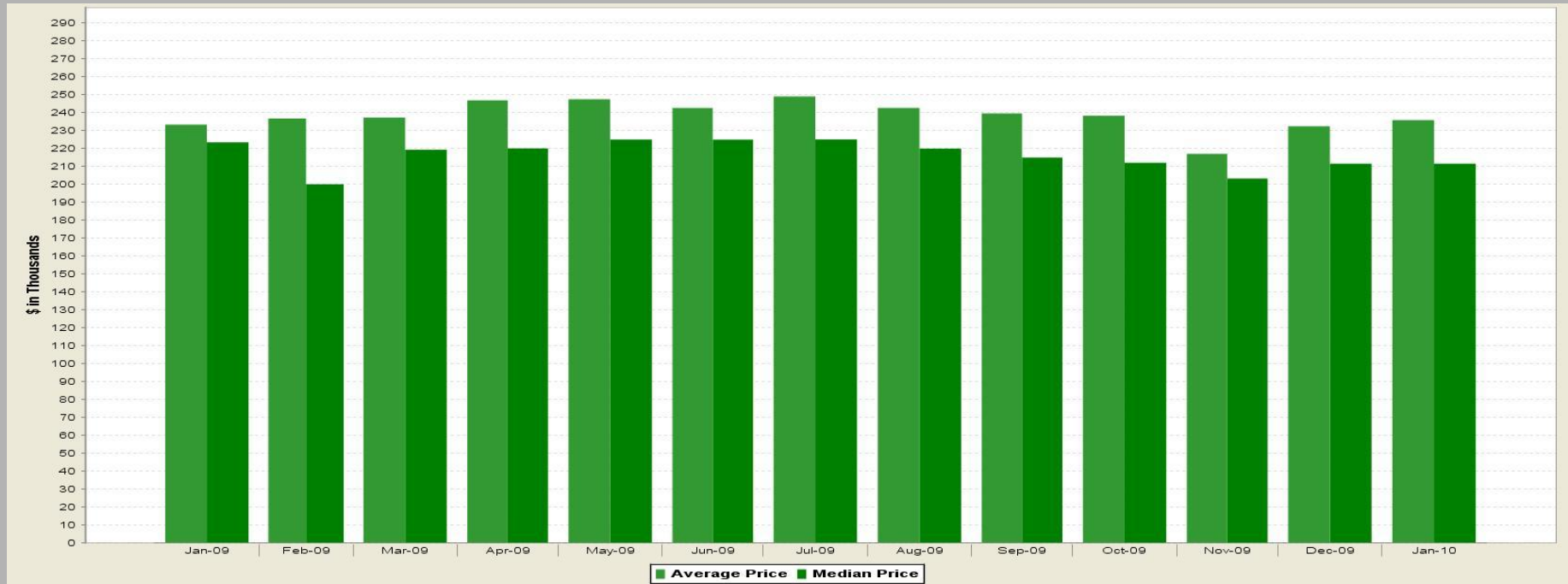


Market Dynamics

Sold Average vs. Median Price

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



KEY INFORMATION

	Jan-09	Jan-10	Price Change	Percent Change
Average	233,255	235,796	2,541	1.1
Median	223,375	211,500	-11,875	-5.3



MLS: TRND	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)			Sq Ft: All		
Counties:	New Castle					



Market Dynamics

Sold Average vs. Median Price

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

PFR - Hockessin

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jan-10	256	235,796	211,500	24,296	89.7	79
Dec-09	344	232,347	211,500	20,847	91.0	78
Nov-09	512	216,956	203,200	13,756	93.7	80
Oct-09	439	238,266	212,000	26,266	89.0	71
Sep-09	477	239,526	214,900	24,626	89.7	68
Aug-09	473	242,585	219,900	22,685	90.6	74
Jul-09	487	249,005	225,000	24,005	90.4	79
Jun-09	517	242,567	224,900	17,667	92.7	84
May-09	420	247,457	224,950	22,507	90.9	84
Apr-09	364	246,837	220,000	26,837	89.1	94
Mar-09	324	237,227	219,250	17,977	92.4	84
Feb-09	263	236,679	200,000	36,679	84.5	95
Jan-09	224	233,255	223,375	9,880	95.8	88