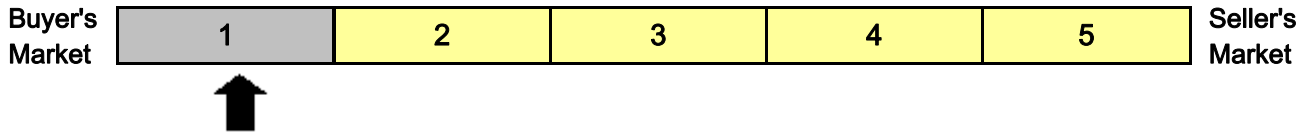


Garrett County, MD



Labor Market :

Employment increased by 399 jobs in Garrett County during July and August. However, the number of job seekers also increased. The combined effect of these two trends was an increase in the average monthly unemployment rate from 7.5% for the second quarter to 7.6% in the first two months of the third quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

Housing Market :

	Q2' 09	Q3' 09	Q4' 09 (Forecast)
Average Price	\$270,400	\$358,800	↓
# Homes on the Market *	818	949	↑
# Homes Sold **	33	73	↓
# New Homes Built ***	28	73	↑
Avg # of Days on Market	279	162	↑

* Available as of Sep. 30, 2009.

** May not add to total of zip codes.

*** During the first two months of 3rd quarter.

Data by Zip Codes for Q3 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)
21520	\$168,500	-10.94%	4	-20.00%	55	93.4%
21523	\$109,000	172.50%	2	100.00%	403	83.9%
21531	\$119,600	-32.35%	3	-50.00%	165	89.8%
21536	\$87,500	-50.90%	2	-77.78%	12	97.2%
21541	\$419,900	-22.34%	11	-26.67%	269	85.6%
21550	\$360,300	-4.15%	41	-6.82%	137	86.8%
21561	\$537,800	57.30%	10	-16.67%	178	90.7%

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