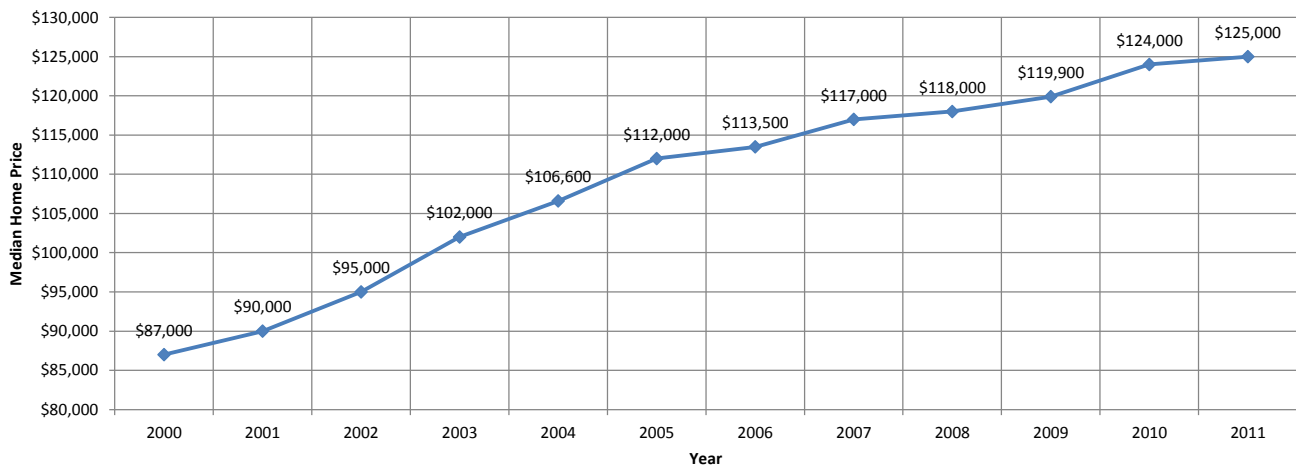


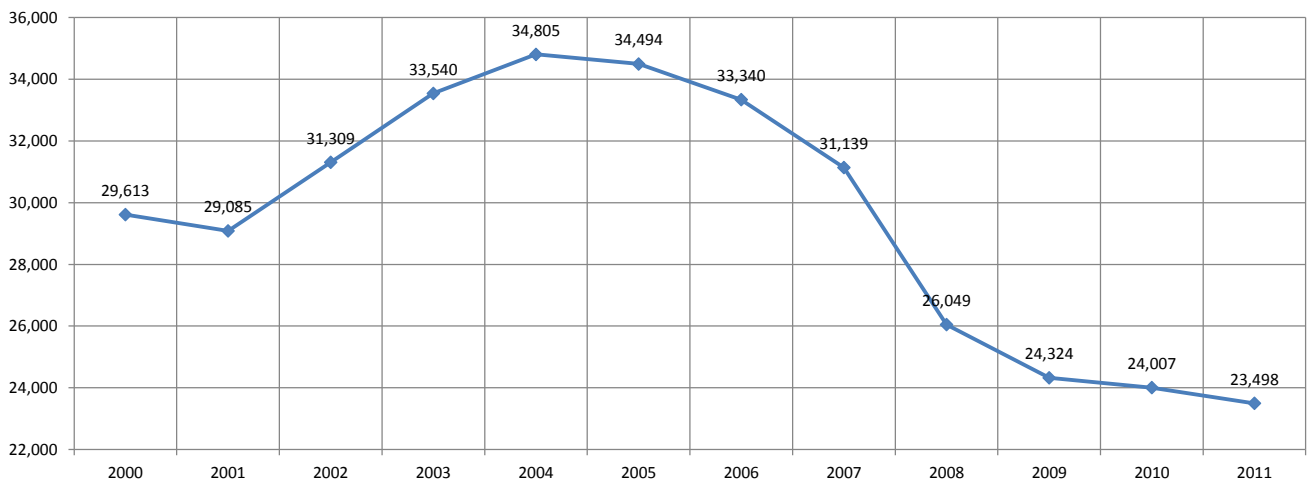
Metropolitan Pittsburgh Five County Residential Home Sales
2000-2011

