

MARKET HISTORY

Includes data through 11/2009

Chester County, PA Single-Family



Market History Report

The Market History Report details current and historical statistical information for single-family listings recorded within TREND. This statistical report is organized by county and contains valuable month-over-month, year-over-year statistical information for each of the last 10 years. The Market History Report details activity in a particular market over a 10-year period – from where it's been to where it's at now. The easy-to-read month-over-month, year-over-year chart and graph enables you to clearly identify the year-over-year changes while accounting for seasonal and market trends.

Utilizing the report allows you to gain a better understanding of your market. This will give you new insights and increase your company's value when working with consumers. This powerful report is provided exclusively to TREND members.

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Definitions

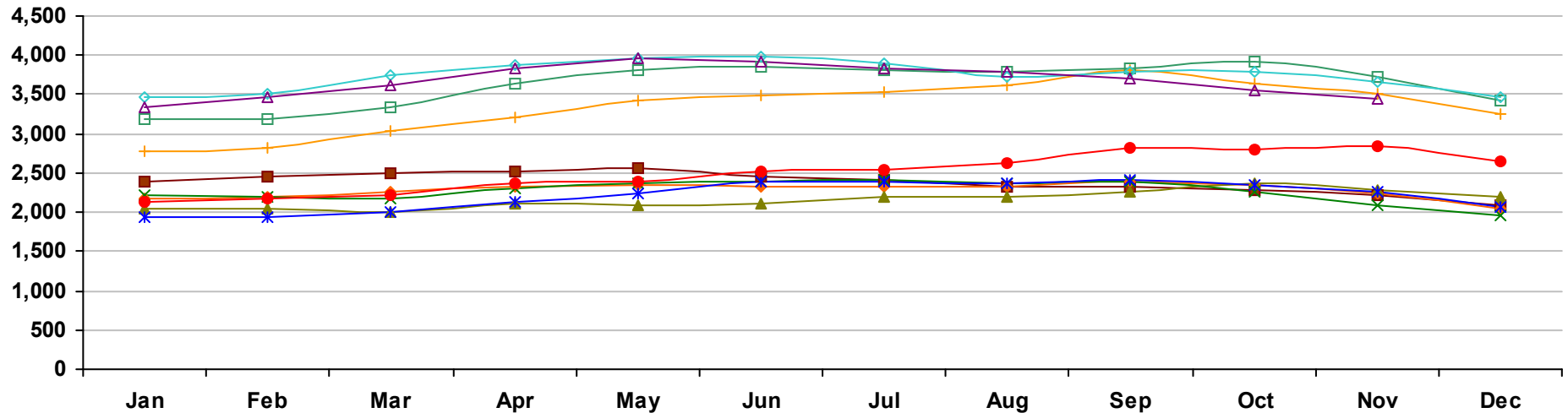
Total Inventory	The number of active single-family listings on the market on the last day of the specified month.
Inventory Accumulation	The number of months it would take to exhaust the current supply of single-family listings at the current absorption rate.
Absorption Rate	The average number of single-family listings sold in the market per month over the previous 12 months.
Pending Units	The number of single-family listings with Pending dates during the specified month.
Settled Units	The number of single-family listings with Settled dates during the specified month.
Total Settled Volume	The total dollar volume of single-family listings that have settled during the specified month.

Median Settled Price	The median price that single-family listings settled for during the specified month. Determined by arranging all Settled Listings in numerical order by price and then selecting the middle value.
Average Settled Price	The average price that single-family listings settled for during the specified month. Determined by dividing the Total Settled Volume by the number of Settled Listings.
Average Settled Price / Original Price	The average percentage of the Original Price that single-family listings settled for during the specified month. This number is determined by dividing the Settled Price by the Original Price for every listing, summing them and then dividing by the number of settled listings. TREND excludes listings if the Settled Price is greater than 150 percent or less than 50 percent of the Original Price. This ensures the percentage is more representative of listings in the market area.
Percent Change	The change in value as compared to the same month of the previous year. Indicated by +/-0.0%.

