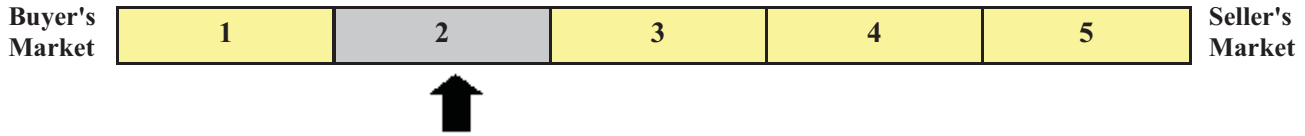


Chester County, PA



Labor Market :

Employment increased by 1,915 jobs in Chester County during January and February. 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 6.3% for the fourth quarter to 7.2% in the first two months of the first quarter. The solid job growth may provide a stimulus to home sales, while historically low mortgage rates boost affordability.

Housing Market :

	<i>Q4' 09</i>	<i>Q1' 10</i>	<i>Q2' 10 (Forecast)</i>
Average Price	\$326,800	\$337,400	↔
# Homes on the Market *	3,302	4,245	↑
# Homes Sold **	1,369	825	↔
# New Homes Built ***	226	172	↑
Avg # of Days on Market	83	93	↑

* Available as of Mar. 31, 2010.

** May not add to total of zip codes

*** During the first two months of 1st 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	\$401,700	33.90%	6	500.00%	101	97.5%
19087	\$411,000	3.32%	37	23.33%	69	96.0%
19301	\$408,700	34.75%	12	33.33%	68	94.6%
19310	\$172,500	N/A	2	N/A	82	100.0%
19311	\$321,400	10.41%	14	100.00%	118	96.0%
19312	\$699,100	3.74%	24	84.62%	132	93.9%
19317	\$462,500	-11.96%	4	-33.33%	146	98.3%
19320	\$242,700	20.99%	79	-10.23%	96	96.5%
19330	\$223,100	-0.84%	4	33.33%	46	98.1%
19333	\$705,700	134.76%	10	-72.97%	93	93.4%
19335	\$283,500	-13.54%	75	19.05%	79	96.3%

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	\$371,600	15.87%	24	14.29%	90	95.9%
19342	\$550,000	N/A	1	N/A	56	84.6%
19343	\$322,600	-32.17%	10	42.86%	91	94.9%
19344	\$301,300	32.61%	10	-16.67%	58	94.9%
19348	\$371,300	15.67%	26	-21.21%	127	93.1%
19350	\$451,000	-5.55%	16	6.67%	73	94.5%
19352	\$302,200	-14.99%	17	41.67%	78	96.6%
19355	\$508,300	-1.91%	34	-24.44%	91	95.6%
19358	\$128,000	N/A	1	N/A	348	96.2%
19362	\$315,000	41.89%	1	-75.00%	16	100.2%
19363	\$193,800	-19.08%	23	4.55%	119	94.5%
19365	\$184,600	17.80%	17	41.67%	105	98.1%
19372	\$266,200	0.08%	2	-60.00%	62	97.7%
19375	\$620,000	N/A	1	N/A	224	84.1%
19380	\$368,700	7.65%	73	23.73%	85	96.4%
19382	\$326,700	-2.65%	98	25.64%	85	95.6%
19390	\$302,000	-0.26%	16	-5.88%	101	95.7%
19421	\$360,000	N/A	1	N/A	57	96.0%
19425	\$369,100	-14.54%	37	32.14%	115	96.2%
19460	\$253,200	-2.09%	66	-10.81%	101	96.2%
19465	\$309,600	23.05%	22	-24.14%	72	97.1%
19475	\$244,400	-21.54%	23	109.09%	89	96.2%
19520	\$392,000	79.32%	5	0.00%	73	90.2%