Year	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change	Total Dollar Volume	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change
2000	\$112,187	----	----	\$87,000	----	----	\$3,322,178,987	----	----	29,613	----	----
2001	\$117,167	\$4,980	4.4%	\$90,000	\$3,000	3.4%	\$3,407,797,944	\$85,618,957	2.6%	29,085	-528	-1.8%
2002	\$122,695	\$5,528	4.7%	\$95,000	\$5,000	5.6%	\$3,841,449,927	\$433,651,983	12.7%	31,309	2,224	7.6%
2003	\$128,659	\$5,964	4.9%	\$102,000	\$7,000	7.4%	\$4,315,236,845	\$473,786,918	12.3%	33,540	2,231	7.1%
2004	\$134,878	\$6,219	4.8%	\$106,600	\$4,600	4.5%	\$4,694,413,624	\$379,176,779	8.8%	34,805	1,265	3.8%
2005	\$141,060	\$6,182	4.6%	\$112,000	\$5,400	5.1%	\$4,865,723,249	\$171,309,625	3.6%	34,494	-311	-0.9%
2006	\$144,350	\$3,290	2.3%	\$113,500	\$1,500	1.3%	\$4,812,640,337	-\$53,082,912	-1.1%	33,340	-1,154	-3.3%
2007	\$148,731	\$4,381	3.0%	\$117,000	\$3,500	3.1%	\$4,631,332,755	-\$181,307,582	-3.8%	31,139	-2,201	-6.6%
2008	\$150,526	\$1,795	1.2%	\$118,000	\$1,000	0.9%	\$3,921,043,484	-\$710,289,271	-15.3%	26,049	-5,090	-16.3%
2009	\$147,757	-\$2,769	-1.8%	\$119,900	\$1,900	1.6%	\$3,594,035,415	-\$327,008,069	-8.3%	24,324	-1,725	-6.6%
2010	\$153,154	\$5,397	3.7%	\$124,000	\$4,100	3.4%	\$3,676,775,840	\$82,740,425	2.3%	24,007	-317	-1.3%
2011	\$158,704	\$5,550	3.6%	\$125,000	\$1,000	0.8%	\$3,729,231,759	\$52,455,919	1.4%	23,498	-509	-2.1%
Ten Year Avg Annual Change			3.1%							-1.9%		
Five Year Avg Annual Change			1.9%							-6.6%		
Three Yr. Avg Annual Change			1.8%							-3.3%		

Metropolitan Pittsburgh Median Home Price
2000-2011



Metropolitan Pittsburgh Number of Homes Sold
2000-2011

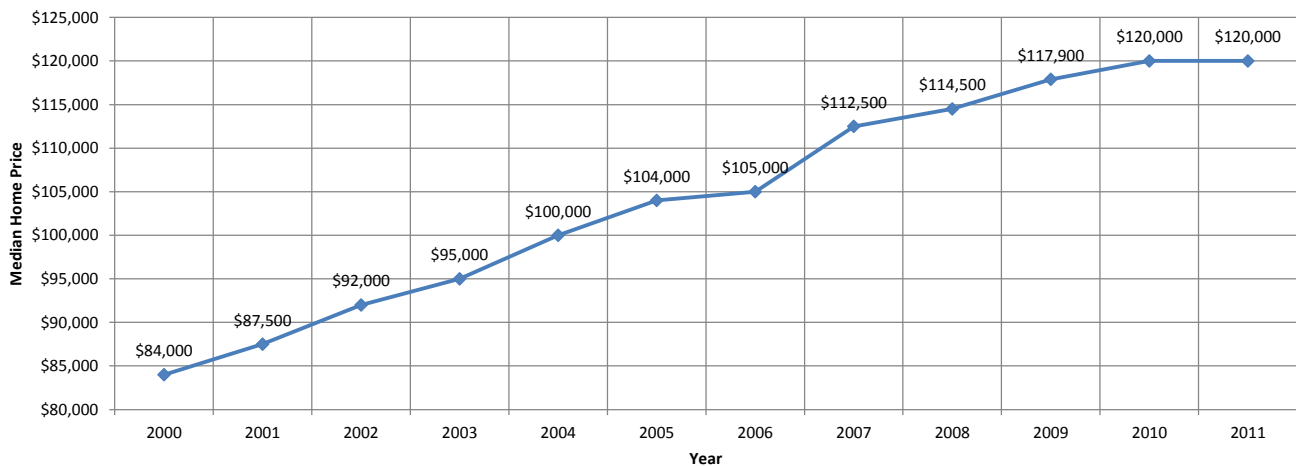


Based on recorded arm's length sales of homes, townhomes, and duplexes with a price of at least \$10,000.