Notes on Statistics

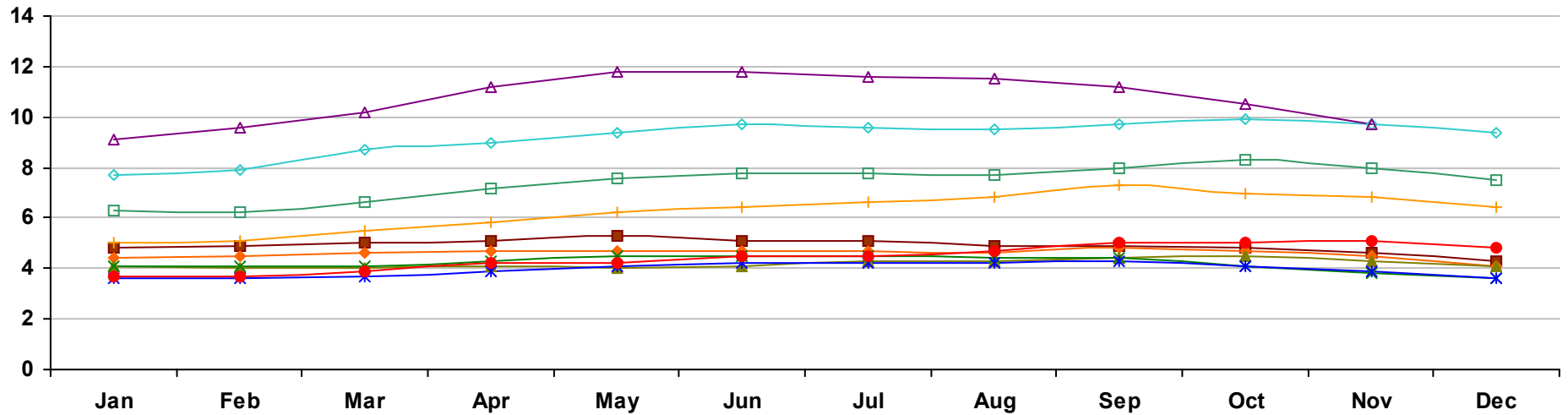
- All statistics are from TREND's monthly Residential Activity Reports. Due to the fluid nature of MLS data, insignificant statistical variations may occur with regard to sales activity between the various TREND reports.
- Mobile homes and condominiums are excluded from these statistics.
- This report includes information on listings and transactions facilitated through TREND and does not reflect the total number of listings and transactions of a given market area.
- All monetary statistics are rounded to the nearest \$10.

Chester County, PA - Single-Family - Total Inventory



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	2,383	2,448	2,500	2,526	2,565	2,465	2,413	2,318	2,326	2,279	2,212	2,088
2001	2,178 -8.6%	2,194 -10.4%	2,251 -10.0%	2,325 -8.0%	2,338 -8.8%	2,336 -5.2%	2,332 -3.4%	2,327 0.4%	2,380 2.3%	2,344 2.9%	2,229 0.8%	2,055 -1.6%
2002	2,039 -6.4%	2,039 -7.1%	2,004 -11.0%	2,118 -8.9%	2,085 -10.8%	2,108 -9.8%	2,197 -5.8%	2,203 -5.3%	2,256 -5.2%	2,360 0.7%	2,288 2.6%	2,202 7.2%
2003	2,219 8.8%	2,193 7.6%	2,185 9.0%	2,294 8.3%	2,365 13.4%	2,390 13.4%	2,405 9.5%	2,361 7.2%	2,383 5.6%	2,253 -4.5%	2,088 -8.7%	1,962 -10.9%
2004	1,928 -13.1%	1,930 -12.0%	1,998 -8.6%	2,140 -6.7%	2,243 -5.2%	2,386 -0.2%	2,394 -0.5%	2,363 0.1%	2,415 1.3%	2,341 3.9%	2,251 7.8%	2,068 5.4%
2005	2,136 10.8%	2,171 12.5%	2,224 11.3%	2,374 10.9%	2,393 6.7%	2,529 6.0%	2,537 6.0%	2,625 11.1%	2,826 17.0%	2,809 20.0%	2,836 26.0%	2,655 28.4%
2006	2,779 30.1%	2,813 29.6%	3,034 36.4%	3,210 35.2%	3,426 43.2%	3,497 38.3%	3,538 39.5%	3,624 38.1%	3,813 34.9%	3,641 29.6%	3,516 24.0%	3,256 22.6%
2007	3,191 14.8%	3,185 13.2%	3,333 9.9%	3,637 13.3%	3,802 11.0%	3,862 10.4%	3,808 7.6%	3,780 4.3%	3,837 0.6%	3,918 7.6%	3,723 5.9%	3,420 5.0%
2008	3,459 8.4%	3,507 10.1%	3,754 12.6%	3,877 6.6%	3,966 4.3%	3,988 3.3%	3,889 2.1%	3,728 -1.4%	3,799 -1.0%	3,798 -3.1%	3,655 -1.8%	3,463 1.3%
2009	3,344 -3.3%	3,460 -1.3%	3,619 -3.6%	3,842 -0.9%	3,951 -0.4%	3,912 -1.9%	3,823 -1.7%	3,787 1.6%	3,700 -2.6%	3,545 -6.7%	3,452 -5.6%	

