

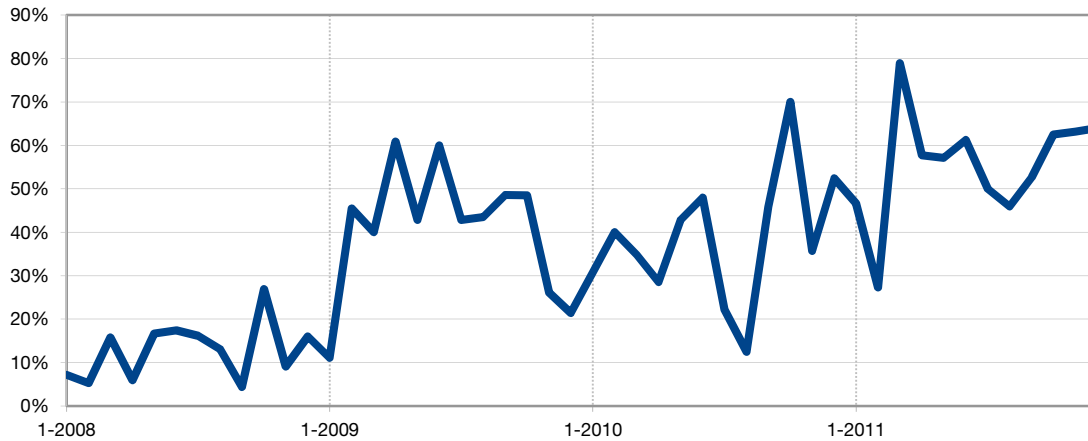
# Lender-Mediated Report – December 2011

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
FOR MEMBERS OF THE BELVIDERE BOARD OF REALTORS®

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: 64.0%



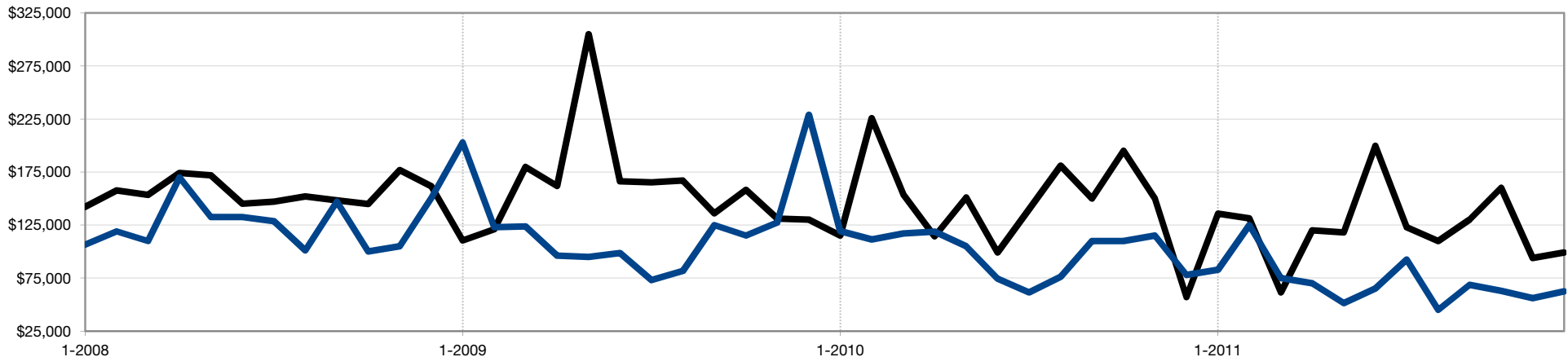
Closed Sales	12-2010	12-2011	+ / -
Traditional	10	9	-10.0%
REO	6	15	+150.0%
Short Sales	5	1	-80.0%
Total Market*	21	25	+19.0%

Median Sales Price	12-2010	12-2011	+ / -
Traditional	\$57,000	\$99,000	+73.7%
REO	\$91,200	\$57,000	-37.5%
Short Sales	\$78,000	\$80,000	+2.6%
Total Market*	\$77,500	\$81,000	+4.5%

\*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

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC FOR MEMBERS OF THE BELVIDERE BOARD OF REALTORS®

Lender-mediated properties are those marked in MRED as "Foreclosed," "REO," "Pre-Foreclosure" or "Short Sale." Residential activity only. | **Total** represents all traditional and lender-mediated activity. **Share** represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are based on a **rolling 12-month timeframe** through the month indicated.



## December 2011

### 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...

	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	12-2010			12-2011			12-2010			12-2011		
							Lender-Mediated	Traditional Properties	+/-	Lender-Mediated	Traditional Properties	+/-	Lender-Mediated	Traditional Properties	+/-	Lender-Mediated	Traditional Properties	+/-
Balance of Boone County	1	0	0.0%	0	0	--	\$99,000	\$0	-100.0%	\$310,000	\$0	-100.0%	\$99,000	\$0	-100.0%	\$310,000	\$0	-100.0%
Belvidere	182	81	44.5%	169	87	51.5%	\$97,950	\$65,900	-32.7%	\$135,075	\$120,000	-11.2%	\$108,797	\$78,591	-27.8%	\$157,299	\$136,916	-13.0%
Caledonia, Argyle	14	1	7.1%	12	3	25.0%	\$283,500	\$300,000	+5.8%	\$211,250	\$270,000	+27.8%	\$303,800	\$261,667	-13.9%	\$307,250	\$274,667	-10.6%
Capron	14	5	35.7%	10	7	70.0%	\$97,500	\$44,500	-54.4%	\$95,000	\$240,000	+152.6%	\$78,561	\$57,730	-26.5%	\$158,729	\$255,000	+60.7%
Garden Prairie	8	1	12.5%	4	3	75.0%	\$45,000	\$128,000	+184.4%	\$120,000	\$135,000	+12.5%	\$45,000	\$171,667	+281.5%	\$89,167	\$135,000	+51.4%
Poplar Grove	83	38	45.8%	78	54	69.2%	\$110,000	\$64,000	-41.8%	\$144,900	\$145,000	+0.1%	\$116,772	\$75,910	-35.0%	\$163,660	\$189,532	+15.8%