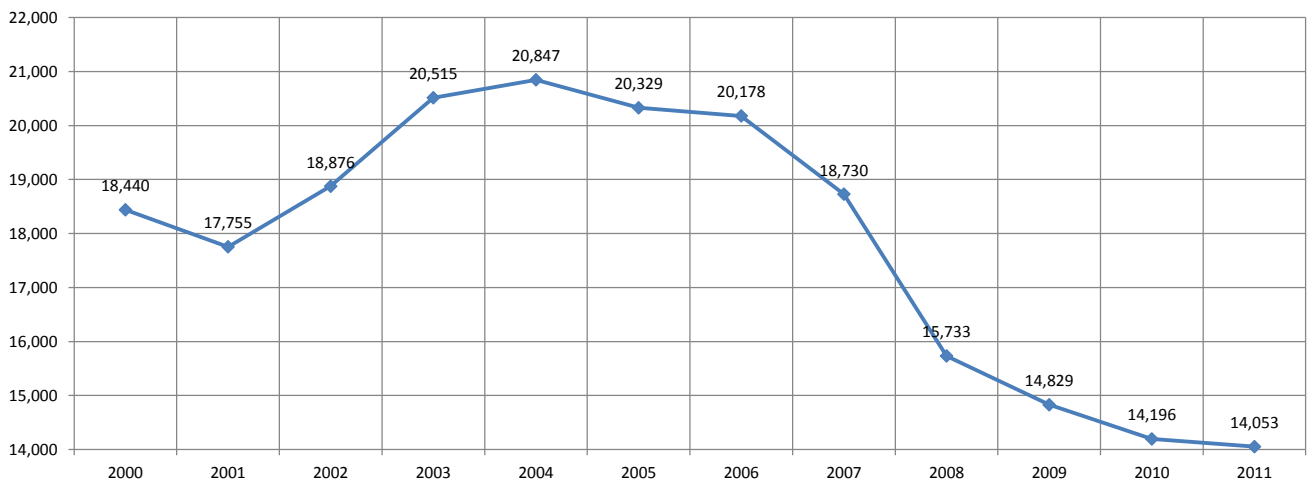
Allegheny County Residential Home Sales
2000-2011

Year	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change	Total Dollar Volume	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change
2000	\$111,083	----	----	\$84,000	----	----	\$2,048,365,768	----	----	18,440	----	----
2001	\$116,354	\$5,271	4.7%	\$87,500	\$3,500	4.2%	\$2,065,859,114	\$17,493,346	0.9%	17,755	-685	-3.7%
2002	\$122,311	\$5,957	5.1%	\$92,000	\$4,500	5.1%	\$2,308,736,418	\$242,877,304	11.8%	18,876	1,121	6.3%
2003	\$125,721	\$3,410	2.8%	\$95,000	\$3,000	3.3%	\$2,579,168,913	\$270,432,495	11.7%	20,515	1,639	8.7%
2004	\$131,626	\$5,905	4.7%	\$100,000	\$5,000	5.3%	\$2,743,997,848	\$164,828,935	6.4%	20,847	332	1.6%
2005	\$135,889	\$4,263	3.2%	\$104,000	\$4,000	4.0%	\$2,762,477,678	\$18,479,830	0.7%	20,329	-518	-2.5%
2006	\$139,525	\$3,636	2.7%	\$105,000	\$1,000	1.0%	\$2,815,344,623	\$52,866,945	1.9%	20,178	-151	-0.7%
2007	\$146,842	\$7,317	5.2%	\$112,500	\$7,500	7.1%	\$2,750,346,752	-\$64,997,871	-2.3%	18,730	-1,448	-7.2%
2008	\$149,504	\$2,662	1.8%	\$114,500	\$2,000	1.8%	\$2,352,139,495	-\$398,207,257	-14.5%	15,733	-2,997	-16.0%
2009	\$147,584	-\$1,920	-1.3%	\$117,900	\$3,400	3.0%	\$2,188,526,460	-\$163,613,035	-7.0%	14,829	-904	-5.7%
2010	\$152,832	\$5,248	3.6%	\$120,000	\$2,100	1.8%	\$2,169,608,561	-\$18,917,899	-0.9%	14,196	-633	-4.3%
2011	\$158,034	\$5,202	3.4%	\$120,000	\$0	0.0%	\$2,220,849,181	\$51,240,620	2.4%	14,053	-143	-1.0%
Ten Year Avg Annual Change			3.1%							-2.1%		
Five Year Avg Annual Change			2.5%							-6.8%		
Three Yr. Avg Annual Change			1.9%							-3.7%		