Chester County, PA - Single-Family - Inventory Accumulation

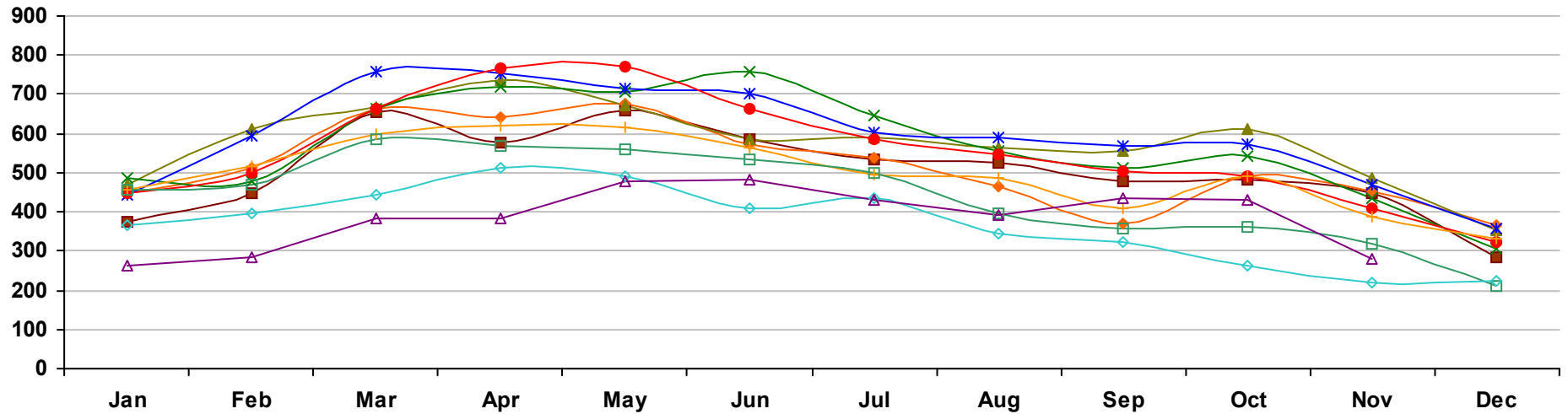


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2000	4.8	4.9	5.0	5.1	5.3	5.1	5.1	4.9	4.9	4.8	4.6	4.3
◆ 2001	4.4 -8.3%	4.5 -8.2%	4.6 -8.0%	4.7 -7.8%	4.7 -11.3%	4.7 -7.8%	4.7 -7.8%	4.6 -6.1%	4.8 -2.0%	4.7 -2.1%	4.5 -2.2%	4.1 -4.7%
▲ 2002	4.1 -6.8%	4.0 -11.1%	4.0 -13.0%	4.1 -12.8%	4.0 -14.9%	4.1 -12.8%	4.3 -8.5%	4.3 -6.5%	4.4 -8.3%	4.5 -4.3%	4.3 -4.4%	4.1 0.0%
✕ 2003	4.1 0.0%	4.1 2.5%	4.1 2.5%	4.3 4.9%	4.5 12.5%	4.5 9.8%	4.5 4.7%	4.4 2.3%	4.4 0.0%	4.1 -8.9%	3.8 -11.6%	3.6 -12.2%
✱ 2004	3.6 -12.2%	3.6 -12.2%	3.7 -9.8%	3.9 -9.3%	4.1 -8.9%	4.2 -6.7%	4.2 -6.7%	4.2 -4.5%	4.3 -2.3%	4.1 0.0%	3.9 2.6%	3.6 0.0%
● 2005	3.7 2.8%	3.7 2.8%	3.9 5.4%	4.2 7.7%	4.2 2.4%	4.5 7.1%	4.5 7.1%	4.7 11.9%	5.0 16.3%	5.0 22.0%	5.1 30.8%	4.8 33.3%
+ 2006	5.0 35.1%	5.1 37.8%	5.5 41.0%	5.8 38.1%	6.2 47.6%	6.4 42.2%	6.6 46.7%	6.8 44.7%	7.3 46.0%	7.0 40.0%	6.8 33.3%	6.4 33.3%
□ 2007	6.3 26.0%	6.2 21.6%	6.6 20.0%	7.2 24.1%	7.6 22.6%	7.8 21.9%	7.8 18.2%	7.7 13.2%	8.0 9.6%	8.3 18.6%	8.0 17.6%	7.5 17.2%
◇ 2008	7.7 22.2%	7.9 27.4%	8.7 31.8%	9.0 25.0%	9.4 23.7%	9.7 24.4%	9.6 23.1%	9.5 23.4%	9.7 21.2%	9.9 19.3%	9.7 21.2%	9.4 25.3%
△ 2009	9.1 18.2%	9.6 21.5%	10.2 17.2%	11.2 24.4%	11.8 25.5%	11.8 21.6%	11.6 20.8%	11.5 21.1%	11.2 15.5%	10.5 6.1%	9.7 0.0%	

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Chester County, PA - Single-Family - Pending Units

