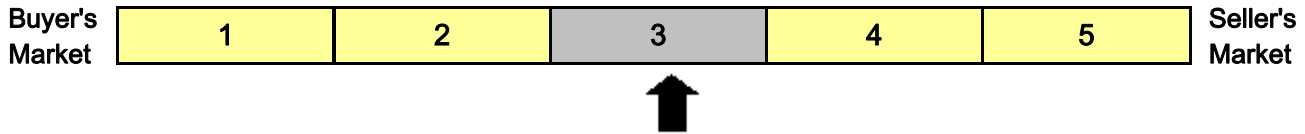


Monroe County, NY



Labor Market :

Employment declined by 1,062 jobs in July and August. The job losses brought about an increase in the average monthly unemployment rate from 7.8% in the second quarter to 8.4% for the second two months of the third quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Monroe County. However, historically low mortgage rates have created a favorable buying environment for those with a job.

Housing Market :

	Q2' 09	Q3' 09	Q4' 09 (Forecast)
Average Price	\$143,900	\$153,900	↔
# Homes on the Market *	4,748	4,370	↑
# Homes Sold **	1,724	1,995	↔
# New Homes Built ***	201	119	↑
Avg # of Days on Market	42	32	↑

* 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/ List Price)
14420	\$143,300	10.23%	49	-15.52%	38	97.9%
14428	\$164,100	17.47%	10	-64.29%	31	97.5%
14445	\$92,300	-13.33%	24	-22.58%	40	96.2%
14450	\$217,800	1.44%	126	-2.33%	38	97.3%
14464	\$108,000	-26.08%	13	-45.83%	19	101.1%
14467	\$130,200	-17.39%	26	-13.33%	26	97.7%
14468	\$148,600	8.55%	64	-9.86%	41	95.4%
14472	\$252,100	-24.02%	20	42.86%	47	96.0%

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

Monroe County, NY

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/ List Price)
14506	\$185,000	-29.47%	1	-66.67%	15	93.7%
14514	\$154,100	3.15%	20	100.00%	34	96.4%
14515	\$81,500	N/A	1	N/A	0	96.0%
14526	\$196,500	-5.66%	61	-29.07%	35	98.0%
14534	\$325,400	5.14%	118	-27.61%	44	96.0%
14543	\$140,300	-22.74%	6	-14.29%	40	98.3%
14546	\$130,800	-17.48%	14	27.27%	37	97.3%
14559	\$159,600	2.57%	50	-5.66%	37	97.2%
14580	\$196,800	-9.02%	146	-16.09%	33	97.6%
14586	\$150,600	-5.88%	33	0.00%	38	97.6%
14606	\$99,300	23.35%	70	6.06%	35	97.3%
14607	\$153,800	-12.96%	14	-12.50%	29	95.3%
14608	\$79,300	-34.79%	7	0.00%	21	94.9%
14609	\$95,400	5.65%	139	-12.58%	25	98.0%
14610	\$209,300	-8.76%	48	-28.36%	20	97.1%
14611	\$52,900	7.96%	9	-25.00%	29	96.9%
14612	\$144,400	6.57%	106	-11.67%	38	97.0%
14613	\$57,100	1.06%	16	-40.74%	30	98.0%
14615	\$79,700	7.99%	42	2.44%	25	97.2%
14616	\$95,400	1.60%	117	-10.00%	24	98.5%
14617	\$120,300	-1.80%	92	-9.80%	33	97.8%
14618	\$231,500	-6.01%	86	4.88%	33	96.5%
14619	\$73,700	24.07%	37	19.35%	23	97.6%
14620	\$130,800	4.22%	78	50.00%	18	97.8%
14621	\$64,100	9.95%	26	-21.21%	45	95.5%
14622	\$93,000	-16.52%	57	0.00%	32	98.0%
14623	\$117,300	2.45%	44	-12.00%	23	97.4%
14624	\$126,000	6.42%	109	-14.17%	34	97.5%
14625	\$186,600	-2.76%	33	-8.33%	32	97.6%
14626	\$129,000	-7.79%	81	-14.74%	39	97.8%
OTHER	\$360,000	117.79%	2	-50.00%	39	91.4%

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