Allegheny County Median Home Price
2000-2011



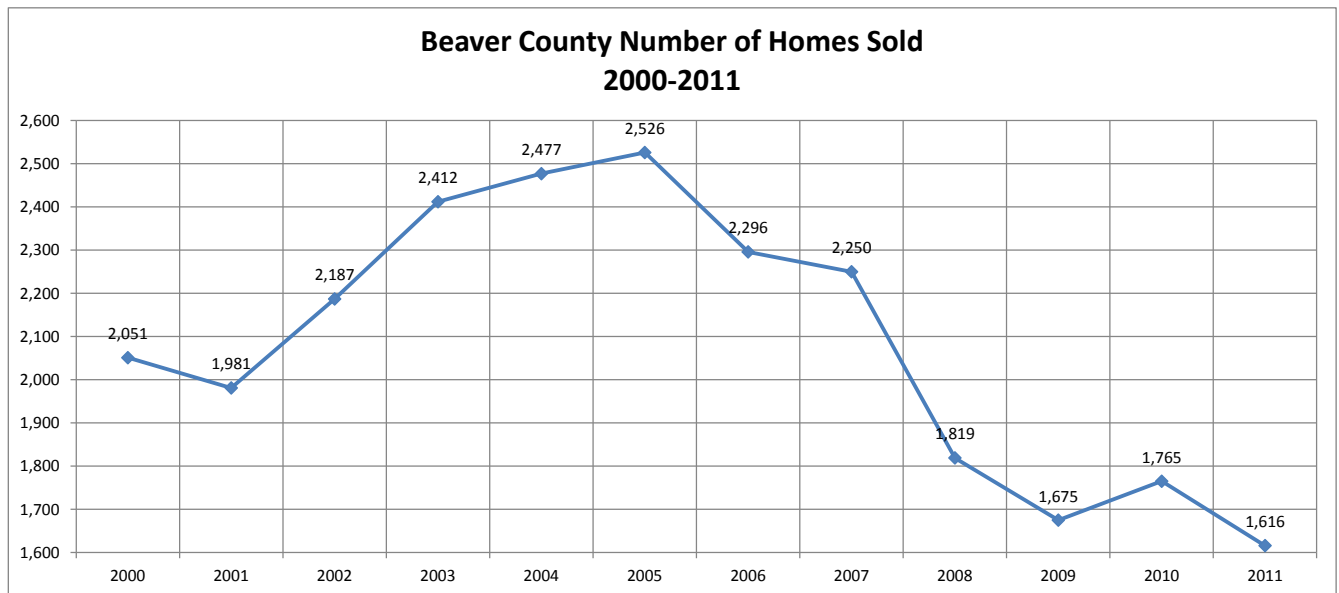
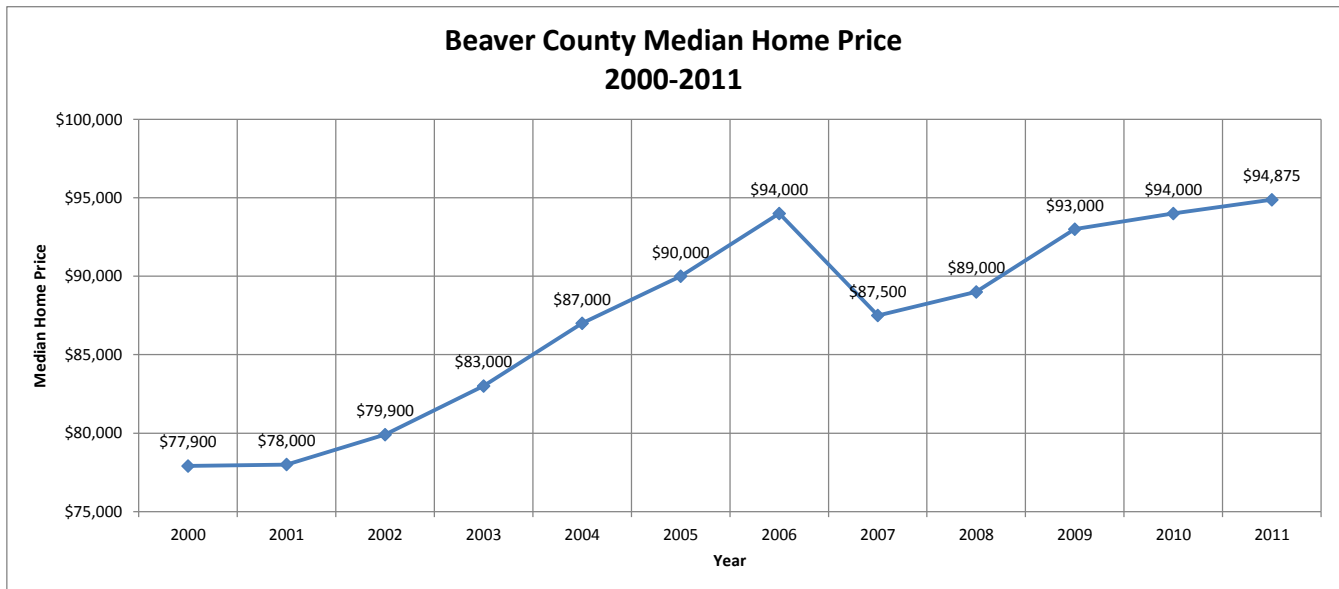
Allegheny County Number of Homes Sold
2000-2011



Based on recorded arm's length sales of homes, townhomes, and duplexes with a price of at least \$10,000.