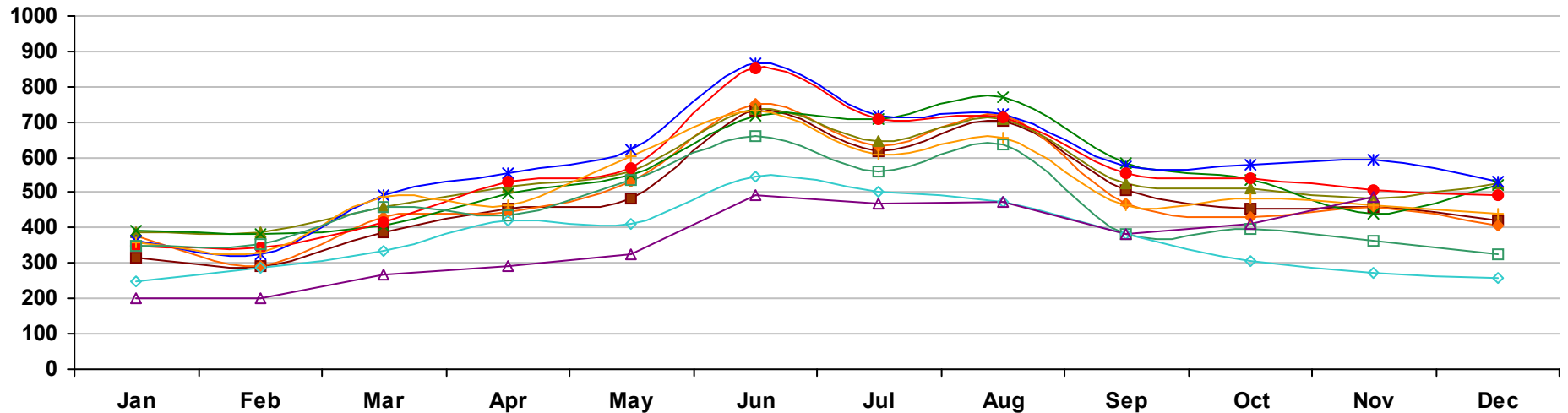


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	373	446	654	575	658	587	534	527	476	483	446	284
2001	448 20.1%	514 15.2%	662 1.2%	642 11.7%	675 2.6%	574 -2.2%	540 1.1%	463 -12.1%	372 -21.8%	492 1.9%	451 1.1%	368 29.6%
2002	470 4.9%	611 18.9%	667 0.8%	735 14.5%	670 -0.7%	586 2.1%	590 9.3%	565 22.0%	555 49.2%	612 24.4%	487 8.0%	351 -4.6%
2003	487 3.6%	478 -21.8%	662 -0.7%	720 -2.0%	708 5.7%	757 29.2%	644 9.2%	555 -1.8%	513 -7.6%	541 -11.6%	433 -11.1%	305 -13.1%
2004	445 -8.6%	594 24.3%	760 14.8%	753 4.6%	714 0.8%	700 -7.5%	604 -6.2%	590 6.3%	570 11.1%	573 5.9%	470 8.5%	356 16.7%
2005	447 0.4%	498 -16.2%	662 -12.9%	767 1.9%	770 7.8%	662 -5.4%	584 -3.3%	547 -7.3%	504 -11.6%	493 -14.0%	410 -12.8%	321 -9.8%
2006	458 2.5%	517 3.8%	598 -9.7%	620 -19.2%	615 -20.1%	562 -15.1%	495 -15.2%	485 -11.3%	409 -18.8%	489 -0.8%	386 -5.9%	332 3.4%
2007	457 -0.2%	468 -9.5%	584 -2.3%	568 -8.4%	561 -8.8%	533 -5.2%	500 1.0%	397 -18.1%	359 -12.2%	363 -25.8%	320 -17.1%	212 -36.1%
2008	367 -19.7%	395 -15.6%	445 -23.8%	512 -9.9%	489 -12.8%	410 -23.1%	437 -12.6%	346 -12.8%	324 -9.7%	261 -28.1%	218 -31.9%	225 6.1%
2009	261 -28.9%	286 -27.6%	382 -14.2%	382 -25.4%	480 -1.8%	484 18.0%	432 -1.1%	390 12.7%	435 34.3%	431 65.1%	282 29.4%	

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Chester County, PA - Single-Family - Settled Units

