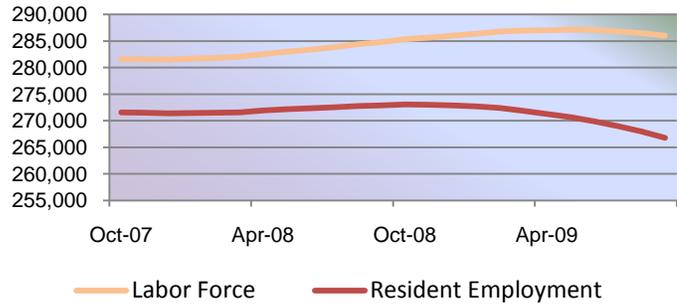
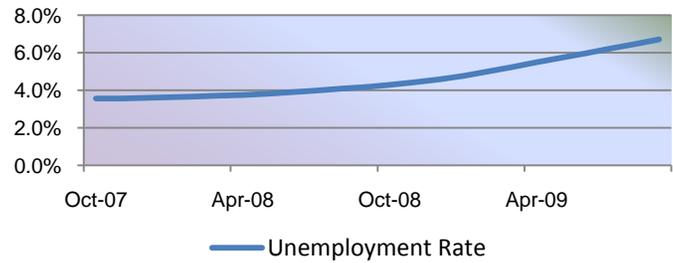


ECONOMY, EMPLOYMENT & INCOME



Unemployment Rate 12-month Average

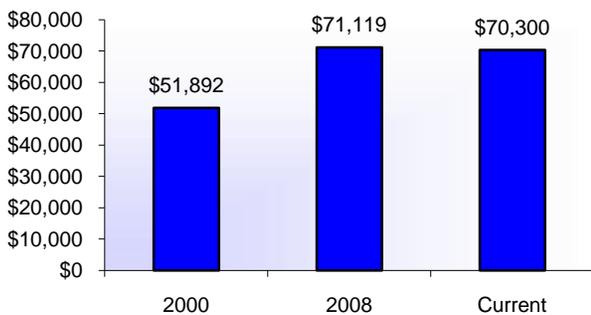


Data Source: Bureau of Labor Statistics

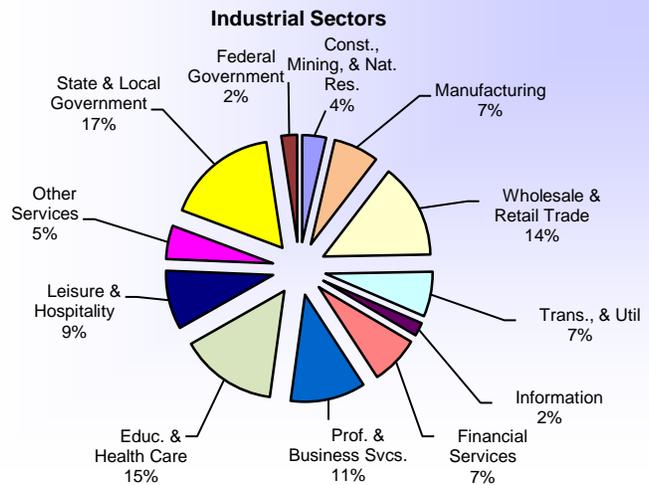
Economic Summary

The Harrisburg-Carlisle Metropolitan Statistical Area (MSA) comprises Cumberland, Dauphin, and Perry counties in Pennsylvania, and includes the city of Harrisburg, the state capital. The economy of the area grew steadily from 2003 through 2008, but it began to contract in February 2009. During the 12 months ending October 2009, nearly 8,750 jobs were lost; the manufacturing and professional and business services sectors each accounted for one-quarter of the job losses. Government, the largest sector, added 125 jobs, an increase of 0.2 percent; increases in federal government employment offset layoffs in state government.

Median Income



Data Source: US Census Bureau & HUD PD&R/EMAD



Data Source: Bureau of Labor Statistics

	April 2000	July 2008	Previous	Current	Average Annual Change					
			12-Months	12-Months	2000 to 2008		2008 to Current		Prev. to Current	
			Ending	Ending	Number	Percent	Number	Percent	Number	Percent
			9/21/2008	9/16/2009						
Labor Force	283,561	283,834	284,799	286,007	33	0.01%	1,739	0.61%	1,208	0.42%
Res. Employment	273,720	272,526	272,886	266,799	-145	-0.05%	-4,582	-1.68%	-6,087	-2.23%
Unemployment	9,841	11,307	11,914	19,209	178	1.57%	6,321	55.90%	7,295	61.23%
Unemp. Rate	3.5%	4.0%	4.2%	6.7%						