Beaver County Residential Home Sales
2000-2011

Year	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change	Total Dollar Volume	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change
2000	\$89,319	----	----	\$77,900	----	----	\$183,192,393	----	----	2,051	----	----
2001	\$91,303	\$1,984	2.2%	\$78,000	\$100	0.1%	\$180,870,883	-\$2,321,510	-1.3%	1,981	-70	-3.4%
2002	\$93,631	\$2,328	2.5%	\$79,900	\$1,900	2.4%	\$204,770,607	\$23,899,724	13.2%	2,187	206	10.4%
2003	\$98,532	\$4,901	5.2%	\$83,000	\$3,100	3.9%	\$237,659,775	\$32,889,168	16.1%	2,412	225	10.3%
2004	\$102,826	\$4,294	4.4%	\$87,000	\$4,000	4.8%	\$254,700,953	\$17,041,178	7.2%	2,477	65	2.7%
2005	\$107,480	\$4,654	4.5%	\$90,000	\$3,000	3.4%	\$271,494,057	\$16,793,104	6.6%	2,526	49	2.0%
2006	\$112,689	\$5,209	4.8%	\$94,000	\$4,000	4.4%	\$258,734,538	-\$12,759,519	-4.7%	2,296	-230	-9.1%
2007	\$107,097	-\$5,592	-5.0%	\$87,500	-\$6,500	-6.9%	\$240,967,786	-\$17,766,752	-6.9%	2,250	-46	-2.0%
2008	\$107,049	-\$48	0.0%	\$89,000	\$1,500	1.7%	\$194,721,719	-\$46,246,067	-19.2%	1,819	-431	-19.2%
2009	\$111,432	\$4,383	4.1%	\$93,000	\$4,000	4.5%	\$186,648,029	-\$8,073,690	-4.1%	1,675	-144	-7.9%
2010	\$113,349	\$1,917	1.7%	\$94,000	\$1,000	1.1%	\$200,060,543	\$13,412,514	7.2%	1,765	90	5.4%
2011	\$116,386	\$3,037	2.7%	\$94,875	\$875	0.9%	\$188,080,055	-\$11,980,488	-6.0%	1,616	-149	-8.4%
Ten Year Avg Annual Change			2.5%							-1.6%		
Five Year Avg Annual Change			0.7%							-6.4%		
Three Yr. Avg Annual Change			2.8%							-3.7%		

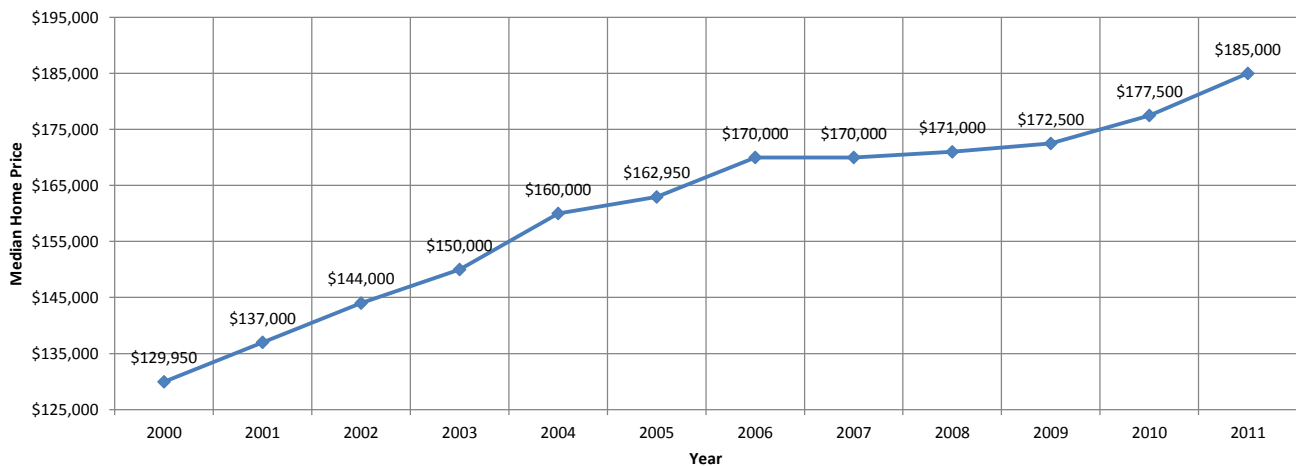


Based on recorded arm's length sales of homes, townhomes, and duplexes with a price of at least \$10,000.

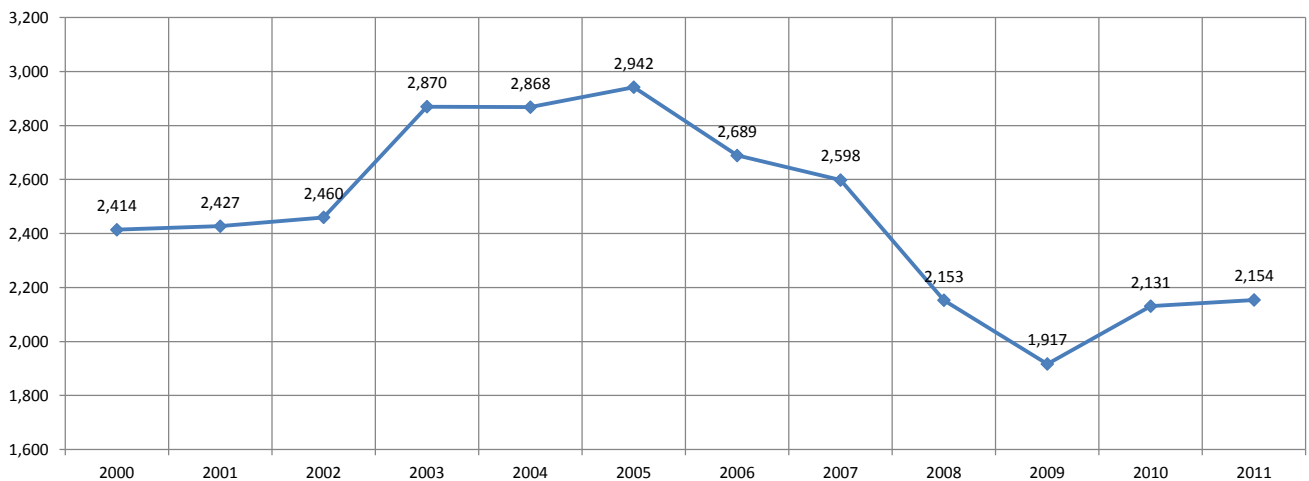
Butler County Residential Home Sales
 2000-2011