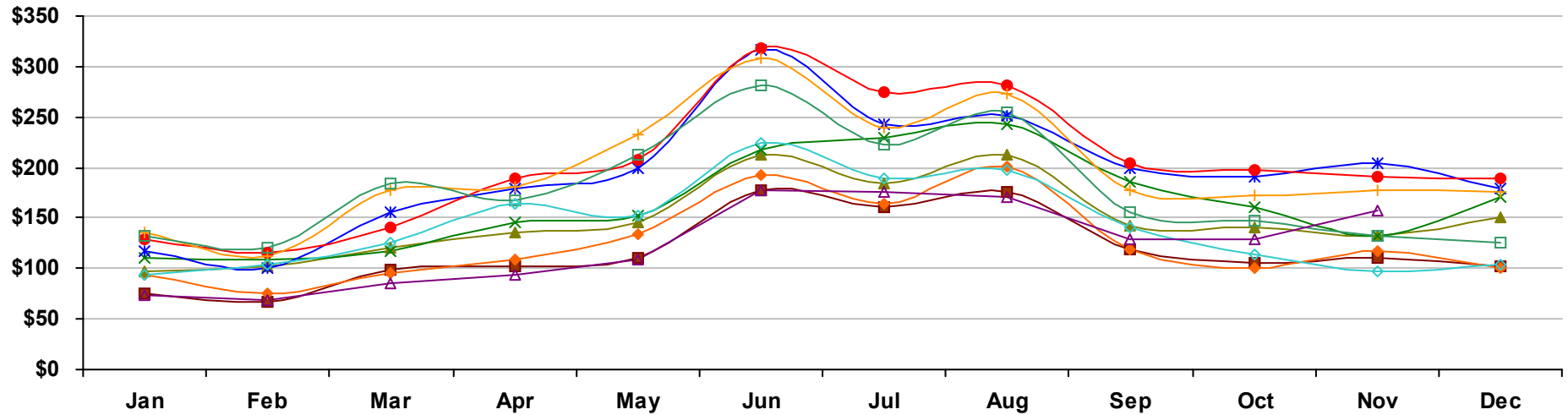


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	315	290	386	454	484	733	617	703	506	456	460	422
2001	378 20.0%	290 0.0%	429 11.1%	444 -2.2%	531 9.7%	751 2.5%	632 2.4%	720 2.4%	470 -7.1%	429 -5.9%	460 0.0%	409 -3.1%
2002	389 2.9%	388 33.8%	457 6.5%	519 16.9%	561 5.6%	735 -2.1%	644 1.9%	707 -1.8%	524 11.5%	514 19.8%	483 5.0%	527 28.9%
2003	391 0.5%	385 -0.8%	406 -11.2%	500 -3.7%	549 -2.1%	719 -2.2%	709 10.1%	771 9.1%	584 11.5%	536 4.3%	442 -8.5%	521 -1.1%
2004	365 -6.6%	323 -16.1%	495 21.9%	556 11.2%	620 12.9%	865 20.3%	717 1.1%	724 -6.1%	575 -1.5%	578 7.8%	592 33.9%	533 2.3%
2005	351 -3.8%	346 7.1%	415 -16.2%	532 -4.3%	569 -8.2%	850 -1.7%	708 -1.3%	711 -1.8%	556 -3.3%	540 -6.6%	508 -14.2%	495 -7.1%
2006	361 2.8%	331 -4.3%	489 17.8%	464 -12.8%	602 5.8%	731 -14.0%	606 -14.4%	656 -7.7%	466 -16.2%	485 -10.2%	466 -8.3%	438 -11.5%
2007	347 -3.9%	352 6.3%	459 -6.1%	435 -6.2%	537 -10.8%	658 -10.0%	561 -7.4%	636 -3.0%	384 -17.6%	395 -18.6%	363 -22.1%	325 -25.8%
2008	249 -28.2%	285 -19.0%	336 -26.8%	421 -3.2%	411 -23.5%	544 -17.3%	501 -10.7%	475 -25.3%	381 -0.8%	306 -22.5%	272 -25.1%	257 -20.9%
2009	203 -18.5%	203 -28.8%	267 -20.5%	291 -30.9%	327 -20.4%	494 -9.2%	471 -6.0%	472 -0.6%	381 0.0%	413 35.0%	490 80.1%	

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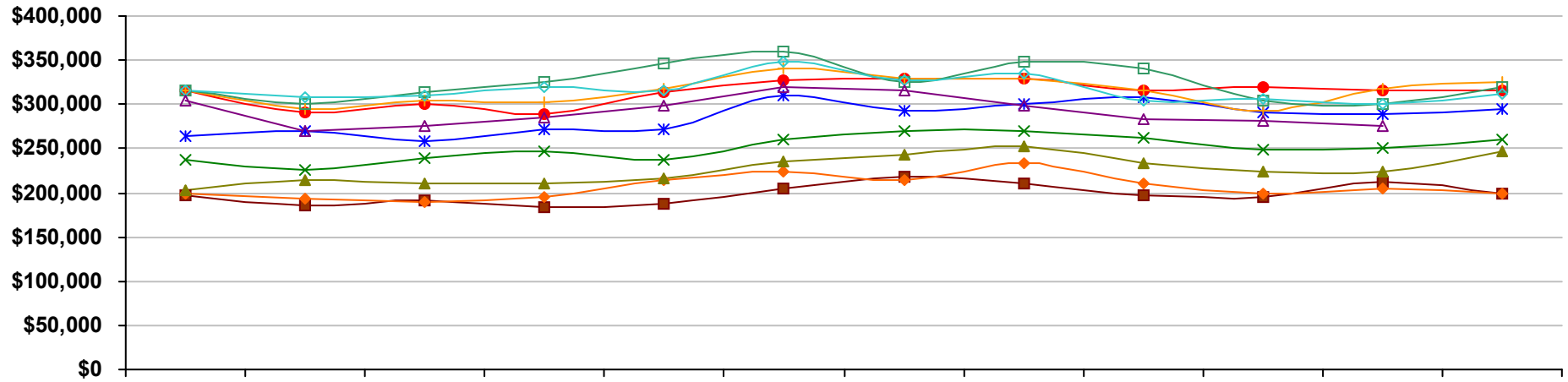
Chester County, PA - Single-Family - Total Settled Volume



