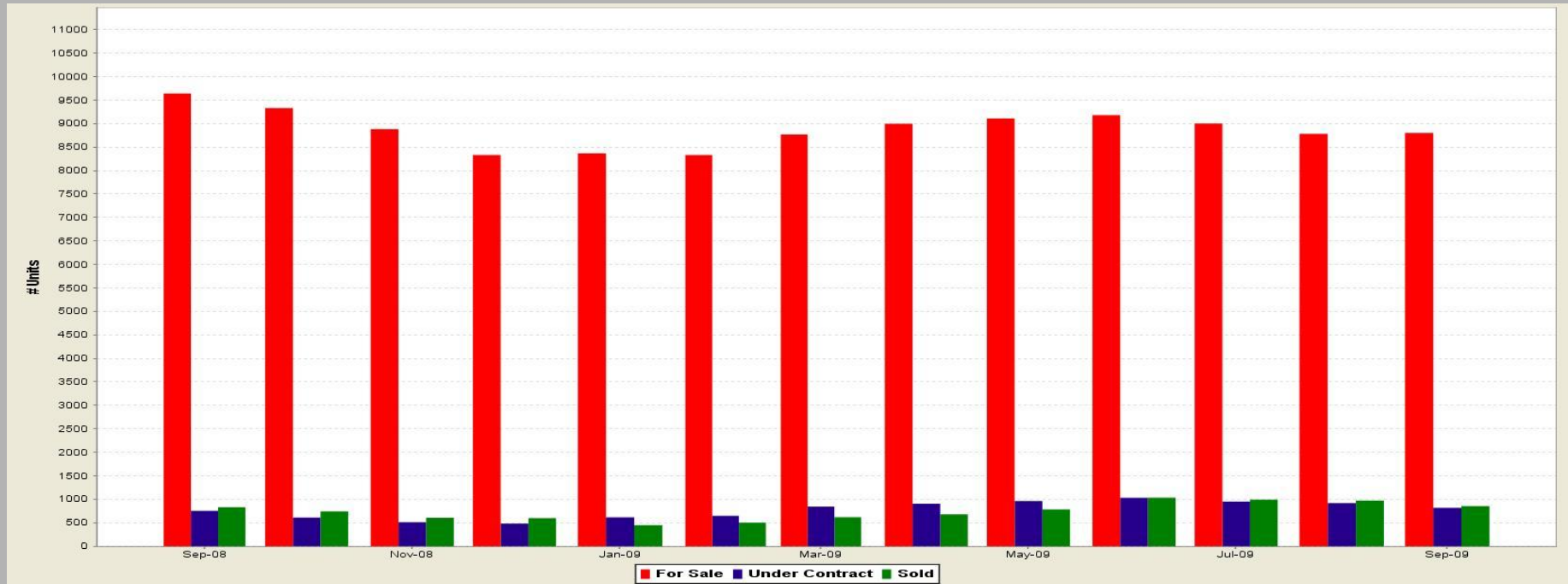


Market Dynamics

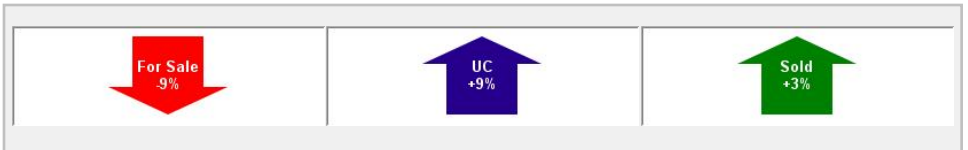
Supply & Demand - # Units (FS, UC, Sold)

1 Year (Monthly) 09/01/08 - 09/30/09



KEY INFORMATION

	Sep-08	Sep-09	# Units Change	Percent Change
For Sale	9,641	8,801	-840	-8.7
Under Contract	752	818	66	8.8
Sold	830	851	21	2.5



MLS: TREN	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:	Chester, New Castle					



Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

1 Year (Monthly) 09/01/08 - 09/30/09

PFR - Hockessin

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Sep-09	8,801	147	818	76	851	78	941	188	1,703
Aug-09	8,782	146	918	75	970	75	766	180	1,551
Jul-09	9,001	142	949	78	989	78	821	178	1,710
Jun-09	9,180	142	1,030	83	1,034	83	859	189	1,744
May-09	9,110	143	959	79	781	88	715	206	1,803
Apr-09	8,998	144	904	84	679	97	787	188	1,829
Mar-09	8,767	149	841	96	617	94	757	191	1,773
Feb-09	8,331	154	646	88	501	92	691	208	1,467
Jan-09	8,365	157	613	103	447	89	888	178	1,470
Dec-08	8,332	158	480	91	596	86	957	186	860
Nov-08	8,881	145	509	87	603	78	900	166	1,102
Oct-08	9,330	136	608	75	738	74	943	175	1,506
Sep-08	9,641	129	752	79	830	73	1,065	155	1,905