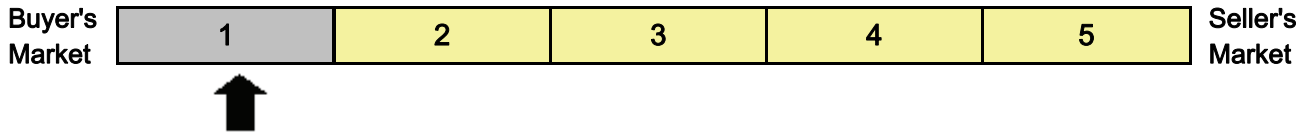


Walworth County, WI



Labor Market :

Employment increased by 274 jobs in Walworth 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 4.2% for the second quarter to 4.4% 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' 08	Q3' 08	Q4' 08 (Forecast)
Average Price	\$337,300	\$258,800	↑
# Homes on the Market *	1,704	1,273	↔
# Homes Sold **	236	238	↓
# New Homes Built ***	24	18	↓
Avg # of Days on Market	132	148	↑

* Available as of Sep. 30, 2008.

** May not add to total of zip codes.

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

Data by Zip Codes for Q3 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	\$139,500	-15.30%	5	-16.67%	161	97.2%
53115	\$268,900	-13.68%	30	-38.78%	153	92.8%
53120	\$211,900	-34.38%	9	-66.67%	97	96.4%
53121	\$263,100	4.86%	60	-6.25%	172	93.8%
53125	\$589,700	-20.44%	14	16.67%	189	89.4%
53128	\$137,400	-19.51%	23	9.52%	108	94.4%
53147	\$243,400	-41.28%	46	-16.36%	126	93.9%
53148	\$135,000	59.01%	2	100.00%	52	96.9%

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

Walworth County, WI

Data by Zip Codes for Q3 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)
53157	\$174,800	30.25%	2	-66.67%	319	98.5%
53184	\$220,200	-20.45%	10	11.11%	137	93.9%
53190	\$228,600	9.38%	19	5.56%	207	93.3%
53191	\$296,400	-28.35%	7	-68.18%	111	92.7%
53585	\$34,900	-78.23%	1	-66.67%	2	100.0%
OTHER	\$324,100	-22.37%	10	-37.50%	108	93.5%

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