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	\$75	\$67	\$99	\$102	\$110	\$178	\$160	\$176	\$119	\$106	\$110	\$102
2001	\$94 24.4%	\$76 12.8%	\$96 -3.1%	\$109 7.4%	\$134 22.0%	\$192 7.7%	\$164 2.3%	\$201 13.7%	\$119 0.8%	\$100 -5.7%	\$118 6.9%	\$101 -0.7%
2002	\$97 3.2%	\$102 34.0%	\$120 24.9%	\$136 24.5%	\$146 9.0%	\$213 10.8%	\$184 12.5%	\$212 5.7%	\$143 19.4%	\$140 39.4%	\$132 12.0%	\$150 48.1%
2003	\$110 13.5%	\$109 6.8%	\$117 -2.6%	\$145 6.2%	\$153 4.6%	\$217 1.9%	\$230 24.9%	\$242 14.0%	\$186 30.1%	\$161 15.6%	\$133 0.9%	\$170 13.4%
2004	\$118 7.1%	\$101 -7.4%	\$155 32.0%	\$179 23.4%	\$199 30.2%	\$316 45.6%	\$243 5.3%	\$252 4.1%	\$199 7.1%	\$191 18.2%	\$204 52.9%	\$180 6.2%
2005	\$129 9.4%	\$116 15.5%	\$141 -8.8%	\$190 6.4%	\$207 4.0%	\$318 0.8%	\$275 13.5%	\$282 12.1%	\$204 2.7%	\$198 3.7%	\$191 -6.2%	\$190 5.5%
2006	\$136 5.6%	\$113 -3.3%	\$178 26.2%	\$181 -4.4%	\$233 12.5%	\$308 -3.1%	\$240 -12.7%	\$273 -3.1%	\$177 -13.4%	\$173 -12.7%	\$178 -6.9%	\$176 -7.1%
2007	\$133 -1.8%	\$121 7.8%	\$184 3.4%	\$168 -7.3%	\$213 -8.5%	\$282 -8.7%	\$223 -7.2%	\$255 -6.7%	\$155 -12.1%	\$147 -14.9%	\$133 -25.5%	\$126 -28.4%
2008	\$93 -30.6%	\$104 -14.4%	\$126 -31.8%	\$164 -2.3%	\$152 -28.6%	\$225 -20.0%	\$189 -15.1%	\$198 -22.4%	\$140 -10.2%	\$114 -22.8%	\$97 -26.8%	\$104 -17.9%
2009	\$73 -21.6%	\$69 -33.4%	\$85 -32.6%	\$94 -43.0%	\$109 -28.6%	\$178 -20.9%	\$176 -6.8%	\$170 -14.2%	\$129 -7.3%	\$129 13.4%	\$157 62.0%	

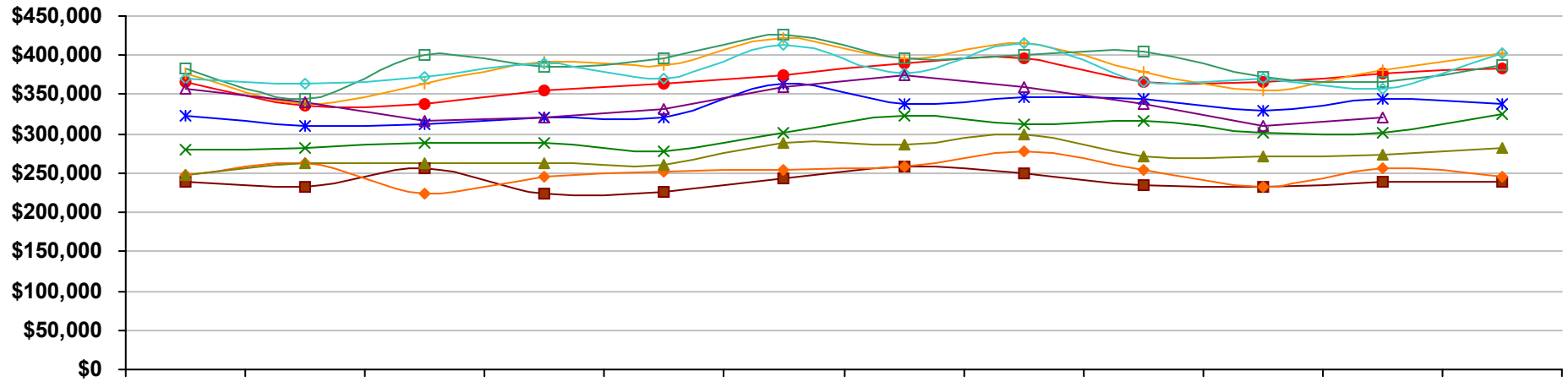
Values on this report are displayed in Millions

