



HOUSE PRICES: THIRD QUARTER 2009

On a quarter-to-quarter basis, the all-transactions house price indexes decreased for Pennsylvania, Delaware, and New Jersey. The third quarter declines nearly match the second quarter on both a quarterly and an annual basis. From a metro area perspective, the house price indexes generally show the deepest declines in Delaware and New Jersey, modest declines in eastern and central Pennsylvania, and modest increases in central and western Pennsylvania.

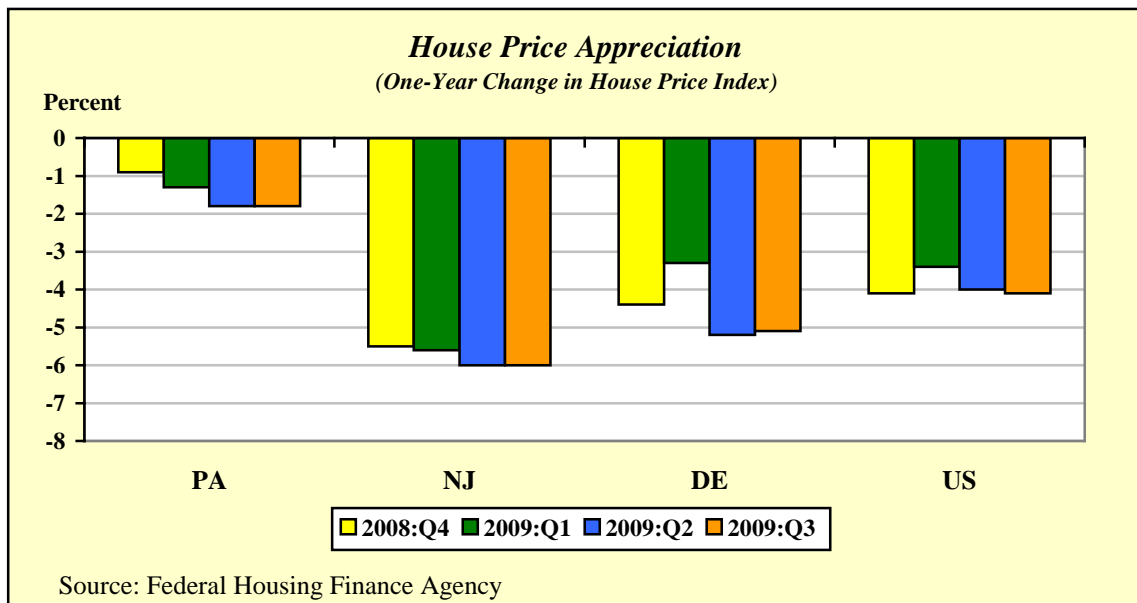
The Federal Housing Finance Agency (FHFA) reported that the U.S. all-transactions house price index (HPI), which includes both purchase prices and refinancing appraisal prices, declined 2.4 percent on a quarterly basis. Third quarter results in the region were similar to national results: Delaware's all-transaction index declined 1.9 percent, New Jersey 2.6 percent, and Pennsylvania 1.5 percent.

3RD QUARTER DATA: Percent Change in House Price Index (Quarter-to-Quarter)

Area	2008Q4	2009Q1	2009Q2	2009Q3
PA	0.5	0.5	-1.3	-1.5
NJ	-0.3	-0.3	-3.0	-2.6
DE	-1.0	0.8	-3.1	-1.9
US	0.1	0.7	-2.4	-2.4

Source: Federal Housing Finance Agency

The pace of year-over-year house price declines remained nearly the same in the third quarter as in the second quarter for the nation and the three states, as seen in the chart below.



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HOUSE PRICES: THIRD QUARTER 2009 (cont'd)

About one-third of our three-state region's metropolitan areas had increases in their all-transactions house price indexes in the third quarter (year-over-year) — mostly in western and central Pennsylvania. Another third had declines of less than 5 percent — mostly in eastern and central Pennsylvania. The last third had significant declines of more than 5 percent — nearly all in Delaware and New Jersey.

3RD QUARTER DATA: Metropolitan Area House Prices (Year-to-Year Change)

Metropolitan Area or Division	Percent	Metropolitan Area or Division	Percent
Allentown-Bethlehem-Easton, PA-NJ	-4.1	Newark-Union, NJ-PA*	-5.1
Altoona, PA	-1.5	Ocean City, NJ	-3.4
Atlantic City, NJ	-8.3	Philadelphia, PA*	-2.9
Camden, NJ*	-6.5	Pittsburgh, PA	1.2
Dover, DE	-5.4	Reading, PA	-2.6
Edison, NJ*	-6.2	Scranton-Wilkes-Barre, PA	0.2
Erie, PA	0.5	State College, PA	3.1
Harrisburg-Carlisle, PA	0.2	Trenton-Ewing, NJ	-4.1
Johnstown, PA	1.2	Vineland-Millville- Bridgeton, NJ	-12.4
Lancaster, PA	-1.1	Williamsport, PA	-2.1
Lebanon, PA	1.1	Wilmington, DE-MD-NJ*	-5.1
New York-White Plains-Wayne, NY-NJ*	-5.6	York-Hanover, PA	-5.0

Source: Federal Housing Finance Agency

*Metropolitan Division

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