Year	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change	Total Dollar Volume	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change	
2000	\$153,098	----	----	\$129,950	----	----	\$369,578,474	----	----	2,414	----	----	
2001	\$159,780	\$6,682	4.4%	\$137,000	\$7,050	5.4%	\$387,786,779	\$18,208,305	4.9%	2,427	13	0.5%	
2002	\$167,389	\$7,609	4.8%	\$144,000	\$7,000	5.1%	\$411,777,731	\$23,990,952	6.2%	2,460	33	1.4%	
2003	\$177,548	\$10,159	6.1%	\$150,000	\$6,000	4.2%	\$509,563,680	\$97,785,949	23.7%	2,870	410	16.7%	
2004	\$191,196	\$13,648	7.7%	\$160,000	\$10,000	6.7%	\$548,348,705	\$38,785,025	7.6%	2,868	-2	-0.1%	
2005	\$193,718	\$2,522	1.3%	\$162,950	\$2,950	1.8%	\$569,919,354	\$21,570,649	3.9%	2,942	74	2.6%	
2006	\$199,652	\$5,934	3.1%	\$170,000	\$7,050	4.3%	\$536,864,090	-\$33,055,264	-5.8%	2,689	-253	-8.6%	
2007	\$203,691	\$4,039	2.0%	\$170,000	\$0	0.0%	\$529,189,746	-\$7,674,344	-1.4%	2,598	-91	-3.4%	
2008	\$205,593	\$1,902	0.9%	\$171,000	\$1,000	0.6%	\$442,642,106	-\$86,547,640	-16.4%	2,153	-445	-17.1%	
2009	\$203,990	-\$1,603	-0.8%	\$172,500	\$1,500	0.9%	\$391,048,914	-\$51,593,192	-11.7%	1,917	-236	-11.0%	
2010	\$206,252	\$2,262	1.1%	\$177,500	\$5,000	2.9%	\$439,523,322	\$48,474,408	12.4%	2,131	214	11.2%	
2011	\$218,653	\$12,401	6.0%	\$185,000	\$7,500	4.2%	\$470,977,587	\$31,454,265	7.2%	2,154	23	1.1%	
Ten Year Avg Annual Change			3.2%				3.1%			2.6%			-0.7%
Five Year Avg Annual Change			1.9%				1.7%			-2.0%			-3.8%
Three Yr. Avg Annual Change			2.1%				2.7%			2.6%			0.4%

Butler County Median Home Price
 2000-2011



Butler County Number of Homes Sold
 2000-2011

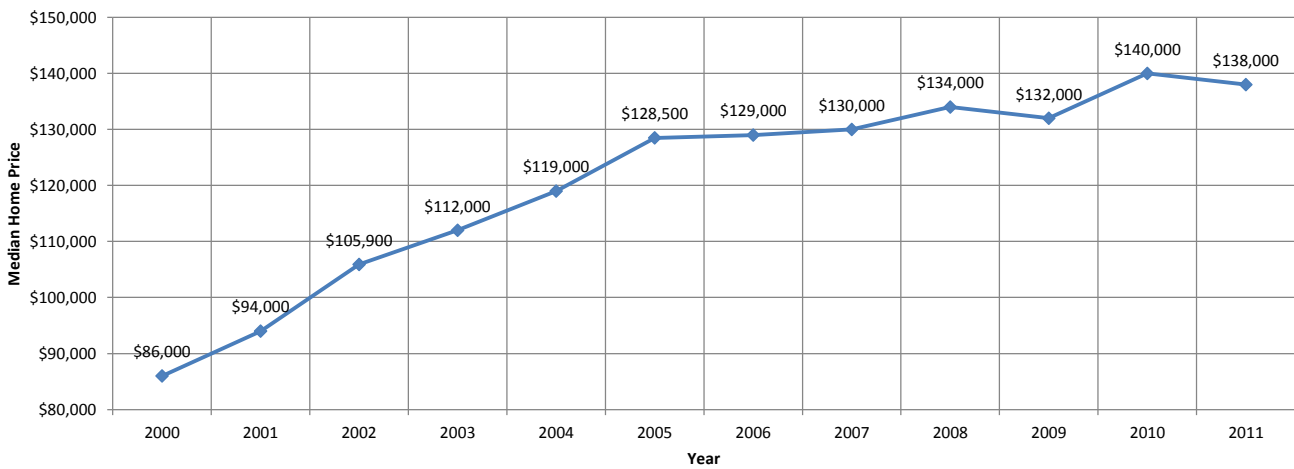


Based on recorded arm's length sales of homes, townhomes, and duplexes with a price of at least \$10,000.