Chester County, PA - Single-Family - Median Settled Price



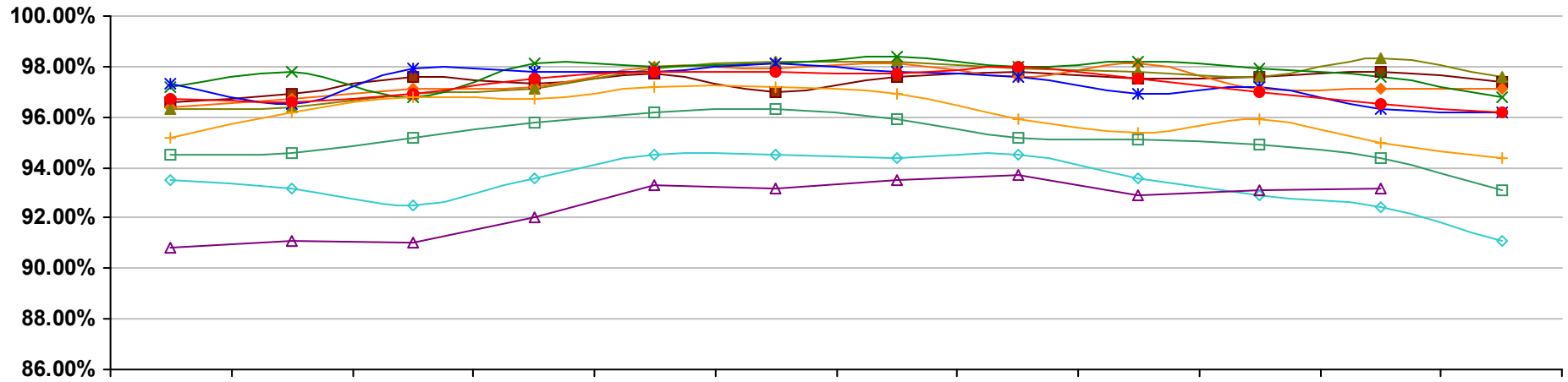
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	\$197,000	\$185,000	\$192,000	\$184,000	\$188,000	\$204,000	\$219,000	\$210,000	\$197,000	\$195,000	\$212,000	\$200,000
2001	\$200,000 1.5%	\$193,000 4.3%	\$189,000 -1.6%	\$195,000 6.0%	\$214,000 13.8%	\$224,000 9.8%	\$214,000 -2.3%	\$234,000 11.4%	\$210,000 6.6%	\$199,000 2.1%	\$205,000 -3.3%	\$200,000 0.0%
2002	\$203,000 1.5%	\$215,000 11.4%	\$210,000 11.1%	\$210,000 7.7%	\$217,000 1.4%	\$235,000 4.9%	\$243,000 13.6%	\$252,000 7.7%	\$233,000 11.0%	\$223,000 12.1%	\$224,000 9.3%	\$247,000 23.5%
2003	\$237,000 16.7%	\$226,000 5.1%	\$240,000 14.3%	\$247,000 17.6%	\$238,000 9.7%	\$260,000 10.6%	\$269,000 10.7%	\$270,000 7.1%	\$263,000 12.9%	\$249,000 11.7%	\$250,000 11.6%	\$260,000 5.3%
2004	\$265,000 11.8%	\$270,000 19.5%	\$259,000 7.9%	\$272,000 10.1%	\$272,000 14.3%	\$310,000 19.2%	\$292,000 8.6%	\$300,000 11.1%	\$308,000 17.1%	\$290,000 16.5%	\$289,000 15.6%	\$295,000 13.5%
2005	\$315,000 18.9%	\$290,000 7.4%	\$300,000 15.8%	\$289,000 6.2%	\$313,000 15.1%	\$328,000 5.8%	\$329,000 12.7%	\$329,000 9.7%	\$315,000 2.3%	\$320,000 10.3%	\$315,000 9.0%	\$315,000 6.8%
2006	\$315,000 0.0%	\$295,000 1.7%	\$305,000 1.7%	\$302,000 4.5%	\$317,000 1.3%	\$340,000 3.7%	\$329,000 0.0%	\$329,000 0.0%	\$315,000 0.0%	\$292,000 -8.8%	\$317,000 0.6%	\$325,000 3.2%
2007	\$315,000 0.0%	\$300,000 1.7%	\$314,000 3.0%	\$325,000 7.6%	\$346,000 9.1%	\$359,000 5.6%	\$325,000 -1.2%	\$349,000 6.1%	\$340,000 7.9%	\$304,000 4.1%	\$300,000 -5.4%	\$319,000 -1.8%
2008	\$315,000 0.0%	\$309,000 3.0%	\$310,000 -1.3%	\$320,000 -1.5%	\$315,000 -9.0%	\$349,000 -2.8%	\$328,000 0.9%	\$335,000 -4.0%	\$305,000 -10.3%	\$307,000 1.0%	\$300,000 0.0%	\$312,000 -2.2%
2009	\$305,000 -3.2%	\$270,000 -12.6%	\$276,000 -11.0%	\$286,000 -10.6%	\$299,000 -5.1%	\$320,000 -8.3%	\$315,000 -4.0%	\$298,000 -11.0%	\$284,000 -6.9%	\$282,000 -8.1%	\$275,000 -8.3%	

