

MARKET HISTORY

Includes data through 12/2011

Chester County, PA Single-Family



Market History Report

The Market History Report details current and historical statistical information for single-family listings recorded within TREND. This statistical report is organized by county and contains valuable month-over-month, year-over-year statistical information for each of the last 10 years. The Market History Report details activity in a particular market over a 10-year period – from where it's been to where it's at now. The easy-to-read month-over-month, year-over-year chart and graph enables you to clearly identify the year-over-year changes while accounting for seasonal and market trends.

Utilizing the report allows you to gain a better understanding of your market. This will give you new insights and increase your company's value when working with consumers. This powerful report is provided exclusively to TREND members.

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Definitions

Total Inventory The number of active single-family listings on the market on the last day of the specified month.

Inventory Accumulation The number of months it would take to exhaust the current supply of single-family listings at the current absorption rate.

Absorption Rate The average number of single-family listings sold in the market per month over the previous 12 months.

Pending Units The number of single-family listings with Pending dates during the specified month.

Settled Units The number of single-family listings with Settled dates during the specified month.

Total Settled Volume The total dollar volume of single-family listings that have settled during the specified month.

Median Settled Price The median price that single-family listings settled for during the specified month. Determined by arranging all Settled Listings in numerical order by price and then selecting the middle value.

Average Settled Price The average price that single-family listings settled for during the specified month. Determined by dividing the Total Settled Volume by the number of Settled Listings.

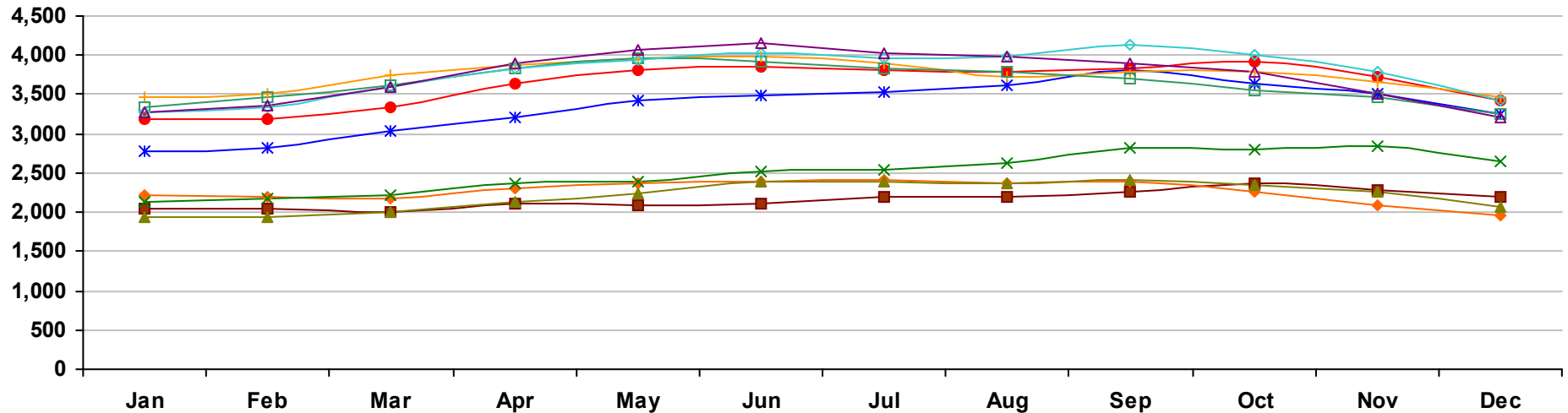
Average Settled Price / Original Price The average percentage of the Original Price that single-family listings settled for during the specified month. This number is determined by dividing the Settled Price by the Original Price for every listing, summing them and then dividing by the number of settled listings. TREND excludes listings if the Settled Price is greater than 150 percent or less than 50 percent of the Original Price. This ensures the percentage is more representative of listings in the market area.

Percent Change The change in value as compared to the same month of the previous year. Indicated by +/-0.0%.

Notes on Statistics

- All statistics are from TREND's monthly Residential Activity Reports. Due to the fluid nature of MLS data, insignificant statistical variations may occur with regard to sales activity between the various TREND reports.
- Mobile homes and condominiums are excluded from these statistics.
- This report includes information on listings and transactions facilitated through TREND and does not reflect the total number of listings and transactions of a given market area.
- All monetary statistics are rounded to the nearest \$10.