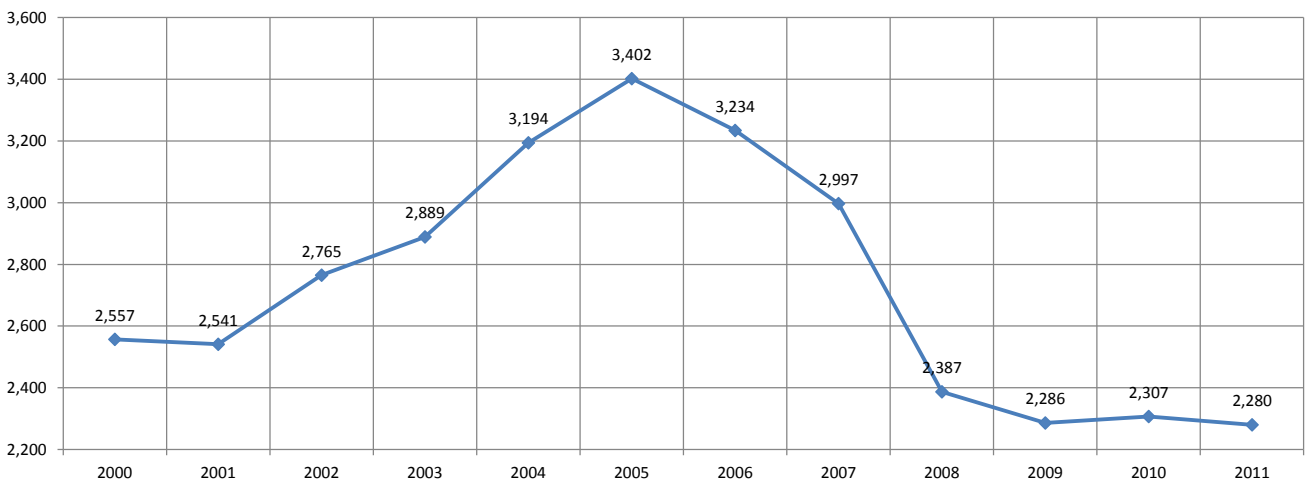
Washington County Residential Home Sales
2000-2011

Year	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change	Total Dollar Volume	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change
2000	\$110,246	----	----	\$86,000	----	----	\$281,898,500	----	----	2,557	----	----
2001	\$117,199	\$6,953	6.3%	\$94,000	\$8,000	9.3%	\$297,803,227	\$15,904,727	5.6%	2,541	-16	-0.6%
2002	\$130,477	\$13,278	11.3%	\$105,900	\$11,900	12.7%	\$360,768,917	\$62,965,690	21.1%	2,765	224	8.8%
2003	\$139,572	\$9,095	7.0%	\$112,000	\$6,100	5.8%	\$403,223,224	\$42,454,307	11.8%	2,889	124	4.5%
2004	\$145,814	\$6,242	4.5%	\$119,000	\$7,000	6.3%	\$465,731,164	\$62,507,940	15.5%	3,194	305	10.6%
2005	\$158,754	\$12,940	8.9%	\$128,500	\$9,500	8.0%	\$540,081,785	\$74,350,621	16.0%	3,402	208	6.5%
2006	\$158,586	-\$168	-0.1%	\$129,000	\$500	0.4%	\$512,868,361	-\$27,213,424	-5.0%	3,234	-168	-4.9%
2007	\$160,072	\$1,486	0.9%	\$130,000	\$1,000	0.8%	\$479,736,172	-\$33,132,189	-6.5%	2,997	-237	-7.3%
2008	\$164,188	\$4,116	2.6%	\$134,000	\$4,000	3.1%	\$391,915,964	-\$87,820,208	-18.3%	2,387	-610	-20.4%
2009	\$160,435	-\$3,753	-2.3%	\$132,000	-\$2,000	-1.5%	\$366,753,896	-\$25,162,068	-6.4%	2,286	-101	-4.2%
2010	\$166,264	\$5,829	3.6%	\$140,000	\$8,000	6.1%	\$383,570,833	\$16,816,937	4.6%	2,307	21	0.9%
2011	\$170,286	\$4,022	2.4%	\$138,000	-\$2,000	-1.4%	\$388,251,429	\$4,680,596	1.2%	2,280	-27	-1.2%
Ten Year Avg Annual Change			3.9%				4.0%			3.4%		
Five Year Avg Annual Change			1.5%				1.4%			-5.1%		
Three Yr. Avg Annual Change			1.3%				1.0%			-0.2%		
										-0.7%		
										-6.4%		
										-1.5%		

Washington County Median Home Price
2000-2011



Washington County Number of Homes Sold
2000-2011



Based on recorded arm's length sales of homes, townhomes, and duplexes with a price of at least \$10,000.

