



Pennsylvania Economic Indicators

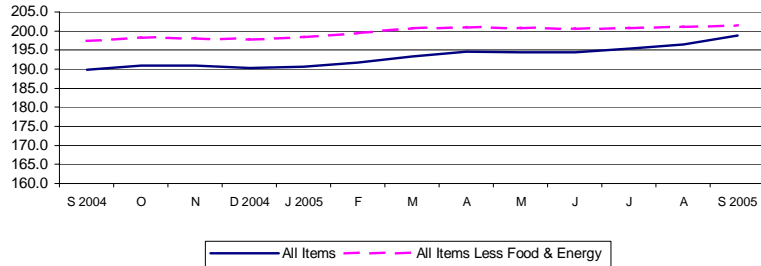
THIRD QUARTER 2005

Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased to 198.8 in September 2005 from 196.4 in August, a 1.2 percent increase. This was also a 4.7 percent increase from September 2004. The first half of 2005 CPI-U was 193.2, a 3.0 percent increase from the first half of 2004. Excluding food and energy, the CPI-U (not seasonally adjusted) for September 2005 increased to 201.3 from 201.0 in August. The September-to-September change was also a positive 2.0 percent.

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Consumer Price Index: United States, September 2004 - September 2005 (Not Seasonally Adjusted)

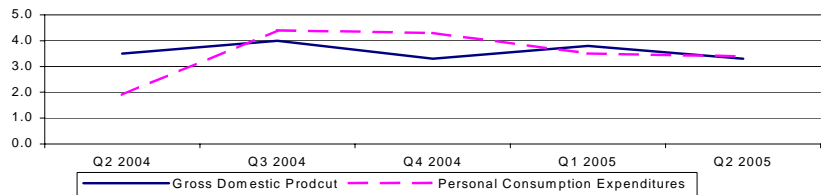


Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 3.3 percent in the second quarter of 2005 after an increase of 3.8 percent in the first quarter of 2005, according to the national income and product accounts (NIPA's). Real personal consumption expenditures (PCE) increased 3.4 percent after increasing 3.5 percent in the first quarter of 2005. Durable goods purchases increased 7.9 percent, compared to a 2.6 percent increase in the first quarter. Nondurable goods increased 3.6 percent and services increased 2.3 percent.

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Percent Change in Gross Domestic Product (Seasonally Adjusted Rates) United States, Second Quarter 2004 - Second Quarter 2005

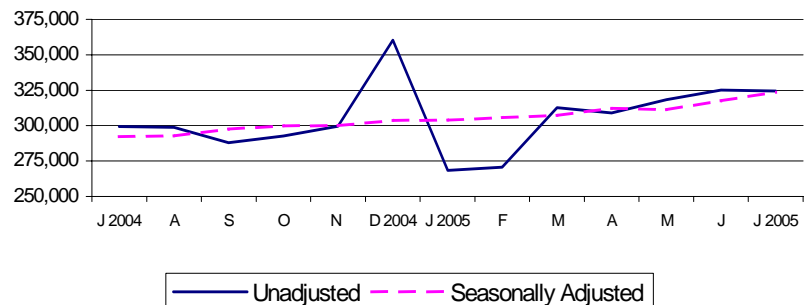


Retail Sales

Retail sales for July 2005 of \$324,497 million represent a 0.2 percent decrease from June 2005 and an 8.4 percent increase from July 2004. On a seasonally adjusted basis, retail sales increased 1.9 percent from June 2005, and increased 10.7 percent from July 2004.

Source: U.S. Department of Commerce, Bureau of the Census.