Chester County, PA - Single-Family - Total Inventory

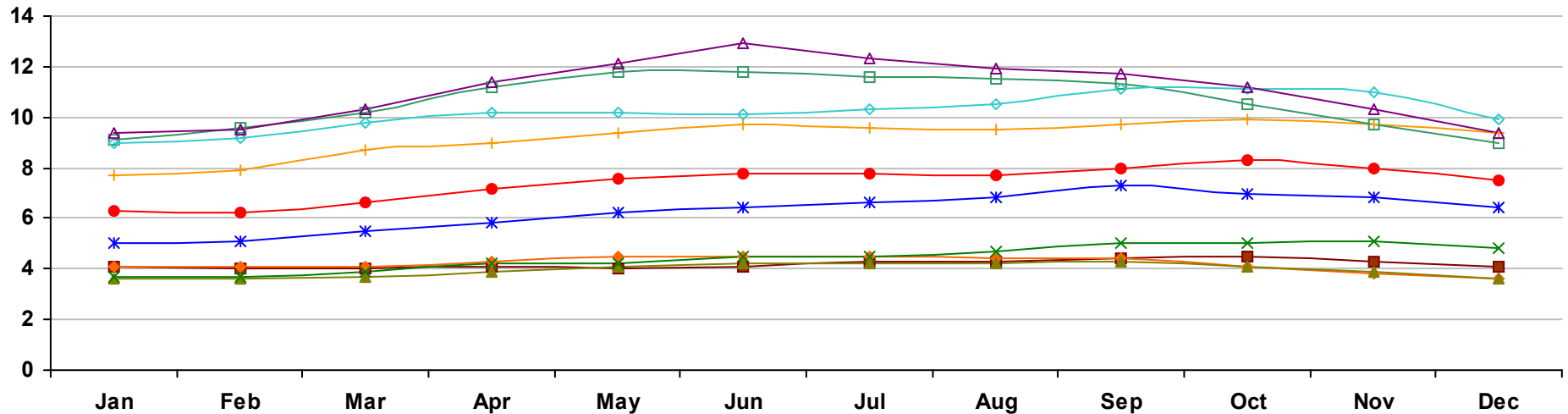


| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------|-----------------|-----------------|-----------------|----------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| ■ 2002 | 2,039 -6.4% | 2,039 -7.1% | 2,004 -11.0% | 2,118 -8.9% | 2,085 -10.8% | 2,108 -9.8% | 2,197 -5.8% | 2,203 -5.3% | 2,256 -5.2% | 2,360 0.7% | 2,288 2.6% | 2,202 7.2% |
| ◆ 2003 | 2,219 8.8% | 2,193 7.6% | 2,185 9.0% | 2,294 8.3% | 2,365 13.4% | 2,390 13.4% | 2,405 9.5% | 2,361 7.2% | 2,383 5.6% | 2,253 -4.5% | 2,088 -8.7% | 1,962 -10.9% |
| ▲ 2004 | 1,928 -13.1% | 1,930 -12.0% | 1,998 -8.6% | 2,140 -6.7% | 2,243 -5.2% | 2,386 -0.2% | 2,394 -0.5% | 2,363 0.1% | 2,415 1.3% | 2,341 3.9% | 2,251 7.8% | 2,068 5.4% |
| ✕ 2005 | 2,136 10.8% | 2,171 12.5% | 2,224 11.3% | 2,374 10.9% | 2,393 6.7% | 2,529 6.0% | 2,537 6.0% | 2,625 11.1% | 2,826 17.0% | 2,809 20.0% | 2,836 26.0% | 2,655 28.4% |
| ✱ 2006 | 2,779 30.1% | 2,813 29.6% | 3,034 36.4% | 3,210 35.2% | 3,426 43.2% | 3,497 38.3% | 3,538 39.5% | 3,624 38.1% | 3,813 34.9% | 3,641 29.6% | 3,516 24.0% | 3,256 22.6% |
| ● 2007 | 3,191 14.8% | 3,185 13.2% | 3,333 9.9% | 3,637 13.3% | 3,802 11.0% | 3,862 10.4% | 3,808 7.6% | 3,780 4.3% | 3,837 0.6% | 3,918 7.6% | 3,723 5.9% | 3,420 5.0% |
| ✚ 2008 | 3,459 8.4% | 3,507 10.1% | 3,754 12.6% | 3,877 6.6% | 3,966 4.3% | 3,988 3.3% | 3,889 2.1% | 3,728 -1.4% | 3,799 -1.0% | 3,798 -3.1% | 3,655 -1.8% | 3,463 1.3% |
| ▣ 2009 | 3,344 -3.3% | 3,460 -1.3% | 3,619 -3.6% | 3,842 -0.9% | 3,951 -0.4% | 3,912 -1.9% | 3,823 -1.7% | 3,787 1.6% | 3,703 -2.5% | 3,562 -6.2% | 3,470 -5.1% | 3,249 -6.2% |
| ◇ 2010 | 3,263 -2.4% | 3,343 -3.4% | 3,603 -0.4% | 3,833 -0.2% | 3,931 -0.5% | 4,027 2.9% | 3,951 3.3% | 3,987 5.3% | 4,131 11.6% | 4,001 12.3% | 3,780 8.9% | 3,421 5.3% |
| △ 2011 | 3,278 0.5% | 3,354 0.3% | 3,606 0.1% | 3,896 1.6% | 4,059 3.3% | 4,153 3.1% | 4,028 1.9% | 3,977 -0.3% | 3,897 -5.7% | 3,781 -5.5% | 3,504 -7.3% | 3,201 -6.4% |

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Chester County, PA - Single-Family - Inventory Accumulation

