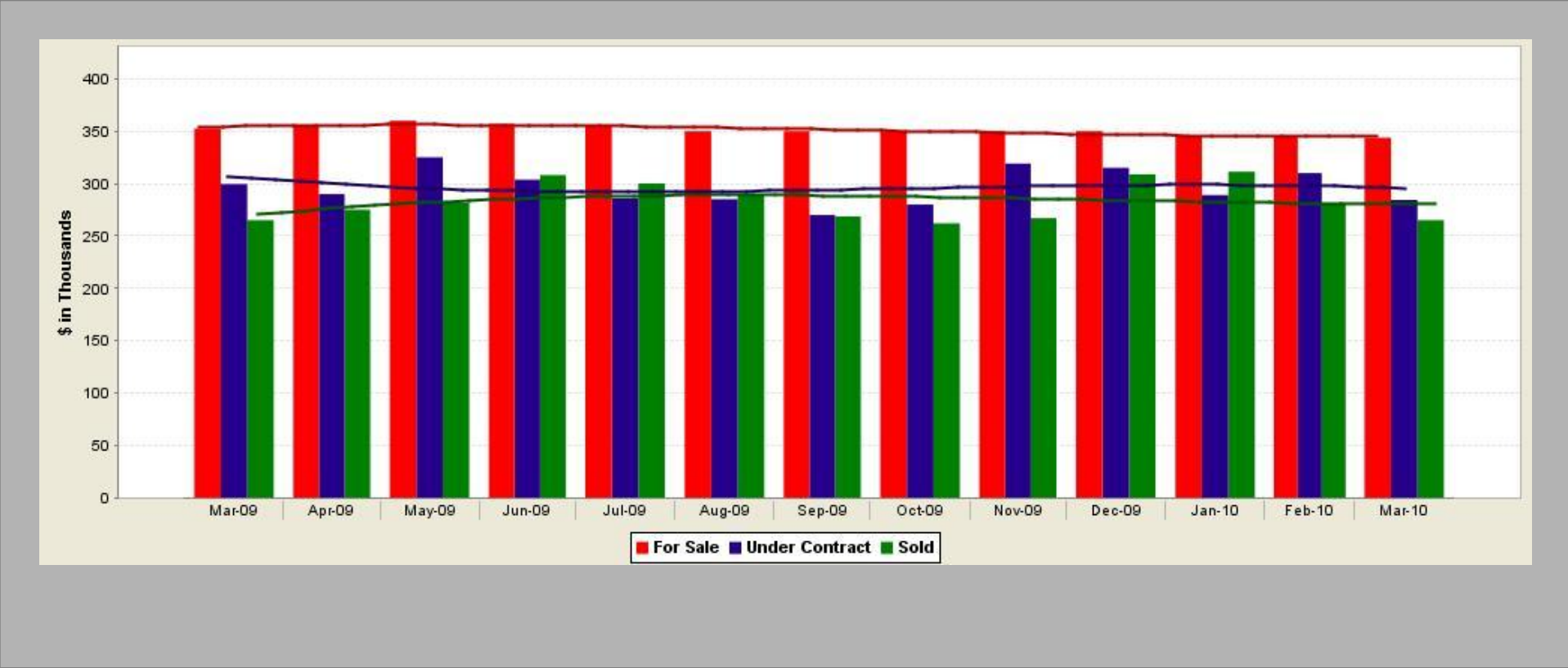


Market Dynamics

Median Price (FS, UC, Sold)

1 Year (Monthly) 03/01/09 - 03/31/10



KEY INFORMATION

| | Mar-09 | Mar-10 | Median Price Change | Percent Change |
|----------------|---------|---------|---------------------|----------------|
| For Sale | 352,400 | 343,700 | -8,700 | -2.5 |
| Under Contract | 299,450 | 284,250 | -15,200 | -5.1 |
| Sold | 265,000 | 265,000 | 0 | 0.0 |



| | | | | | | |
|-----------------|---|------------|------------------------|---------------|----------------|---------------|
| MLS: TReND | Period: 1 Year (Monthly) | Price: All | Construction Type: All | Bedrooms: All | Bathrooms: All | Lot Size: All |
| Property Types: | Residential: (Single Family, Twin/Semi-Detached, Unit/Flat, Row/Townhouse/Cluster, Mobile, Other), Lots and Land: (Lot/Land/Farm),... | | | | | Sq Ft: All |
| Counties: | Chester | | | | | |

Market Dynamics
Median Price (FS, UC, Sold)
1 Year (Monthly) 03/01/09 - 03/31/10

PFR - Media

| Time Period | FOR SALE | | UNDER CONTRACT | | SOLD | | EXPIRED | | NEW LISTINGS | |
|-------------|-----------|--------------|----------------|--------------|-----------|--------------|-----------|--------------|--------------|--------------|
| | Median \$ | # Properties | Median \$ | # Properties | Median \$ | # Properties | Median \$ | # Properties | Median \$ | # Properties |
| Mar-10 | 343,700 | 5,226 | 284,250 | 526 | 265,000 | 366 | 349,900 | 405 | 326,900 | 1,151 |
| Feb-10 | 344,900 | 4,733 | 309,900 | 367 | 280,000 | 206 | 350,500 | 291 | 324,900 | 739 |
| Jan-10 | 344,900 | 4,721 | 288,950 | 348 | 311,210 | 256 | 349,900 | 379 | 314,900 | 829 |
| Dec-09 | 349,900 | 4,716 | 314,950 | 234 | 308,750 | 350 | 364,950 | 590 | 295,000 | 453 |
| Nov-09 | 349,990 | 5,017 | 319,000 | 319 | 266,875 | 562 | 364,900 | 435 | 319,000 | 613 |
| Oct-09 | 349,990 | 5,359 | 279,900 | 481 | 262,000 | 486 | 375,000 | 474 | 299,900 | 820 |
| Sep-09 | 349,900 | 5,511 | 269,900 | 492 | 268,500 | 434 | 350,000 | 480 | 310,000 | 852 |
| Aug-09 | 349,900 | 5,576 | 285,000 | 453 | 290,000 | 516 | 361,450 | 464 | 299,500 | 869 |
| Jul-09 | 355,000 | 5,636 | 285,800 | 477 | 300,000 | 516 | 377,000 | 452 | 314,950 | 904 |
| Jun-09 | 356,900 | 5,763 | 303,604 | 535 | 308,000 | 537 | 359,900 | 496 | 317,000 | 965 |
| May-09 | 359,900 | 5,728 | 325,000 | 515 | 281,500 | 377 | 394,900 | 415 | 349,900 | 1,027 |
| Apr-09 | 355,058 | 5,538 | 289,900 | 433 | 275,000 | 327 | 349,200 | 404 | 328,500 | 1,085 |
| Mar-09 | 352,400 | 5,266 | 299,450 | 424 | 265,000 | 307 | 344,500 | 389 | 334,900 | 1,024 |