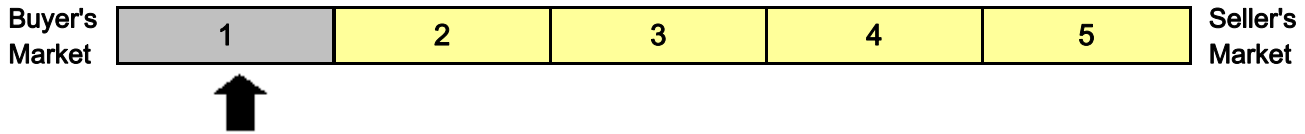


Allegany County, MD



Labor Market :

Allegany County saw 60 layoffs occur during April and May. Despite the decline in employment, the average monthly unemployment rate fell from 9.5% during the first quarter to 8.3% in the first two months of the second quarter. Rising job losses are hurting demand, but historically low mortgage rates are improving affordability.

Housing Market :

	Q1' 09	Q2' 09	Q3' 09 (Forecast)
Average Price	\$128,800	\$132,300	↔
# Homes on the Market *	534	491	↑
# Homes Sold **	88	62	↔
# New Homes Built ***	1	3	↑
Avg # of Days on Market	125	203	↑

* Available as of Jun. 30, 2009.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2009

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
21502	\$137,000	19.23%	45	-49.44%	215	88.1%
21521	\$131,000	54.12%	1	0.00%	89	89.8%
21524	\$85,000	-28.57%	1	0.00%	96	91.4%
21530	\$170,000	N/A	1	N/A	302	89.5%
21532	\$135,300	14.95%	7	-74.07%	162	88.8%
21557	\$110,600	1.56%	4	33.33%	253	89.3%
21562	\$86,600	-19.89%	3	-50.00%	116	93.7%

**** % Change of current quarter compared to the same quarter to year ago.