

Lancaster County  
Paired Sales Analysis of Appreciation

Nbhd	Parcel-ID	Sale Date		Sale Price		Annual Appreciation
		First	Second	First	Second	
7323	16-06-223-008-000	9/30/2003	7/24/2004	\$ 450,000	\$ 444,000	-1.61%
1609A	16-09-232-043-000	7/30/2003	9/28/2004	\$ 185,000	\$ 181,500	-1.60%
7222	17-19-140-011-000	12/19/2003	3/22/2005	\$ 91,000	\$ 90,000	-0.86%
7223	11-13-415-010-000	7/31/2003	12/14/2004	\$ 86,000	\$ 85,000	-0.83%
0912A	09-12-214-001-000	5/27/2004	4/13/2005	\$ 125,000	\$ 125,000	0.00%
9WCWSQ	10-26-242-024-000	10/30/2003	6/27/2005	\$ 120,000	\$ 120,000	0.00%
1110C	11-10-202-003-000	7/29/2004	5/24/2005	\$ 119,000	\$ 119,000	0.00%
1118A	11-18-202-019-000	7/29/2003	8/26/2004	\$ 110,000	\$ 110,000	0.00%
7140	12-36-115-034-000	7/1/2004	4/14/2005	\$ 180,000	\$ 180,000	0.00%
3400	15-23-300-003-000	9/17/2004	2/18/2005	\$ 350,000	\$ 350,000	0.00%
1609C	16-09-208-019-000	8/12/2003	12/29/2004	\$ 157,000	\$ 157,000	0.00%
1614B	16-14-317-011-000	3/31/2004	5/14/2004	\$ 124,000	\$ 124,000	0.00%
7202	17-09-432-007-000	2/17/2004	10/28/2004	\$ 89,000	\$ 89,000	0.00%
1616A	16-16-304-021-000	10/16/2003	11/24/2004	\$ 177,500	\$ 178,000	0.25%
7209	17-22-132-001-000	8/21/2003	1/5/2005	\$ 128,500	\$ 129,000	0.28%
7402	16-10-428-007-000	8/29/2003	10/27/2004	\$ 136,000	\$ 137,000	0.62%
7410	17-34-213-019-000	10/29/2003	5/5/2004	\$ 146,500	\$ 147,000	0.65%
7137	10-33-428-005-000	8/1/2003	11/1/2004	\$ 167,600	\$ 169,000	0.66%
1614B	16-14-317-001-000	5/13/2004	6/14/2005	\$ 125,900	\$ 127,000	0.79%
7430	16-17-218-044-000	10/24/2003	10/8/2004	\$ 123,000	\$ 124,000	0.84%
7102	11-18-324-017-000	8/29/2003	1/27/2005	\$ 110,475	\$ 112,000	0.96%
9CNVDV	16-05-200-031-038	11/7/2003	1/10/2005	\$ 83,000	\$ 84,000	1.01%
6156	23-31-200-002-000	11/1/2004	6/29/2005	\$ 208,000	\$ 209,500	1.08%
7422	16-03-203-029-000	9/17/2003	6/30/2004	\$ 226,000	\$ 228,000	1.11%
7337	16-19-302-005-000	8/20/2003	2/1/2005	\$ 220,000	\$ 224,000	1.23%
1722A	17-22-319-054-000	3/25/2004	1/10/2005	\$ 97,000	\$ 98,000	1.28%
6381	24-22-107-006-000	3/25/2004	6/28/2005	\$ 119,900	\$ 122,000	1.37%
1610D	16-10-135-006-000	9/24/2003	10/8/2004	\$ 207,000	\$ 210,000	1.37%
7207	17-20-215-008-000	10/29/2003	4/21/2005	\$ 88,000	\$ 90,000	1.52%
7111	11-01-412-015-000	6/22/2004	11/19/2004	\$ 156,000	\$ 157,000	1.54%
7112	11-12-103-002-000	3/25/2004	4/3/2005	\$ 125,000	\$ 127,000	1.54%
7244	17-28-309-015-000	11/13/2003	10/5/2004	\$ 139,000	\$ 141,000	1.58%
7223	10-24-249-010-000	9/23/2003	5/15/2005	\$ 107,000	\$ 110,000	1.68%
7320	10-36-421-002-000	7/22/2003	12/30/2004	\$ 112,000	\$ 115,000	1.83%
7430	16-17-207-007-000	5/14/2004	4/12/2005	\$ 118,000	\$ 120,000	1.83%
7244	17-28-323-005-000	8/22/2003	6/11/2005	\$ 145,000	\$ 150,000	1.88%