Retail Sales - Millions of Current Dollars: United States, July 2004 - July 2005

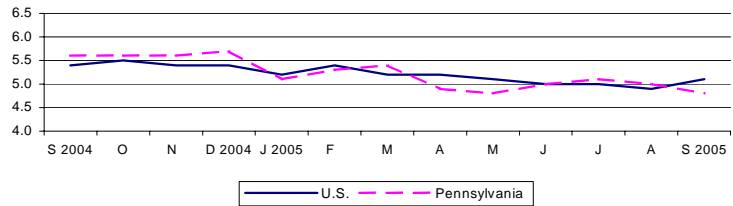


Unemployment Rate

The national unemployment increased to 5.1 percent in September 2005 from 4.9 percent in August. Pennsylvania's September preliminary unemployment rate decreased to 4.8 percent from 5.0 percent in August. Pennsylvania's unemployment rate in September 2004 was 5.6 percent.

Source: U.S. Department of Labor, Bureau of Labor Statistics

Unemployment Rate (Percent): United States and Pennsylvania
September 2004 - September 2005

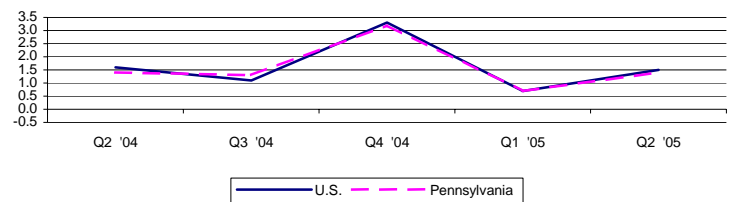


Personal Income

Personal income increased 1.5 percent nationally in the second quarter of 2005 to \$10,225,957 million. Pennsylvania saw an increase of 1.4 percent to \$433,554 million. National per capita personal income stood at \$33,041 in 2004, a 4.9 percent rise from 2003. Pennsylvania, at \$33,257, showed a 4.8 percent increase and ranked 19th in the nation.

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Percent Change in Personal Income: United States and Pennsylvania,
Second Quarter 2004 - Second Quarter 2005

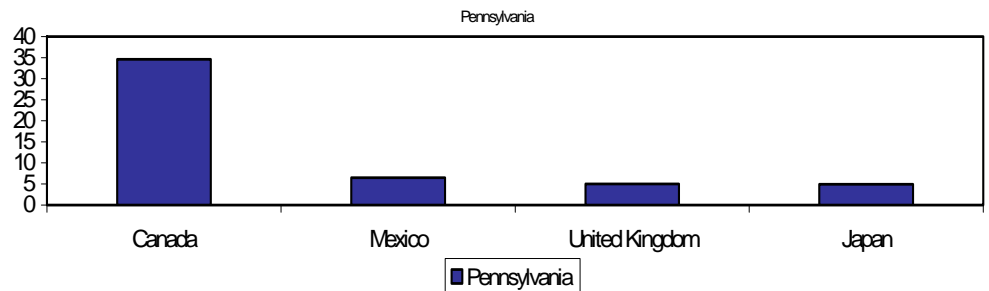


Exports

In 2004, 17.5 percent of Pennsylvania's exports were chemical products. Other top categories were non-electrical machinery (13.1 percent) and computer and electronics (11.9 percent). Pennsylvania ranked 15th in the nation in 2004, exporting 2.3 percent of the nation's total exports. Canada remained the top destination country for exports, receiving 35.6 percent of Pennsylvania's total exports. Mexico, Japan and the United Kingdom followed.

Source: U.S. Census Bureau, refined by Massachusetts Institute for Social and Economic Research (MISER).

Percent of Total Exports by Top Destination Countries: Pennsylvania, 2004



Building Permits

The number of building permits in terms of total units for August 2005 was 4,193 an increase of 24.2 percent from August of 2004. The total value of housing unit authorizations for August 2005 was 640 million, a 36.9 percent increase from August 2004.

Source: U.S. Census Bureau, Residential Construction Branch

New Privately Owned Housing Unit Authorizations, PA		
	Total Units	Valuation (\$1,000s)
August '05	4,193	639,920
August '04*	3,376	469,113
YTD '05	29,175	4,337,283
2004	49,665	6,766,570

* data from August 2004 is based on 19,000 place data, all other data is from 20,000 place data.