0	-100.0%	\$125,000	\$127,500	+2.0%	\$135,000	\$0	-100.0%	\$121,581	\$164,357	+35.2%
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	4	0	0.0%	21	0	0.0%	\$106,000	\$0	-100.0%	\$165,000	\$160,000	-3.0%	\$106,000	\$0	-100.0%	\$199,821	\$195,252	-2.3%
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	2	10.0%	\$25,000	\$171,051	+584.2%	\$185,000	\$252,500	+36.5%	\$25,000	\$171,051	+584.2%	\$225,604	\$297,578	+31.9%
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	--	\$120,000	\$133,250	+11.0%	\$0	\$0	--	\$126,875	\$151,705	+19.6%
West Brooklyn	0	0	--	1	0	0.0%	\$0	\$0	--	\$150,000	\$373,500	+149.0%	\$0	\$0	--	\$150,200	\$373,500	+148.7%
Wyanet	1	0	0.0%	8	1	12.5%	\$0	\$50,000	--	\$89,000	\$237,000	+166.3%	\$0	\$50,000	--	\$110,048	\$181,486	+64.9%