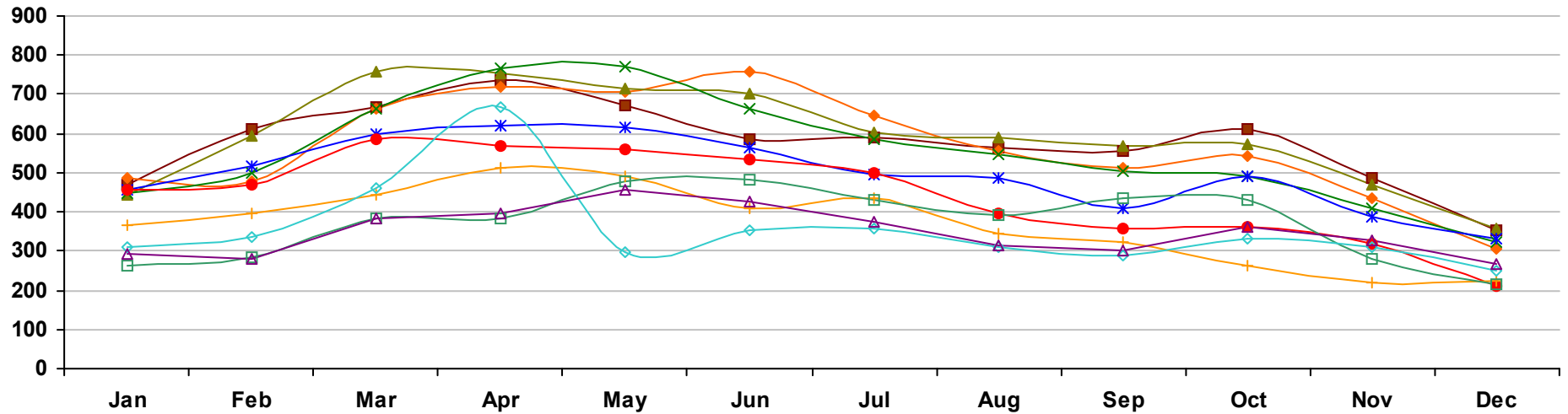


| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|---------------|---------------|--------------|---------------|---------------|
| 2002 | 4.1 -6.8% | 4.0 -11.1% | 4.0 -13.0% | 4.1 -12.8% | 4.0 -14.9% | 4.1 -12.8% | 4.3 -8.5% | 4.3 -6.5% | 4.4 -8.3% | 4.5 -4.3% | 4.3 -4.4% | 4.1 0.0% |
| 2003 | 4.1 0.0% | 4.1 2.5% | 4.1 2.5% | 4.3 4.9% | 4.5 12.5% | 4.5 9.8% | 4.5 4.7% | 4.4 2.3% | 4.4 0.0% | 4.1 -8.9% | 3.8 -11.6% | 3.6 -12.2% |
| 2004 | 3.6 -12.2% | 3.6 -12.2% | 3.7 -9.8% | 3.9 -9.3% | 4.1 -8.9% | 4.2 -6.7% | 4.2 -6.7% | 4.2 -4.5% | 4.3 -2.3% | 4.1 0.0% | 3.9 2.6% | 3.6 0.0% |
| 2005 | 3.7 2.8% | 3.7 2.8% | 3.9 5.4% | 4.2 7.7% | 4.2 2.4% | 4.5 7.1% | 4.5 7.1% | 4.7 11.9% | 5.0 16.3% | 5.0 22.0% | 5.1 30.8% | 4.8 33.3% |
| 2006 | 5.0 35.1% | 5.1 37.8% | 5.5 41.0% | 5.8 38.1% | 6.2 47.6% | 6.4 42.2% | 6.6 46.7% | 6.8 44.7% | 7.3 46.0% | 7.0 40.0% | 6.8 33.3% | 6.4 33.3% |
| 2007 | 6.3 26.0% | 6.2 21.6% | 6.6 20.0% | 7.2 24.1% | 7.6 22.6% | 7.8 21.9% | 7.8 18.2% | 7.7 13.2% | 8.0 9.6% | 8.3 18.6% | 8.0 17.6% | 7.5 17.2% |
| 2008 | 7.7 22.2% | 7.9 27.4% | 8.7 31.8% | 9.0 25.0% | 9.4 23.7% | 9.7 24.4% | 9.6 23.1% | 9.5 23.4% | 9.7 21.2% | 9.9 19.3% | 9.7 21.2% | 9.4 25.3% |
| 2009 | 9.1 18.2% | 9.6 21.5% | 10.2 17.2% | 11.2 24.4% | 11.8 25.5% | 11.8 21.6% | 11.6 20.8% | 11.5 21.1% | 11.3 16.5% | 10.5 6.1% | 9.7 0.0% | 9.0 -4.3% |
| 2010 | 9.0 -1.1% | 9.2 -4.2% | 9.8 -3.9% | 10.2 -8.9% | 10.2 -13.6% | 10.1 -14.4% | 10.3 -11.2% | 10.5 -8.7% | 11.1 -1.8% | 11.1 5.7% | 11.0 13.4% | 9.9 10.0% |
| 2011 | 9.4 4.4% | 9.5 3.3% | 10.3 5.1% | 11.4 11.8% | 12.1 18.6% | 12.9 27.7% | 12.3 19.4% | 11.9 13.3% | 11.7 5.4% | 11.2 0.9% | 10.3 -6.4% | 9.4 -5.1% |

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Chester County, PA - Single-Family - Pending Units