Chester County, PA - Single-Family - Average Settled Price



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	\$239,000	\$232,000	\$257,000	\$224,000	\$227,000	\$243,000	\$259,000	\$250,000	\$234,000	\$232,000	\$239,000	\$240,000
2001	\$247,000 3.3%	\$262,000 12.9%	\$224,000 -12.8%	\$246,000 9.8%	\$252,000 11.0%	\$255,000 4.9%	\$259,000 0.0%	\$278,000 11.2%	\$254,000 8.5%	\$233,000 0.4%	\$256,000 7.1%	\$246,000 2.5%
2002	\$248,000 0.4%	\$262,000 0.0%	\$263,000 17.4%	\$262,000 6.5%	\$260,000 3.2%	\$289,000 13.3%	\$286,000 10.4%	\$299,000 7.6%	\$272,000 7.1%	\$271,000 16.3%	\$273,000 6.6%	\$283,000 15.0%
2003	\$280,000 12.9%	\$282,000 7.6%	\$288,000 9.5%	\$289,000 10.3%	\$278,000 6.9%	\$301,000 4.2%	\$324,000 13.3%	\$313,000 4.7%	\$317,000 16.5%	\$301,000 11.1%	\$301,000 10.3%	\$325,000 14.8%
2004	\$322,000 15.0%	\$311,000 10.3%	\$312,000 8.3%	\$321,000 11.1%	\$321,000 15.5%	\$364,000 20.9%	\$338,000 4.3%	\$347,000 10.9%	\$345,000 8.8%	\$329,000 9.3%	\$344,000 14.3%	\$337,000 3.7%
2005	\$366,000 13.7%	\$336,000 8.0%	\$339,000 8.7%	\$356,000 10.9%	\$363,000 13.1%	\$374,000 2.7%	\$389,000 15.1%	\$396,000 14.1%	\$367,000 6.4%	\$366,000 11.2%	\$376,000 9.3%	\$383,000 13.6%
2006	\$376,000 2.7%	\$339,000 0.9%	\$363,000 7.1%	\$391,000 9.8%	\$387,000 6.6%	\$421,000 12.6%	\$396,000 1.8%	\$416,000 5.1%	\$379,000 3.3%	\$356,000 -2.7%	\$381,000 1.3%	\$402,000 5.0%
2007	\$384,000 2.1%	\$344,000 1.5%	\$401,000 10.5%	\$386,000 -1.3%	\$396,000 2.3%	\$427,000 1.4%	\$397,000 0.3%	\$400,000 -3.8%	\$404,000 6.6%	\$372,000 4.5%	\$365,000 -4.2%	\$388,000 -3.5%
2008	\$371,000 -3.4%	\$364,000 5.8%	\$373,000 -7.0%	\$390,000 1.0%	\$370,000 -6.6%	\$413,000 -3.3%	\$377,000 -5.0%	\$416,000 4.0%	\$366,000 -9.4%	\$371,000 -0.3%	\$357,000 -2.2%	\$403,000 3.9%
2009	\$357,000 -3.8%	\$340,000 -6.6%	\$316,000 -15.3%	\$321,000 -17.7%	\$332,000 -10.3%	\$360,000 -12.8%	\$374,000 -0.8%	\$359,000 -13.7%	\$339,000 -7.4%	\$311,000 -16.2%	\$321,000 -10.1%	

Chester County, PA - Single-Family - Average Settled Price/Original Price



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	96.6%	96.9%	97.6%	97.3%	97.7%	97.0%	97.6%	97.8%	97.5%	97.6%	97.8%	97.4%
2001	96.4%	96.7%	97.1%	97.2%	98.0%	97.9%	98.1%	97.6%	98.1%	97.1%	97.1%	97.1%
	-0.2%	-0.2%	-0.5%	-0.1%	0.4%	0.9%	0.5%	-0.2%	0.6%	-0.4%	-0.8%	-0.4%
2002	96.3%	96.4%	96.9%	97.1%	97.9%	98.2%	98.2%	97.9%	97.8%	97.6%	98.3%	97.6%
	-0.1%	-0.3%	-0.2%	-0.1%	-0.1%	0.3%	0.2%	0.3%	-0.2%	0.5%	1.2%	0.6%
2003	97.2%	97.8%	96.8%	98.1%	98.0%	98.1%	98.4%	98.0%	98.2%	97.9%	97.6%	96.8%
	0.9%	1.5%	-0.1%	1.0%	0.0%	-0.1%	0.2%	0.1%	0.4%	0.3%	-0.6%	-0.9%
2004	97.3%	96.5%	97.9%	97.8%	97.8%	98.1%	97.8%	97.6%	96.9%	97.2%	96.3%	96.2%
	0.1%	-1.3%	1.1%	-0.3%	-0.1%	0.0%	-0.6%	-0.4%	-1.3%	-0.8%	-1.3%	-0.6%
2005	96.7%	96.6%	96.9%	97.5%	97.8%	97.8%	97.7%	98.0%	97.5%	97.0%	96.5%	96.2%
	-0.5%	0.0%	-1.0%	-0.4%	-0.1%	-0.4%	-0.1%	0.3%	0.6%	-0.2%	0.2%	0.0%
2006	95.2%	96.2%	96.8%	96.7%	97.2%	97.2%	96.9%	95.9%	95.4%	95.9%	95.0%	94.4%
	-1.6%	-0.3%	-0.1%	-0.8%	-0.6%	-0.6%	-0.8%	-2.1%	-2.2%	-1.1%	-1.6%	-1.8%
2007	94.5%	94.6%	95.2%	95.8%	96.2%	96.3%	95.9%	95.2%	95.1%	94.9%	94.4%	93.1%
	-0.7%	-1.7%	-1.6%	-1.0%	-1.0%	-0.9%	-0.9%	-0.7%	-0.3%	-1.0%	-0.6%	-1.5%
2008	93.5%	93.2%	92.5%	93.6%	94.5%	94.5%	94.4%	94.5%	93.6%	92.9%	92.4%	91.1%
	-1.1%	-1.5%	-2.8%	-2.2%	-1.8%	-1.9%	-1.6%	-0.7%	-1.6%	-2.1%	-2.1%	-2.1%
2009	90.8%	91.1%	91.0%	92.0%	93.3%	93.2%	93.5%	93.7%	92.9%	93.1%	93.2%	
	-2.8%	-2.3%	-1.6%	-1.8%	-1.3%	-1.3%	-1.0%	-0.9%	-0.7%	0.1%	0.8%	