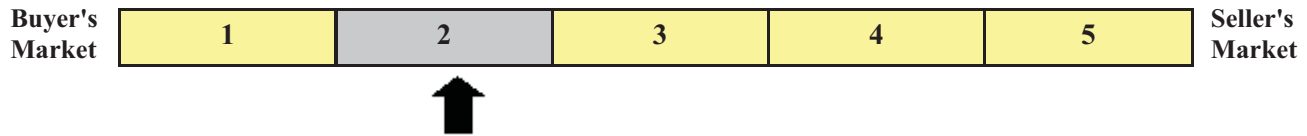


Chester County, PA



Labor Market :

Chester County saw 2,273 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 6.7% during the third quarter to 6.3% in the first two months of the fourth quarter. Rising job losses are hurting demand, but historically low mortgage rates are improving affordability.

Housing Market :

	<i>Q3' 09</i>	<i>Q4' 09</i>	<i>Q1' 10</i> <i>(Forecast)</i>
Average Price	\$347,100	\$327,500	↔
# Homes on the Market *	5,985	5,141	↑
# Homes Sold **	1,421	1,346	↔
# New Homes Built ***	252	149	↑
Avg # of Days on Market	81	83	↑

* Available as of Dec. 31, 2009.

** May not add to total of zip codes

*** During the first two months of 4th 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	\$403,300	-0.40%	5	-16.67%	90	98.1%
19087	\$321,100	-17.26%	64	45.45%	70	96.8%
19301	\$330,600	-45.16%	22	29.41%	97	95.9%
19310	\$224,000	3.23%	6	500.00%	87	95.4%
19311	\$335,800	-24.08%	20	81.82%	95	95.6%
19312	\$725,400	31.75%	32	52.38%	86	92.9%
19317	\$596,800	72.29%	18	80.00%	141	90.2%
19320	\$234,100	13.97%	151	51.00%	90	96.6%
19330	\$247,800	-8.70%	7	16.67%	167	96.8%
19333	\$569,000	2.41%	19	5.56%	45	94.7%
19335	\$322,400	-0.52%	143	64.37%	85	96.5%

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	\$308,000	-9.47%	42	50.00%	67	97.3%
19343	\$385,900	-38.95%	12	33.33%	88	94.6%
19344	\$249,000	23.39%	20	185.71%	110	97.2%
19348	\$344,600	-6.33%	46	39.39%	77	95.7%
19350	\$401,800	-6.80%	18	-18.18%	82	96.5%
19352	\$334,100	8.76%	18	100.00%	125	95.5%
19355	\$478,900	-15.49%	66	65.00%	86	94.2%
19362	\$145,300	-47.87%	7	75.00%	211	90.2%
19363	\$216,600	-29.17%	44	18.92%	99	97.3%
19365	\$177,100	-10.37%	19	35.71%	72	98.3%
19372	\$249,400	-4.26%	8	100.00%	41	97.1%
19380	\$369,700	2.69%	129	57.32%	71	96.7%
19382	\$320,000	-10.26%	135	43.62%	70	97.0%
19390	\$262,200	-10.08%	35	16.67%	141	95.9%
19425	\$419,700	-11.32%	47	56.67%	68	94.0%
19435	\$398,500	N/A	1	N/A	95	100.0%
19460	\$259,000	2.82%	121	51.25%	71	96.2%
19465	\$251,900	-11.89%	46	53.33%	96	97.0%
19475	\$250,400	32.49%	33	94.12%	66	96.7%
19520	\$370,000	-0.22%	11	120.00%	64	94.4%
19543	\$299,900	-20.03%	1	0.00%	73	100.0%