7222	17-19-110-025-000	1/6/2004	7/9/2004	\$ 102,000	\$ 103,000	1.91%
7205	17-16-236-013-000	7/25/2003	4/29/2005	\$ 85,000	\$ 88,000	1.97%
7222	17-19-110-024-000	1/6/2004	7/1/2004	\$ 102,000	\$ 103,000	1.99%
7306	09-01-139-001-000	7/18/2003	6/2/2005	\$ 128,000	\$ 133,000	2.05%
7114	10-23-231-001-000	7/13/2004	3/11/2005	\$ 72,000	\$ 73,000	2.07%
9CNVDV	16-05-200-031-077	7/24/2003	11/1/2004	\$ 73,000	\$ 75,000	2.12%
1118A	11-18-218-015-000	9/30/2004	6/15/2005	\$ 124,000	\$ 125,900	2.14%
7112	11-12-300-008-000	10/1/2004	6/16/2005	\$ 124,000	\$ 126,000	2.25%
7121	10-26-429-007-000	12/15/2003	1/13/2005	\$ 40,000	\$ 41,000	2.28%
7430	16-17-211-045-000	11/26/2003	6/10/2005	\$ 126,000	\$ 130,500	2.29%
7124	10-33-208-003-000	7/14/2003	5/27/2005	\$ 114,000	\$ 119,000	2.31%
7407	16-03-227-007-000	8/14/2003	11/24/2004	\$ 314,000	\$ 323,500	2.33%
7451	16-20-113-003-000	3/29/2004	4/19/2005	\$ 218,500	\$ 224,000	2.35%
7102	11-18-307-003-000	9/25/2003	12/5/2003	\$ 106,500	\$ 107,000	2.38%
7306	09-01-101-002-000	12/4/2003	10/29/2004	\$ 135,000	\$ 138,000	2.42%

Lancaster County  
Paired Sales Analysis of Appreciation

Nbhd	Parcel-ID	Sale Date		Sale Price		Annual Appreciation
		First	Second	First	Second	
7337	16-19-323-002-000	8/21/2003	8/7/2004	\$ 249,000	\$ 255,000	2.46%
1723B	17-22-232-003-000	9/14/2004	3/30/2005	\$ 148,000	\$ 150,000	2.47%
7243	17-29-315-001-000	9/13/2003	10/28/2004	\$ 125,000	\$ 128,700	2.59%
7331	17-30-445-001-000	9/24/2003	11/11/2004	\$ 133,000	\$ 137,000	2.62%
7220	17-15-414-011-000	8/29/2003	6/30/2005	\$ 224,000	\$ 235,000	2.63%
7206	17-15-101-013-000	8/28/2003	3/22/2005	\$ 115,000	\$ 120,000	2.74%
1101F	11-01-246-005-000	9/25/2003	12/28/2004	\$ 109,000	\$ 113,000	2.87%
7412	17-34-130-001-000	9/15/2003	3/14/2005	\$ 225,000	\$ 235,000	2.93%
7218	17-21-219-002-000	12/4/2003	3/7/2005	\$ 107,000	\$ 111,000	2.93%
7206	17-10-123-004-000	3/19/2004	6/20/2005	\$ 132,000	\$ 137,000	2.98%
7334	09-24-307-004-000	9/23/2003	8/18/2004	\$ 182,000	\$ 187,000	3.00%
7337	16-19-232-001-000	8/26/2003	8/16/2004	\$ 168,000	\$ 173,000	3.01%
7334	09-24-123-006-000	4/21/2004	12/16/2004	\$ 147,000	\$ 150,000	3.07%
7329	16-07-302-011-000	9/23/2003	1/12/2005	\$ 121,000	\$ 126,000	3.12%
6381	24-22-105-008-000	10/21/2003	6/1/2005	\$ 176,000	\$ 185,000	3.13%
7440	16-08-118-025-000	10/27/2003	4/20/2005	\$ 127,000	\$ 133,000	3.14%
7209	17-22-310-011-000	10/9/2003	1/10/2005	\$ 136,500	\$ 142,000	3.16%
7329	16-07-105-002-000	11/14/2003	4/15/2004	\$ 148,000	\$ 150,000	3.18%
7337	16-19-310-017-000	7/30/2003	9/24/2004	\$ 228,255	\$ 236,900	3.23%
7121	10-35-113-002-000	9/10/2003	12/18/2004	\$ 95,000	\$ 99,000	3.26%
1614B	16-14-303-002-000	8/20/2003	8/26/2004	\$ 119,900	\$ 124,000	3.31%
7404	16-15-202-014-000	10/1/2003	4/12/2005	\$ 183,500	\$ 193,000	3.33%