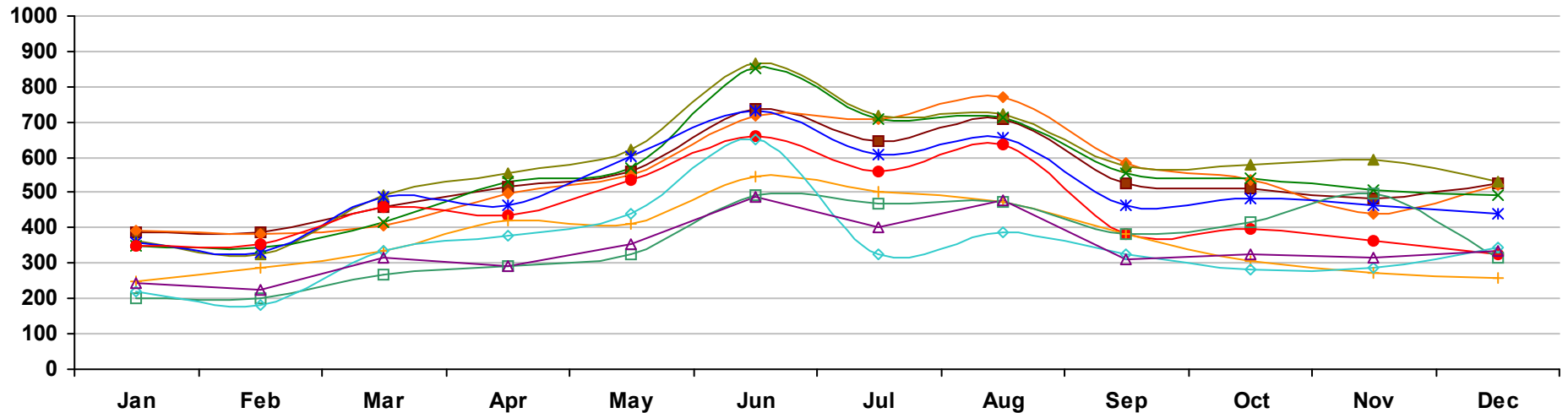


| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 2002 | 470 4.9% | 611 18.9% | 667 0.8% | 735 14.5% | 670 -0.7% | 586 2.1% | 590 9.3% | 565 22.0% | 555 49.2% | 612 24.4% | 487 8.0% | 351 -4.6% |
| 2003 | 487 3.6% | 478 -21.8% | 662 -0.7% | 720 -2.0% | 708 5.7% | 757 29.2% | 644 9.2% | 555 -1.8% | 513 -7.6% | 541 -11.6% | 433 -11.1% | 305 -13.1% |
| 2004 | 445 -8.6% | 594 24.3% | 760 14.8% | 753 4.6% | 714 0.8% | 700 -7.5% | 604 -6.2% | 590 6.3% | 570 11.1% | 573 5.9% | 470 8.5% | 356 16.7% |
| 2005 | 447 0.4% | 498 -16.2% | 662 -12.9% | 767 1.9% | 770 7.8% | 662 -5.4% | 584 -3.3% | 547 -7.3% | 504 -11.6% | 493 -14.0% | 410 -12.8% | 321 -9.8% |
| 2006 | 458 2.5% | 517 3.8% | 598 -9.7% | 620 -19.2% | 615 -20.1% | 562 -15.1% | 495 -15.2% | 485 -11.3% | 409 -18.8% | 489 -0.8% | 386 -5.9% | 332 3.4% |
| 2007 | 457 -0.2% | 468 -9.5% | 584 -2.3% | 568 -8.4% | 561 -8.8% | 533 -5.2% | 500 1.0% | 397 -18.1% | 359 -12.2% | 363 -25.8% | 320 -17.1% | 212 -36.1% |
| 2008 | 367 -19.7% | 395 -15.6% | 445 -23.8% | 512 -9.9% | 489 -12.8% | 410 -23.1% | 437 -12.6% | 346 -12.8% | 324 -9.7% | 261 -28.1% | 218 -31.9% | 225 6.1% |
| 2009 | 261 -28.9% | 286 -27.6% | 382 -14.2% | 382 -25.4% | 480 -1.8% | 484 18.0% | 432 -1.1% | 390 12.7% | 437 34.9% | 431 65.1% | 280 28.4% | 217 -3.6% |
| 2010 | 310 18.8% | 338 18.2% | 461 20.7% | 668 74.9% | 297 -38.1% | 353 -27.1% | 359 -16.9% | 308 -21.0% | 288 -34.1% | 333 -22.7% | 309 10.4% | 250 15.2% |
| 2011 | 291 -6.1% | 281 -16.9% | 383 -16.9% | 395 -40.9% | 455 53.2% | 425 20.4% | 376 4.7% | 313 1.6% | 300 4.2% | 362 8.7% | 329 6.5% | 267 6.8% |

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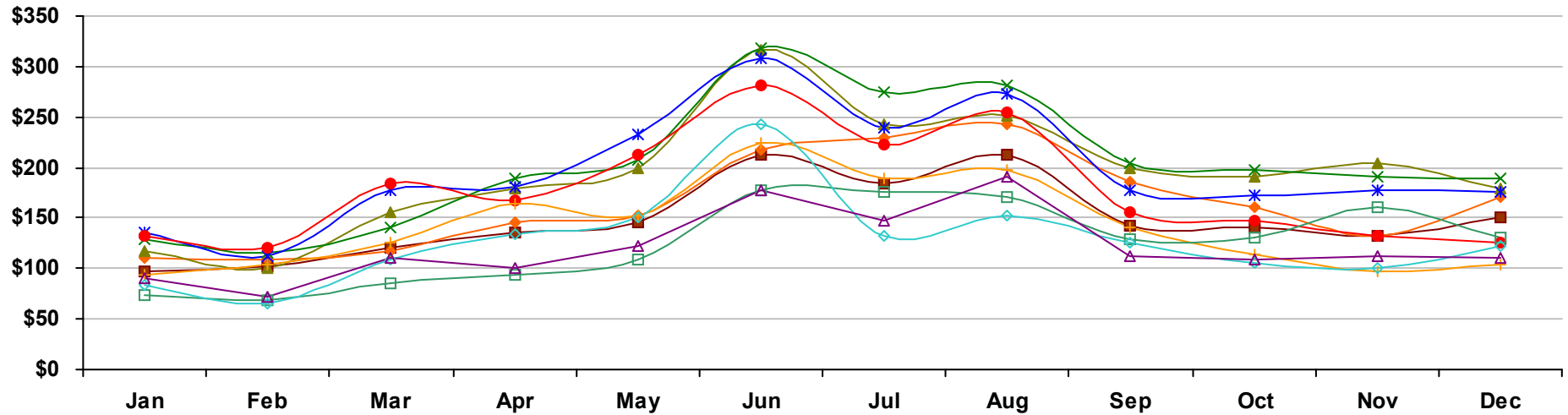
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Chester County, PA - Single-Family - Settled Units



| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 2002 | 389 2.9% | 388 33.8% | 457 6.5% | 519 16.9% | 561 5.6% | 735 -2.1% | 644 1.9% | 707 -1.8% | 524 11.5% | 514 19.8% | 483 5.0% | 527 28.9% |
| 2003 | 391 0.5% | 385 -0.8% | 406 -11.2% | 500 -3.7% | 549 -2.1% | 719 -2.2% | 709 10.1% | 771 9.1% | 584 11.5% | 536 4.3% | 442 -8.5% | 521 -1.1% |
| 2004 | 365 -6.6% | 323 -16.1% | 495 21.9% | 556 11.2% | 620 12.9% | 865 20.3% | 717 1.1% | 724 -6.1% | 575 -1.5% | 578 7.8% | 592 33.9% | 533 2.3% |
| 2005 | 351 -3.8% | 346 7.1% | 415 -16.2% | 532 -4.3% | 569 -8.2% | 850 -1.7% | 708 -1.3% | 711 -1.8% | 556 -3.3% | 540 -6.6% | 508 -14.2% | 495 -7.1% |
| 2006 | 361 2.8% | 331 -4.3% | 489 17.8% | 464 -12.8% | 602 5.8% | 731 -14.0% | 606 -14.4% | 656 -7.7% | 466 -16.2% | 485 -10.2% | 466 -8.3% | 438 -11.5% |
| 2007 | 347 -3.9% | 352 6.3% | 459 -6.1% | 435 -6.2% | 537 -10.8% | 658 -10.0% | 561 -7.4% | 636 -3.0% | 384 -17.6% | 395 -18.6% | 363 -22.1% | 325 -25.8% |
| 2008 | 249 -28.2% | 285 -19.0% | 336 -26.8% | 421 -3.2% | 411 -23.5% | 544 -17.3% | 501 -10.7% | 475 -25.3% | 381 -0.8% | 306 -22.5% | 272 -25.1% | 257 -20.9% |
| 2009 | 203 -18.5% | 203 -28.8% | 267 -20.5% | 291 -30.9% | 327 -20.4% | 494 -9.2% | 471 -6.0% | 472 -0.6% | 381 0.0% | 418 36.6% | 499 83.5% | 314 22.2% |
| 2010 | 218 7.4% | 182 -10.3% | 337 26.2% | 378 29.9% | 439 34.3% | 651 31.8% | 327 -30.6% | 388 -17.8% | 323 -15.2% | 280 -33.0% | 289 -42.1% | 346 10.2% |
| 2011 | 242 11.0% | 226 24.2% | 314 -6.8% | 290 -23.3% | 352 -19.8% | 486 -25.3% | 404 23.5% | 479 23.5% | 310 -4.0% | 326 16.4% | 317 9.7% | 334 -3.5% |

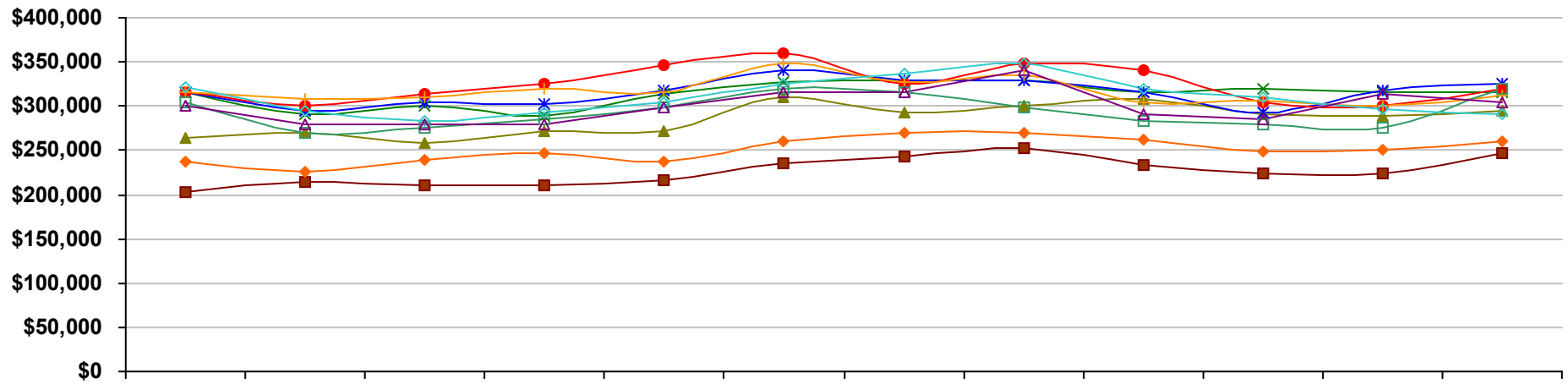
Chester County, PA - Single-Family - Total Settled Volume



| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 2002 | \$97 3.2% | \$102 34.0% | \$120 24.9% | \$136 24.5% | \$146 9.0% | \$213 10.8% | \$184 12.5% | \$212 5.7% | \$143 19.4% | \$140 39.4% | \$132 12.0% | \$150 48.1% |
| 2003 | \$110 13.5% | \$109 6.8% | \$117 -2.6% | \$145 6.2% | \$153 4.6% | \$217 1.9% | \$230 24.9% | \$242 14.0% | \$186 30.1% | \$161 15.6% | \$133 0.9% | \$170 13.4% |
| 2004 | \$118 7.1% | \$101 -7.4% | \$155 32.0% | \$179 23.4% | \$199 30.2% | \$316 45.6% | \$243 5.3% | \$252 4.1% | \$199 7.1% | \$191 18.2% | \$204 52.9% | \$180 6.2% |
| 2005 | \$129 9.4% | \$116 15.5% | \$141 -8.8% | \$190 6.4% | \$207 4.0% | \$318 0.8% | \$275 13.5% | \$282 12.1% | \$204 2.7% | \$198 3.7% | \$191 -6.2% | \$190 5.5% |
| 2006 | \$136 5.6% | \$113 -3.3% | \$178 26.2% | \$181 -4.4% | \$233 12.5% | \$308 -3.1% | \$240 -12.7% | \$273 -3.1% | \$177 -13.4% | \$173 -12.7% | \$178 -6.9% | \$176 -7.1% |
| 2007 | \$133 -1.8% | \$121 7.8% | \$184 3.4% | \$168 -7.3% | \$213 -8.5% | \$282 -8.7% | \$223 -7.2% | \$255 -6.7% | \$155 -12.1% | \$147 -14.9% | \$133 -25.5% | \$126 -28.4% |
| 2008 | \$93 -30.6% | \$104 -14.4% | \$126 -31.8% | \$164 -2.3% | \$152 -28.6% | \$225 -20.0% | \$189 -15.1% | \$198 -22.4% | \$140 -10.2% | \$114 -22.8% | \$97 -26.8% | \$104 -17.9% |
| 2009 | \$73 -21.6% | \$69 -33.4% | \$85 -32.6% | \$94 -43.0% | \$109 -28.6% | \$178 -20.9% | \$176 -6.8% | \$170 -14.2% | \$129 -7.3% | \$130 14.4% | \$160 65.1% | \$130 25.0% |
| 2010 | \$84 15.6% | \$65 -6.4% | \$109 29.3% | \$134 43.4% | \$151 38.6% | \$242 36.0% | \$132 -25.4% | \$153 -9.7% | \$126 -2.2% | \$105 -19.1% | \$101 -37.0% | \$122 -5.8% |
| 2011 | \$91 8.0% | \$72 11.4% | \$111 1.8% | \$100 -25.5% | \$123 -18.0% | \$178 -26.6% | \$147 11.9% | \$191 24.5% | \$112 -11.3% | \$109 3.2% | \$113 12.3% | \$110 -10.0% |

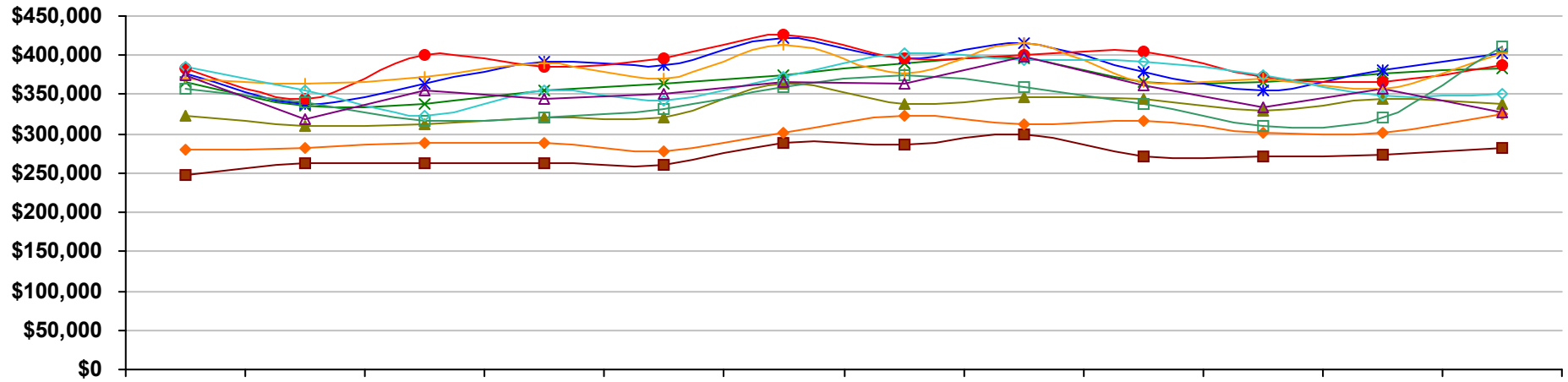
Values on this report are displayed in Millions