Data Source: Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

	Apr-00	July 2008	Average Annual Change	
			2000 to	2008
			Number	Percent
Population	509,074	531,108	2,671	0.5%
In Households	487,833	513,484	3,109	0.6%
Households	202,380	232,203	3,615	1.8%
Household Size	2.4	2.2		

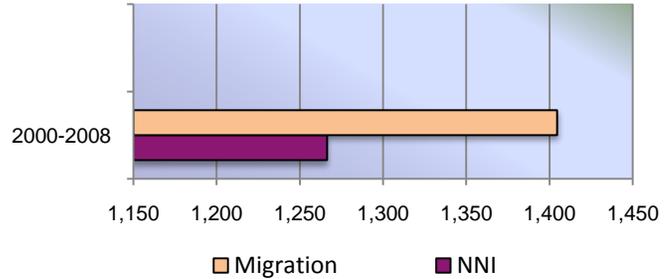
Data Source: U.S. Census, American Community Survey and Analyst Estimates *NA = EMAD has not conducted a 2009 analysis*

Population Change Summary

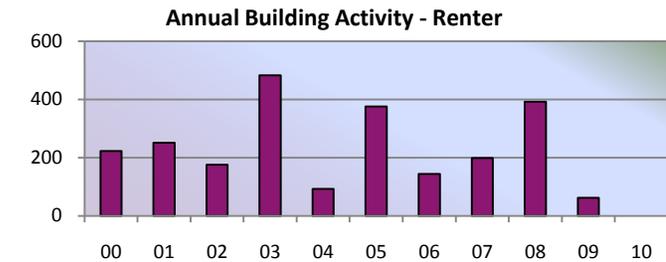
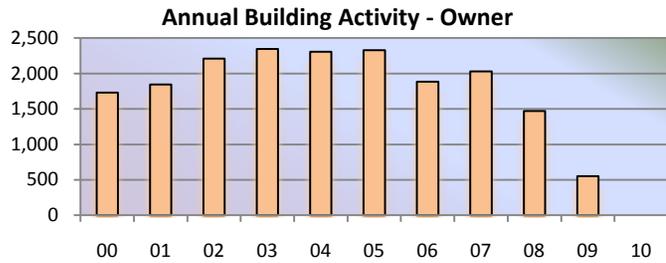
Between April 1, 2000 and 2008, the population of the metropolitan area increased by approximately 22,000 or 2,675 people annually. Net in-migration to the area accounted for slightly more than half of the growth since 2000. Relatively affordable home prices have attracted people from nearby counties to the area.

During the decade, as households grew faster than population, the average household size declined.

Annual Average Change - Population Components



Data Source: U.S. Census Bureau and EMAD Estimates



Data Source: U.S. Census Bureau, Building Permits Survey and EMAD Est.
Data for 2009 is preliminary data, through October.

Housing Market Conditions Summary

After the peak years in mid-decade, construction of units for sale has declined. The construction of rental units has fluctuated during the decade.

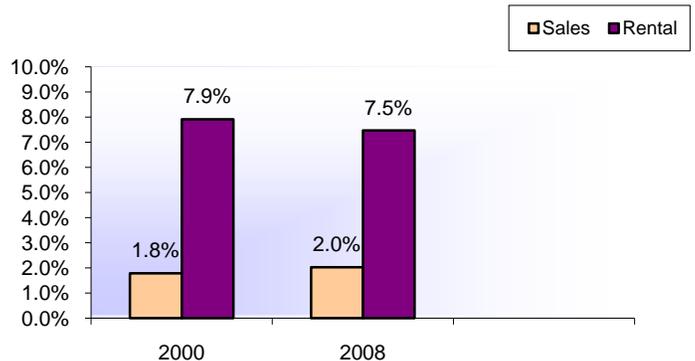
Since 2000, the overall sales market vacancy rate increased, while the overall rental market vacancy rate decreased. Earlier in the decade, the percentage of homeownership increased beyond 2000 Census levels, but the recent economic downturn forced many homeowners back into the rental market.

A formerly vacant 216-unit apartment complex, located in the city of Harrisburg, was substantially rehabilitated in

Occupied Housing Inventory by Tenure		
	Apr-00	July 2008
Total Housing Units	217,025	232,203
Occupied	202,380	213,105
Owners	141,107	149,849
% Owners	69.7%	70.3%
Renters	61,273	63,256
% Renters	30.3%	29.7%
Total Vacant	14,645	19,098

Data Source: U.S. Census Bureau and EMAD Estimates
NA = EMAD has not conducted a 2009 analysis

Vacancy Rates



Data Source: U.S. Census Bureau and EMAD Estimates
NA = EMAD has not conducted a 2009 analysis