7434	16-14-220-001-000	1/14/2004	2/14/2005	\$ 208,000	\$ 216,000	3.49%
7318	17-30-127-005-000	7/28/2003	6/10/2004	\$ 93,000	\$ 96,000	3.65%
7332	09-02-204-009-000	3/26/2004	5/16/2005	\$ 106,000	\$ 110,500	3.67%
1021C	10-21-322-007-000	8/4/2004	5/9/2005	\$ 122,000	\$ 125,500	3.72%
7320	17-31-332-001-000	1/16/2004	6/15/2005	\$ 161,500	\$ 170,100	3.72%
7410	17-34-309-003-000	8/15/2003	6/29/2005	\$ 172,500	\$ 185,000	3.81%
1614B	16-14-302-005-000	2/6/2004	6/23/2005	\$ 119,900	\$ 126,400	3.88%
1614B	16-14-302-016-000	9/4/2003	7/15/2004	\$ 119,900	\$ 124,000	3.91%
7242	17-32-104-008-000	8/4/2004	6/30/2005	\$ 150,000	\$ 155,400	3.93%
7337	16-19-264-001-000	7/28/2003	6/24/2004	\$ 193,000	\$ 200,000	3.93%
7334	09-24-302-010-000	9/30/2003	5/24/2005	\$ 166,000	\$ 177,000	3.96%
7121	10-25-317-011-000	8/14/2003	10/15/2004	\$ 189,000	\$ 198,000	4.01%
7243	17-29-116-006-000	6/9/2004	12/23/2004	\$ 94,900	\$ 97,000	4.04%
7334	09-24-306-018-000	8/15/2003	10/25/2004	\$ 182,000	\$ 191,000	4.07%
6382	24-16-329-009-000	12/3/2003	5/20/2005	\$ 139,000	\$ 147,500	4.12%
7434	16-14-217-003-000	3/29/2004	5/17/2005	\$ 248,000	\$ 260,000	4.21%
6072	15-27-307-017-000	3/29/2004	6/21/2005	\$ 179,500	\$ 189,000	4.24%
7208	17-20-227-010-000	7/1/2003	5/27/2004	\$ 101,000	\$ 105,000	4.31%
7402	16-10-420-022-000	8/28/2003	8/28/2004	\$ 181,000	\$ 189,000	4.35%
7321	17-31-428-004-000	2/13/2004	5/11/2005	\$ 109,000	\$ 115,000	4.37%
1110C	11-10-201-009-000	7/12/2003	5/20/2004	\$ 115,500	\$ 120,000	4.48%
7339	09-24-403-022-000	7/9/2003	4/19/2005	\$ 266,062	\$ 288,000	4.57%
7106	10-22-305-004-000	7/24/2003	2/13/2005	\$ 80,000	\$ 86,000	4.74%
7414	17-33-134-004-000	8/6/2003	11/11/2004	\$ 111,000	\$ 118,000	4.90%
7338	09-25-203-002-000	7/30/2003	5/12/2005	\$ 445,000	\$ 484,900	4.95%
7435	16-15-103-013-000	11/2/2004	5/24/2005	\$ 281,000	\$ 289,000	5.05%
7136	10-32-203-017-000	5/19/2004	3/8/2005	\$ 120,000	\$ 125,000	5.12%
7211	17-08-411-009-000	10/21/2004	6/21/2005	\$ 115,000	\$ 119,000	5.15%
7209	17-22-117-010-000	8/22/2003	2/3/2005	\$ 123,000	\$ 133,000	5.51%

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Paired Sales Analysis of Appreciation

Nbhd	Parcel-ID	Sale Date		Sale Price		Annual Appreciation
		First	Second	First	Second	
7124	10-33-228-009-000	8/21/2003	4/28/2005	\$ 105,000	\$ 115,000	5.57%
3100	16-21-200-007-000	8/14/2003	2/21/2005	\$ 161,000	\$ 175,000	5.62%
7111	11-01-245-011-000	7/22/2003	3/2/2005	\$ 139,950	\$ 153,000	5.70%
7310	09-01-407-010-000	7/30/2003	9/15/2004	\$ 105,000	\$ 111,900	5.73%
7124	10-33-215-003-000	8/27/2003	5/25/2005	\$ 97,000	\$ 107,000	5.83%
7102	11-18-114-010-000	11/10/2003	5/11/2004	\$ 99,000	\$ 102,000	5.96%
7124	10-33-219-010-000	3/29/2004	6/16/2004	\$ 113,000	\$ 114,500	6.05%