Chester County, PA - Single-Family - Median Settled Price



| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|--------------------|---------------------|---------------------|---------------------|--------------------|--------------------|--------------------|---------------------|---------------------|--------------------|--------------------|--------------------|
| 2002 | \$203,000 1.5% | \$215,000 11.4% | \$210,000 11.1% | \$210,000 7.7% | \$217,000 1.4% | \$235,000 4.9% | \$243,000 13.6% | \$252,000 7.7% | \$233,000 11.0% | \$223,000 12.1% | \$224,000 9.3% | \$247,000 23.5% |
| 2003 | \$237,000 16.7% | \$226,000 5.1% | \$240,000 14.3% | \$247,000 17.6% | \$238,000 9.7% | \$260,000 10.6% | \$269,000 10.7% | \$270,000 7.1% | \$263,000 12.9% | \$249,000 11.7% | \$250,000 11.6% | \$260,000 5.3% |
| 2004 | \$265,000 11.8% | \$270,000 19.5% | \$259,000 7.9% | \$272,000 10.1% | \$272,000 14.3% | \$310,000 19.2% | \$292,000 8.6% | \$300,000 11.1% | \$308,000 17.1% | \$290,000 16.5% | \$289,000 15.6% | \$295,000 13.5% |
| 2005 | \$315,000 18.9% | \$290,000 7.4% | \$300,000 15.8% | \$289,000 6.2% | \$313,000 15.1% | \$328,000 5.8% | \$329,000 12.7% | \$329,000 9.7% | \$315,000 2.3% | \$320,000 10.3% | \$315,000 9.0% | \$315,000 6.8% |
| 2006 | \$315,000 0.0% | \$295,000 1.7% | \$305,000 1.7% | \$302,000 4.5% | \$317,000 1.3% | \$340,000 3.7% | \$329,000 0.0% | \$329,000 0.0% | \$315,000 0.0% | \$292,000 -8.8% | \$317,000 0.6% | \$325,000 3.2% |
| 2007 | \$315,000 0.0% | \$300,000 1.7% | \$314,000 3.0% | \$325,000 7.6% | \$346,000 9.1% | \$359,000 5.6% | \$325,000 -1.2% | \$349,000 6.1% | \$340,000 7.9% | \$304,000 4.1% | \$300,000 -5.4% | \$319,000 -1.8% |
| 2008 | \$315,000 0.0% | \$309,000 3.0% | \$310,000 -1.3% | \$320,000 -1.5% | \$315,000 -9.0% | \$349,000 -2.8% | \$328,000 0.9% | \$335,000 -4.0% | \$305,000 -10.3% | \$307,000 1.0% | \$300,000 0.0% | \$312,000 -2.2% |
| 2009 | \$305,000 -3.2% | \$270,000 -12.6% | \$276,000 -11.0% | \$286,000 -10.6% | \$299,000 -5.1% | \$320,000 -8.3% | \$315,000 -4.0% | \$298,000 -11.0% | \$284,000 -6.9% | \$280,000 -8.8% | \$275,000 -8.3% | \$320,000 2.6% |
| 2010 | \$322,000 5.6% | \$295,000 9.3% | \$284,000 2.9% | \$292,000 2.1% | \$305,000 2.0% | \$325,000 1.6% | \$337,000 7.0% | \$349,000 17.1% | \$320,000 12.7% | \$310,000 10.7% | \$296,000 7.6% | \$290,000 -9.4% |
| 2011 | \$300,000 -6.8% | \$280,000 -5.1% | \$280,000 -1.4% | \$279,000 -4.5% | \$299,000 -2.0% | \$315,000 -3.1% | \$315,000 -6.5% | \$340,000 -2.6% | \$290,000 -9.4% | \$285,000 -8.1% | \$313,000 5.7% | \$305,000 5.2% |

