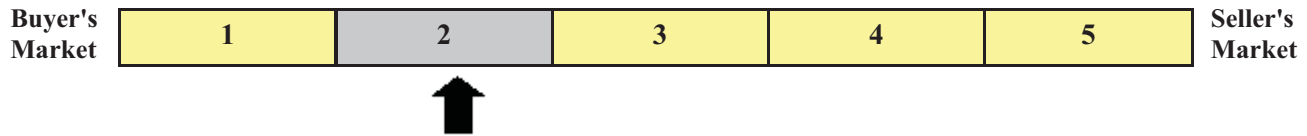


Third Quarter 2009

## Chester County, PA



### Labor Market :

Employment declined by 674 jobs in July and August. The job losses brought about an increase in the average monthly unemployment rate from 6.2% in the second quarter to 6.8% for the second two months of the third quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Chester County. However, historically low mortgage rates have created a favorable buying environment for those with a job.

### Housing Market :

	Q2' 09	Q3' 09	Q4' 09 (Forecast)
Average Price	\$331,500	\$346,800	↔
# Homes on the Market *	5,396	5,985	↑
# Homes Sold **	1,199	1,421	↔
# New Homes Built ***	233	187	↑
Avg # of Days on Market	90	81	↑

\* Available as of Sep. 30, 2009.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 3rd 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	\$1,277,100	17.63%	6	-25.00%	49	82.8%
19087	\$408,800	-7.53%	67	-17.28%	55	96.7%
19301	\$409,100	-0.12%	25	-13.79%	76	96.2%
19310	\$249,900	40.55%	7	0.00%	136	98.1%
19311	\$356,300	1.65%	22	-24.14%	111	96.8%
19312	\$590,900	-8.43%	35	-23.91%	65	95.5%
19317	\$500,200	-3.83%	12	-7.69%	117	97.0%
19319	\$350,000	N/A	1	N/A	71	95.9%
19320	\$214,600	0.89%	142	12.70%	72	97.8%
19330	\$311,400	7.42%	9	0.00%	116	96.1%
19333	\$553,900	5.73%	22	-15.38%	105	95.1%

Third Quarter 2009

## 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)
19335	\$308,400	-4.64%	165	7.14%	80	96.5%
19341	\$348,900	-4.04%	39	-17.02%	54	96.9%
19343	\$460,700	18.04%	20	-4.76%	92	96.8%
19344	\$230,300	-6.61%	21	50.00%	109	98.0%
19348	\$421,300	-5.22%	61	-15.28%	89	93.4%
19350	\$413,700	-3.90%	24	4.35%	73	93.7%
19352	\$355,500	-3.37%	17	-22.73%	85	95.0%
19355	\$572,200	2.53%	66	-8.33%	99	93.3%
19362	\$152,800	25.76%	4	33.33%	176	96.4%
19363	\$244,400	-10.11%	30	0.00%	124	96.2%
19365	\$167,800	-10.65%	22	10.00%	73	95.9%
19372	\$233,400	-6.23%	8	100.00%	53	98.8%
19375	\$375,000	N/A	2	N/A	259	95.6%
19380	\$326,300	-10.09%	150	-15.25%	64	96.3%
19382	\$377,700	-3.77%	160	8.11%	79	96.0%
19390	\$264,700	-10.79%	32	-5.88%	107	97.0%
19421	\$390,000	-33.33%	1	-50.00%	18	102.6%
19425	\$418,800	-7.75%	53	17.78%	95	95.2%
19460	\$258,900	-18.07%	123	6.96%	83	96.6%
19465	\$288,400	-18.28%	45	-11.76%	123	97.8%
19475	\$273,600	-21.83%	22	-26.67%	51	96.9%
19520	\$249,300	15.42%	8	33.33%	50	96.2%