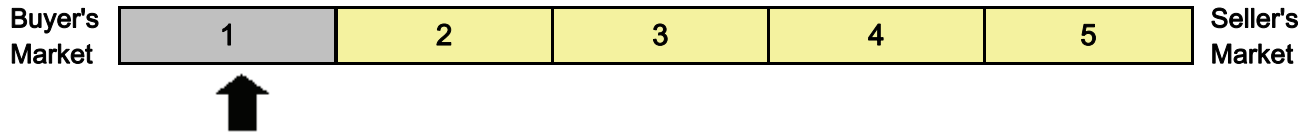


Walworth County, WI



Labor Market :

Employment declined by 1,097 jobs in January and February. The job losses brought about an increase in the average monthly unemployment rate from 4.4% in the first quarter to 5.8% for the first two months of the second quarter. Despite the job losses, the job situation still remains strong in Walworth County. Combined with historically low mortgage rates, home sales should continue at a strong pace.

Housing Market :

	Q4' 07	Q1' 08	Q2' 08 (Forecast)
Average Price	\$307,200	\$260,400	↑
# Homes on the Market *	956	1,153	↓
# Homes Sold **	207	136	↔
# New Homes Built ***	49	4	↔
Avg # of Days on Market	131	148	↑

* Available as of Mar. 31, 2008.

** May not add to total of zip codes.

*** During the first two months of 1st quarter.

Data by Zip Codes for Q1 2008

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
53114	\$372,900	173.59%	2	-60.00%	371	98.1%
53115	\$170,800	-38.07%	27	-3.57%	132	94.2%
53120	\$205,800	-3.06%	11	0.00%	105	96.9%
53121	\$237,300	0.00%	23	-43.90%	168	94.6%
53125	\$700,400	-7.65%	6	-33.33%	187	89.6%
53128	\$127,100	-14.30%	9	-43.75%	127	97.4%
53147	\$332,700	-34.89%	19	-55.81%	147	94.8%
53157	\$125,400	-30.64%	3	-25.00%	219	99.1%
53184	\$243,900	20.38%	7	40.00%	163	95.7%

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

Walworth County, WI

Data by Zip Codes for Q1 2008

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
53190	\$205,200	22.58%	15	-16.67%	121	96.1%
53191	\$483,200	-6.27%	10	11.11%	166	93.0%
53585	\$170,000	35.03%	1	0.00%	142	85.0%
OTHER	\$166,300	-43.13%	3	-78.57%	125	97.7%

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