Chester County, PA - Single-Family - Average Settled Price

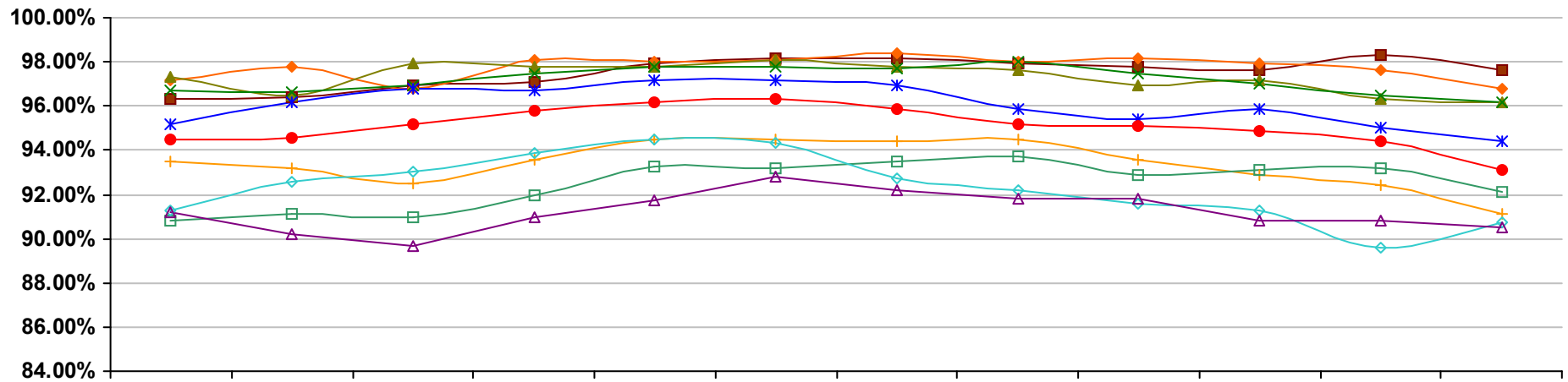


| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| ■ 2002 | \$248,000 0.4% | \$262,000 0.0% | \$263,000 17.4% | \$262,000 6.5% | \$260,000 3.2% | \$289,000 13.3% | \$286,000 10.4% | \$299,000 7.6% | \$272,000 7.1% | \$271,000 16.3% | \$273,000 6.6% | \$283,000 15.0% |
| ◆ 2003 | \$280,000 12.9% | \$282,000 7.6% | \$288,000 9.5% | \$289,000 10.3% | \$278,000 6.9% | \$301,000 4.2% | \$324,000 13.3% | \$313,000 4.7% | \$317,000 16.5% | \$301,000 11.1% | \$301,000 10.3% | \$325,000 14.8% |
| ▲ 2004 | \$322,000 15.0% | \$311,000 10.3% | \$312,000 8.3% | \$321,000 11.1% | \$321,000 15.5% | \$364,000 20.9% | \$338,000 4.3% | \$347,000 10.9% | \$345,000 8.8% | \$329,000 9.3% | \$344,000 14.3% | \$337,000 3.7% |
| ✕ 2005 | \$366,000 13.7% | \$336,000 8.0% | \$339,000 8.7% | \$356,000 10.9% | \$363,000 13.1% | \$374,000 2.7% | \$389,000 15.1% | \$396,000 14.1% | \$367,000 6.4% | \$366,000 11.2% | \$376,000 9.3% | \$383,000 13.6% |
| ✱ 2006 | \$376,000 2.7% | \$339,000 0.9% | \$363,000 7.1% | \$391,000 9.8% | \$387,000 6.6% | \$421,000 12.6% | \$396,000 1.8% | \$416,000 5.1% | \$379,000 3.3% | \$356,000 -2.7% | \$381,000 1.3% | \$402,000 5.0% |
| ● 2007 | \$384,000 2.1% | \$344,000 1.5% | \$401,000 10.5% | \$386,000 -1.3% | \$396,000 2.3% | \$427,000 1.4% | \$397,000 0.3% | \$400,000 -3.8% | \$404,000 6.6% | \$372,000 4.5% | \$365,000 -4.2% | \$388,000 -3.5% |
| ✚ 2008 | \$371,000 -3.4% | \$364,000 5.8% | \$373,000 -7.0% | \$390,000 1.0% | \$370,000 -6.6% | \$413,000 -3.3% | \$377,000 -5.0% | \$416,000 4.0% | \$366,000 -9.4% | \$371,000 -0.3% | \$357,000 -2.2% | \$403,000 3.9% |
| ◻ 2009 | \$357,000 -3.8% | \$340,000 -6.6% | \$316,000 -15.3% | \$321,000 -17.7% | \$332,000 -10.3% | \$360,000 -12.8% | \$374,000 -0.8% | \$359,000 -13.7% | \$339,000 -7.4% | \$310,000 -16.4% | \$321,000 -10.1% | \$412,000 2.2% |
| ◇ 2010 | \$385,000 7.8% | \$355,000 4.4% | \$324,000 2.5% | \$355,000 10.6% | \$343,000 3.3% | \$372,000 3.3% | \$402,000 7.5% | \$394,000 9.7% | \$391,000 15.3% | \$375,000 21.0% | \$349,000 8.7% | \$352,000 -14.6% |
| △ 2011 | \$374,000 -2.9% | \$319,000 -10.1% | \$355,000 9.6% | \$344,000 -3.1% | \$350,000 2.0% | \$365,000 -1.9% | \$364,000 -9.5% | \$398,000 1.0% | \$361,000 -7.7% | \$333,000 -11.2% | \$357,000 2.3% | \$328,000 -6.8% |

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Chester County, PA - Single-Family - Average Settled Price/Original Price



| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|-------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 2002 | 96.3% -0.1% | 96.4% -0.3% | 96.9% -0.2% | 97.1% -0.1% | 97.9% -0.1% | 98.2% 0.3% | 98.2% 0.2% | 97.9% 0.3% | 97.8% -0.2% | 97.6% 0.5% | 98.3% 1.2% | 97.6% 0.6% |
| 2003 | 97.2% 0.9% | 97.8% 1.5% | 96.8% -0.1% | 98.1% 1.0% | 98.0% 0.0% | 98.1% -0.1% | 98.4% 0.2% | 98.0% 0.1% | 98.2% 0.4% | 97.9% 0.3% | 97.6% -0.6% | 96.8% -0.9% |
| 2004 | 97.3% 0.1% | 96.5% -1.3% | 97.9% 1.1% | 97.8% -0.3% | 97.8% -0.1% | 98.1% 0.0% | 97.8% -0.6% | 97.6% -0.4% | 96.9% -1.3% | 97.2% -0.8% | 96.3% -1.3% | 96.2% -0.6% |
| 2005 | 96.7% -0.5% | 96.6% 0.0% | 96.9% -1.0% | 97.5% -0.4% | 97.8% -0.1% | 97.8% -0.4% | 97.7% -0.1% | 98.0% 0.3% | 97.5% 0.6% | 97.0% -0.2% | 96.5% 0.2% | 96.2% 0.0% |
| 2006 | 95.2% -1.6% | 96.2% -0.3% | 96.8% -0.1% | 96.7% -0.8% | 97.2% -0.6% | 97.2% -0.6% | 96.9% -0.8% | 95.9% -2.1% | 95.4% -2.2% | 95.9% -1.1% | 95.0% -1.6% | 94.4% -1.8% |
| 2007 | 94.5% -0.7% | 94.6% -1.7% | 95.2% -1.6% | 95.8% -1.0% | 96.2% -1.0% | 96.3% -0.9% | 95.9% -0.9% | 95.2% -0.7% | 95.1% -0.3% | 94.9% -1.0% | 94.4% -0.6% | 93.1% -1.5% |
| 2008 | 93.5% -1.1% | 93.2% -1.5% | 92.5% -2.8% | 93.6% -2.2% | 94.5% -1.8% | 94.5% -1.9% | 94.4% -1.6% | 94.5% -0.7% | 93.6% -1.6% | 92.9% -2.1% | 92.4% -2.1% | 91.1% -2.1% |
| 2009 | 90.8% -2.8% | 91.1% -2.3% | 91.0% -1.6% | 92.0% -1.8% | 93.3% -1.3% | 93.2% -1.3% | 93.5% -1.0% | 93.7% -0.9% | 92.9% -0.7% | 93.1% 0.2% | 93.2% 0.9% | 92.1% 1.0% |
| 2010 | 91.3% 0.5% | 92.6% 1.7% | 93.0% 2.2% | 93.9% 2.1% | 94.5% 1.3% | 94.3% 1.2% | 92.7% -0.8% | 92.2% -1.5% | 91.6% -1.5% | 91.3% -1.9% | 89.6% -3.9% | 90.7% -1.4% |
| 2011 | 91.2% -0.1% | 90.2% -2.6% | 89.7% -3.6% | 91.0% -3.1% | 91.7% -3.0% | 92.8% -1.6% | 92.2% -0.6% | 91.8% -0.4% | 91.8% 0.3% | 90.8% -0.6% | 90.8% 1.3% | 90.5% -0.3% |