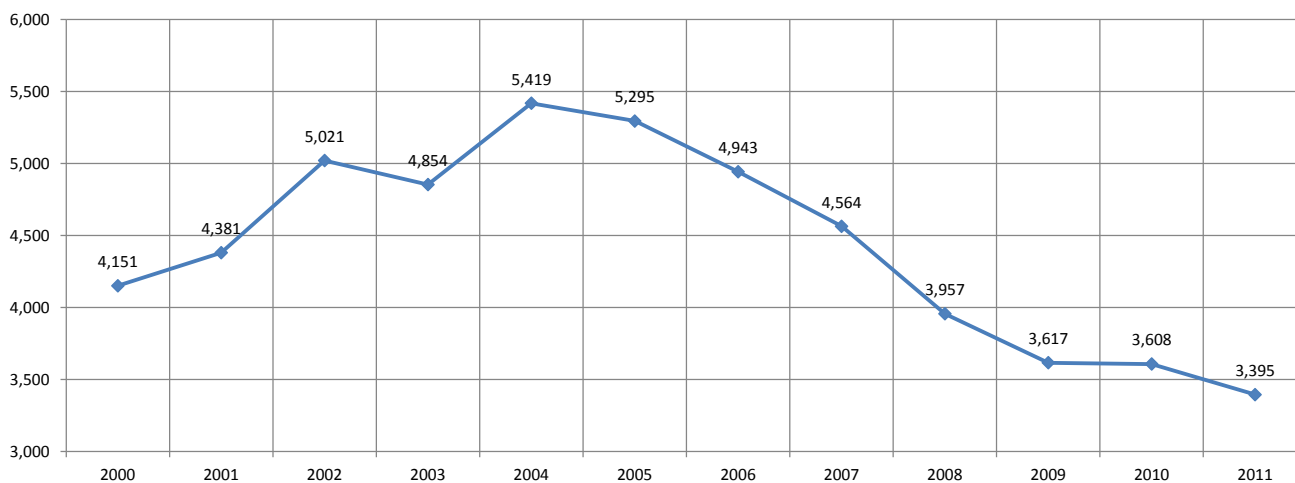
Westmoreland County Residential Home Sales
 2000-2011

Year	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change	Total Dollar Volume	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change
2000	\$105,792	----	----	\$85,500	----	----	\$439,143,852	----	----	4,151	----	----
2001	\$108,532	\$2,740	2.6%	\$88,000	\$2,500	2.9%	\$475,477,941	\$36,334,089	8.3%	4,381	230	5.5%
2002	\$110,615	\$2,083	1.9%	\$91,900	\$3,900	4.4%	\$555,396,254	\$79,918,313	16.8%	5,021	640	14.6%
2003	\$120,647	\$10,032	9.1%	\$102,750	\$10,850	11.8%	\$585,621,253	\$30,224,999	5.4%	4,854	-167	-3.3%
2004	\$125,786	\$5,139	4.3%	\$104,000	\$1,250	1.2%	\$681,634,954	\$96,013,701	16.4%	5,419	565	11.6%
2005	\$136,308	\$10,522	8.4%	\$112,500	\$8,500	8.2%	\$721,750,375	\$40,115,421	5.9%	5,295	-124	-2.3%
2006	\$139,354	\$3,046	2.2%	\$115,000	\$2,500	2.2%	\$688,828,725	-\$32,921,650	-4.6%	4,943	-352	-6.6%
2007	\$138,276	-\$1,078	-0.8%	\$115,000	\$0	0.0%	\$631,092,299	-\$57,736,426	-8.4%	4,564	-379	-7.7%
2008	\$136,372	-\$1,904	-1.4%	\$115,000	\$0	0.0%	\$539,624,200	-\$91,468,099	-14.5%	3,957	-607	-13.3%
2009	\$127,470	-\$8,902	-6.5%	\$107,500	-\$7,500	-6.5%	\$461,058,116	-\$78,566,084	-14.6%	3,617	-340	-8.6%
2010	\$134,150	\$6,680	5.2%	\$110,250	\$2,750	2.6%	\$484,012,581	\$22,954,465	5.0%	3,608	-9	-0.2%
2011	\$135,810	\$1,660	1.2%	\$113,000	\$2,750	2.5%	\$461,073,507	-\$22,939,074	-4.7%	3,395	-213	-5.9%
Ten Year Avg Annual Change			2.4%							-2.2%		
Five Year Avg Annual Change			-0.4%							-7.1%		
Three Yr. Avg Annual Change			0.0%							-4.9%		

Westmoreland County Median Home Price
 2000-2011



Westmoreland County Number of Homes Sold
 2000-2011



Based on recorded arm's length sales of homes, townhomes, and duplexes with a price of at least \$10,000.