7124	10-33-411-027-000	11/11/2003	5/19/2005	\$ 112,000	\$ 122,500	6.08%
7431	16-17-321-001-000	5/4/2004	9/2/2004	\$ 220,000	\$ 224,500	6.09%
1614B	16-14-301-001-000	8/6/2004	4/8/2005	\$ 121,900	\$ 127,000	6.15%
7431	16-17-457-004-000	7/1/2004	6/3/2005	\$ 154,000	\$ 163,000	6.24%
6072	15-34-107-014-000	9/24/2003	2/17/2005	\$ 96,376	\$ 105,000	6.29%
7137	10-33-454-005-000	7/15/2003	8/12/2004	\$ 145,000	\$ 155,000	6.30%
7121	10-26-426-004-000	9/2/2003	6/17/2005	\$ 69,000	\$ 77,000	6.38%
0913D	09-13-133-006-000	9/4/2003	8/26/2004	\$ 236,000	\$ 251,000	6.41%
7222	17-19-328-009-000	2/27/2004	5/19/2005	\$ 75,000	\$ 81,000	6.44%
7104	11-10-409-009-000	8/13/2003	1/30/2004	\$ 115,000	\$ 118,500	6.45%
7102	11-18-323-014-000	11/6/2003	5/3/2005	\$ 92,000	\$ 101,000	6.47%
7334	09-24-304-002-000	9/8/2003	5/26/2005	\$ 159,000	\$ 177,000	6.51%
7102	11-18-113-007-000	12/2/2003	6/7/2005	\$ 121,000	\$ 133,500	6.73%
7217	17-17-202-016-000	11/5/2003	8/12/2004	\$ 76,000	\$ 80,000	6.74%
0913A	09-13-109-009-006	4/2/2004	3/30/2005	\$ 116,000	\$ 124,000	6.86%
7112	11-12-121-001-000	2/12/2004	4/4/2005	\$ 123,000	\$ 133,000	7.02%
7410	17-34-211-002-000	1/26/2004	12/14/2004	\$ 150,000	\$ 160,000	7.43%
1614A	16-14-413-016-000	8/14/2003	12/3/2004	\$ 213,000	\$ 234,000	7.44%
1024B	10-24-445-006-000	8/28/2003	4/30/2004	\$ 93,000	\$ 98,000	7.87%
9CNVDV	16-05-200-031-007	2/16/2004	6/21/2004	\$ 72,000	\$ 74,000	7.94%
7337	16-19-124-020-000	4/30/2004	10/23/2004	\$ 151,000	\$ 156,900	7.99%
1734D	17-34-303-038-000	2/5/2005	5/5/2005	\$ 100,000	\$ 102,000	8.09%
7306	09-01-136-004-000	11/14/2003	1/26/2005	\$ 141,000	\$ 155,000	8.14%
7115	17-08-128-003-000	11/26/2003	4/30/2004	\$ 220,000	\$ 228,000	8.39%
7201	17-09-212-003-000	8/27/2003	4/27/2005	\$ 84,000	\$ 96,000	8.44%
7438	17-33-202-004-000	8/25/2003	4/28/2005	\$ 195,000	\$ 223,000	8.45%
1610B	16-10-308-030-000	11/11/2003	4/28/2004	\$ 126,000	\$ 131,000	8.45%
7337	16-19-302-011-000	3/24/2004	2/10/2005	\$ 199,000	\$ 215,000	8.96%
1101A	11-01-206-055-000	11/19/2003	5/31/2005	\$ 60,000	\$ 68,500	9.12%
7438	17-33-222-008-000	9/29/2004	2/10/2005	\$ 255,000	\$ 264,000	9.48%
7439	16-05-320-003-000	8/13/2003	12/23/2003	\$ 115,000	\$ 119,000	9.49%
7328	09-12-215-007-000	4/29/2004	4/21/2005	\$ 112,000	\$ 122,900	9.65%
7334	09-24-302-014-000	11/14/2003	5/4/2005	\$ 154,000	\$ 177,000	10.01%
7223	10-24-208-029-000	8/28/2003	6/21/2005	\$ 53,000	\$ 63,500	10.76%
1715A	17-15-435-009-000	12/10/2004	6/9/2005	\$ 128,000	\$ 135,000	10.88%
7325	09-13-458-018-000	2/9/2004	5/26/2005	\$ 414,000	\$ 475,000	11.24%
7302	10-36-145-010-000	8/26/2003	5/23/2005	\$ 125,000	\$ 149,900	11.28%
7114	11-14-415-004-000	12/12/2003	6/24/2005	\$ 45,000	\$ 53,000	11.43%
7112	11-12-202-026-000	4/29/2004	6/15/2005	\$ 123,500	\$ 140,000	11.67%
