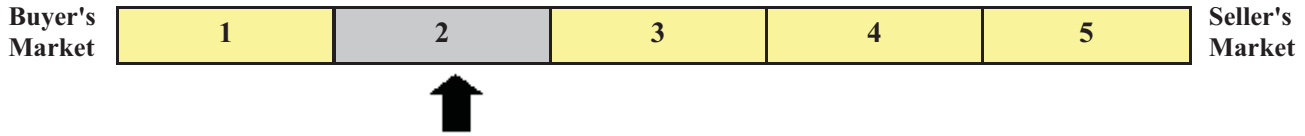


Chester County, PA



Labor Market :

Employment increased by 502 jobs in Chester County during April and May. However, the number of job seekers also increased. The combined effect of these two trends was an increase in the average monthly unemployment rate from 5.9% for the first quarter to 6.1% in the first two months of the second quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

Housing Market :

	Q1' 09	Q2' 09	Q3' 09 (Forecast)
Average Price	\$324,000	\$331,500	↔
# Homes on the Market *	3,996	5,396	↑
# Homes Sold **	749	1,199	↔
# New Homes Built ***	176	153	↑
Avg # of Days on Market	96	90	↑

* Available as of Jun. 30, 2009.

** May not add to total of zip codes

*** During the first two months of 2nd quarter.

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
19073	\$561,300	15.80%	2	-75.00%	102	98.8%
19087	\$375,200	-11.47%	54	-34.15%	62	96.6%
19301	\$417,200	3.06%	21	-40.00%	78	96.6%
19310	\$214,000	-3.91%	2	-71.43%	341	97.3%
19311	\$322,100	-14.11%	23	27.78%	125	95.8%
19312	\$491,400	-28.46%	19	-58.70%	37	96.4%
19317	\$641,200	9.44%	13	-27.78%	130	95.7%
19320	\$219,900	6.75%	104	-25.71%	75	98.2%
19330	\$274,600	-59.14%	13	18.18%	88	98.3%
19333	\$451,400	-40.99%	28	33.33%	57	97.9%
19335	\$331,000	-0.09%	141	-24.19%	81	97.0%

Chester County, PA

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
19341	\$316,500	-13.55%	41	-24.07%	66	96.8%
19342	\$700,000	-12.50%	1	0.00%	206	93.3%
19343	\$439,500	-1.08%	11	-56.00%	154	93.8%
19344	\$221,600	-24.57%	23	91.67%	126	96.3%
19348	\$340,100	-8.84%	46	-17.86%	111	95.9%
19350	\$407,300	5.00%	18	-37.93%	83	94.3%
19352	\$354,200	-3.17%	11	-42.11%	116	95.5%
19355	\$493,100	-19.31%	48	-40.00%	84	95.8%
19362	\$150,200	-15.67%	11	120.00%	99	95.1%
19363	\$243,600	-16.80%	26	-10.34%	103	96.0%
19365	\$173,300	-17.67%	15	50.00%	82	97.1%
19372	\$213,900	-8.94%	13	116.67%	87	98.1%
19380	\$349,700	-4.03%	117	-8.59%	81	96.2%
19382	\$345,600	-7.96%	151	-1.31%	93	96.2%
19390	\$246,800	-7.74%	28	-3.45%	170	95.4%
19421	\$295,000	-66.48%	1	0.00%	288	92.5%
19425	\$385,800	-26.60%	46	-2.13%	103	96.7%
19460	\$304,400	-5.67%	121	-9.70%	91	96.3%
19465	\$264,100	-6.48%	28	-37.78%	122	94.7%
19475	\$252,700	-13.40%	19	-29.63%	106	95.5%
19481	\$595,000	77.61%	1	0.00%	152	93.0%
19520	\$294,700	23.10%	3	-57.14%	94	89.8%