7331	17-31-215-009-000	7/8/2003	7/22/2004	\$ 113,000	\$ 127,000	11.74%
7328	09-12-421-024-000	10/28/2004	6/29/2005	\$ 148,000	\$ 159,900	11.86%
3208	03-13-406-005-000	2/12/2004	9/29/2004	\$ 395,000	\$ 425,000	11.89%
7121	10-35-233-016-000	7/10/2003	7/9/2004	\$ 74,000	\$ 83,000	12.00%
7427	17-32-128-002-000	10/31/2003	4/23/2004	\$ 88,425	\$ 93,750	12.39%

Lancaster County  
Paired Sales Analysis of Appreciation

Nbhd	Parcel-ID	Sale Date		Sale Price		Annual Appreciation
		First	Second	First	Second	
7451	16-20-121-003-000	4/20/2005	6/28/2005	\$ 210,000	\$ 215,000	12.42%
9NCCP1	17-16-442-002-002	7/29/2003	12/29/2003	\$ 56,000	\$ 59,000	12.61%
7223	10-24-239-026-000	8/28/2003	6/21/2005	\$ 105,000	\$ 130,000	12.93%
7112	11-12-300-006-000	4/30/2004	9/27/2004	\$ 109,000	\$ 115,000	13.21%
1234A	12-34-216-003-000	7/10/2003	1/6/2005	\$ 210,000	\$ 253,000	13.50%
1727C	17-27-428-010-000	3/4/2004	1/5/2005	\$ 148,000	\$ 165,500	13.87%
1110A	11-10-413-010-000	7/25/2003	3/21/2005	\$ 93,250	\$ 115,000	13.88%
7306	09-01-108-006-000	10/23/2003	9/23/2004	\$ 114,000	\$ 129,000	14.10%
1608A	16-08-234-004-000	1/21/2004	6/4/2005	\$ 113,000	\$ 136,000	14.65%
7111	11-01-332-002-000	5/25/2004	7/7/2004	\$ 168,000	\$ 171,000	14.95%
7329	16-07-410-054-000	12/20/2003	3/6/2005	\$ 134,000	\$ 160,000	15.80%
7103	12-34-307-003-000	9/26/2003	11/10/2003	\$ 142,000	\$ 145,000	16.90%
7100	10-21-201-040-000	1/14/2004	11/22/2004	\$ 210,000	\$ 241,000	16.98%
7403	16-09-305-004-000	11/17/2003	6/18/2004	\$ 150,000	\$ 165,500	17.38%
6038	24-16-303-023-000	7/31/2003	4/29/2004	\$ 90,000	\$ 102,000	17.58%
7122	11-18-217-017-000	7/8/2004	12/15/2004	\$ 119,650	\$ 129,000	17.58%
7133	11-03-128-002-000	7/23/2003	2/18/2005	\$ 147,000	\$ 190,000	18.28%
7203	17-18-252-001-000	8/14/2003	1/7/2005	\$ 78,000	\$ 100,000	19.83%
7441	17-32-310-005-000	11/25/2003	5/25/2004	\$ 122,500	\$ 135,000	20.18%
6075	14-35-106-006-000	11/12/2003	4/8/2005	\$ 45,000	\$ 58,000	20.27%
7222	17-19-126-008-000	9/2/2003	5/24/2005	\$ 55,000	\$ 74,900	20.68%
7414	17-33-231-003-000	4/27/2004	3/21/2005	\$ 111,000	\$ 132,000	20.76%
7337	16-19-109-013-000	11/16/2004	12/15/2004	\$ 175,000	\$ 178,000	21.28%
7435	16-15-224-005-000	8/14/2003	1/23/2004	\$ 305,000	\$ 335,000	21.86%
7209	17-22-215-007-000	8/10/2004	3/23/2005	\$ 136,000	\$ 155,000	22.35%
9WCWSQ	10-26-242-012-000	12/13/2003	5/31/2005	\$ 88,000	\$ 120,000	24.47%
7434	16-14-309-005-000	10/27/2004	3/31/2005	\$ 189,000	\$ 209,000	24.58%
7435	16-15-103-038-000	7/1/2003	6/17/2004	\$ 208,000	\$ 260,000	25.57%
1236A	12-36-101-007-000	10/20/2004	3/23/2005	\$ 132,000	\$ 147,000	26.56%
Number of Sales		182				
Monthly Appreciation						
Mean		0.54%				
Median		0.36%				
Annual Appreciation						
Mean		6.51%				
Median		4.31%				