

# Prudential Fox & Roach, REALTORS HomExpert Market Report

April 2009

## PENNSYLVANIA

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory				
	Apr-09	Apr-08	Apr-07	% Change in Total	% Change in Total	Apr-09	Apr-08	Apr-07	% Change in Median	% Change in Median	Apr-09	Apr-08	Apr-07	% Change in Avg	% Change in Avg	Apr-09	Apr-08	Apr-07	% Change in Inventory	% Change in Inventory	Apr-09	Apr-08	Apr-07	% Change in Months Supply 08-	% Change in Months Supply 07-
				Sold 08-09	Sold 07-09				08-09	07-09				DOM 08-09	DOM 07-09				08-09	07-09				08-09	07-09
Bucks	391	485	535	-19.4%	-26.9%	\$ 267,500	\$ 269,400	\$ 284,200	-0.7%	-5.9%	98	84	65	16.1%	49.3%	5,222	5,474	4,939	-4.6%	5.7%	8.6	7.3	5.6	18.2%	54.1%
Chester	323	458	470	-29.5%	-31.3%	\$ 279,000	\$ 307,000	\$ 309,902	-9.1%	-10.0%	103	78	75	31.0%	37.2%	4,876	5,257	4,709	-7.2%	3.5%	10.8	7.5	6.1	44.3%	75.8%
Delaware	363	486	632	-25.3%	-42.6%	\$ 185,000	\$ 194,000	\$ 214,750	-4.6%	-13.9%	100	78	57	29.1%	75.1%	4,564	4,618	4,317	-1.2%	5.7%	8.5	6.1	4.2	38.0%	101.2%
Montgomery	522	703	819	-25.7%	-36.3%	\$ 240,773	\$ 263,000	\$ 260,000	-8.5%	-7.4%	87	78	65	11.3%	33.6%	6,959	7,476	6,973	-6.9%	-0.2%	7.9	6.5	5.3	21.3%	48.6%
Philadelphia	950	1,216	1,519	-21.9%	-37.5%	\$ 135,000	\$ 141,000	\$ 140,000	-4.3%	-3.6%	80	76	69	4.9%	15.8%	12,876	14,588	14,304	-11.7%	-10.0%	9.7	8.4	6.6	14.6%	47.5%
<b>PA</b>	<b>2,549</b>	<b>3,348</b>	<b>3,975</b>	<b>-23.9%</b>	<b>-35.9%</b>	<b>\$ 208,000</b>	<b>\$ 224,200</b>	<b>\$ 224,000</b>	<b>-7.2%</b>	<b>-7.1%</b>	<b>90</b>	<b>78</b>	<b>67</b>	<b>15.1%</b>	<b>35.3%</b>	<b>34,497</b>	<b>37,418</b>	<b>35,242</b>	<b>-7.8%</b>	<b>-2.1%</b>	<b>9.1</b>	<b>7.4</b>	<b>5.7</b>	<b>23.1%</b>	<b>58.2%</b>
<b>Greater Philadelphia 12-County Region</b>	<b>4,034</b>	<b>5,234</b>	<b>6,446</b>	<b>-22.9%</b>	<b>-37.4%</b>	<b>\$ 205,000</b>	<b>\$ 220,000</b>	<b>\$ 224,000</b>	<b>-6.8%</b>	<b>-8.5%</b>	<b>94</b>	<b>81</b>	<b>68</b>	<b>16.1%</b>	<b>38.5%</b>	<b>58,491</b>	<b>63,442</b>	<b>59,086</b>	<b>-7.8%</b>	<b>-1.0%</b>	<b>9.6</b>	<b>8.1</b>	<b>6.2</b>	<b>18.4%</b>	<b>54.1%</b>

## NEW JERSEY

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory				
	Apr-09	Apr-08	Apr-07	% Change in Total	% Change in Total	Apr-09	Apr-08	Apr-07	% Change in Median	% Change in Median	Apr-09	Apr-08	Apr-07	% Change in Avg	% Change in Avg	Apr-09	Apr-08	Apr-07	% Change in Inventory	% Change in Inventory	Apr-09	Apr-08	Apr-07	% Change in Months Supply 08-	% Change in Months Supply 07-
				Sold 08-09	Sold 07-09				08-09	07-09				DOM 08-09	DOM 07-09				08-09	07-09				08-09	07-09
Burlington	271	374	476	-27.5%	-43.1%	\$ 220,000	\$ 230,000	\$ 230,000	-4.3%	-4.3%	107	90	77	18.7%	39.4%	4,969	5,458	5,031	-9.0%	-1.2%	10.6	9.6	8.0	11.3%	32.3%
Camden	298	390	518	-23.6%	-42.5%	\$ 170,000	\$ 188,000	\$ 197,630	-9.6%	-14.0%	105	83	73	26.6%	43.1%	5,292	5,836	5,476	-9.3%	-3.4%	10.2	10.2	7.8	0.6%	31.8%
Gloucester	170	257	266	-33.9%	-36.1%	\$ 187,000	\$ 205,000	\$ 220,000	-8.8%	-15.0%	102	96	72	6.5%	41.6%	3,091	3,224	2,796	-4.1%	10.6%	12.3	10.1	8.2	22.3%	50.3%
Mercer	233	252	338	-7.5%	-31.1%	\$ 224,000	\$ 257,750	\$ 265,500	-13.1%	-15.6%	95	92	85	3.5%	11.9%	3,394	3,789	3,886	-10.4%	-12.7%	12.8	9.7	7.8	31.6%	63.5%
Salem	48	33	72	45.5%	-33.3%	\$ 135,000	\$ 173,000	\$ 182,500	-22.0%	-26.0%	148	107	90	38.4%	65.6%	821	773	714	6.2%	15.0%	14.1	13.2	9.6	6.1%	46.4%
<b>NJ</b>	<b>1,020</b>	<b>1,306</b>	<b>1,670</b>	<b>-21.9%</b>	<b>-38.9%</b>	<b>\$ 192,250</b>	<b>\$ 214,950</b>	<b>\$ 220,000</b>	<b>-10.6%</b>	<b>-12.6%</b>	<b>105</b>	<b>90</b>	<b>77</b>	<b>16.6%</b>	<b>35.7%</b>	<b>17,567</b>	<b>19,080</b>	<b>17,903</b>	<b>-7.9%</b>	<b>-1.9%</b>	<b>11.3</b>	<b>10.0</b>	<b>8.0</b>	<b>13.0%</b>	<b>41.3%</b>
<b>Greater Philadelphia 12-County Region</b>	<b>3,961</b>	<b>5,233</b>	<b>6,446</b>	<b>-24.3%</b>	<b>-38.6%</b>	<b>\$ 205,000</b>	<b>\$ 220,000</b>	<b>\$ 224,000</b>	<b>-6.8%</b>	<b>-8.5%</b>	<b>94</b>	<b>81</b>	<b>68</b>	<b>16.1%</b>	<b>38.5%</b>	<b>57,971</b>	<b>63,442</b>	<b>59,086</b>	<b>-8.6%</b>	<b>-1.9%</b>	<b>9.1</b>	<b>8.1</b>	<b>6.2</b>	<b>12.2%</b>	<b>45.9%</b>
Atlantic *	187	260	307	-28.1%	-39.1%	\$ 215,000	\$ 230,250	\$ 256,000	-6.6%	-16.0%	123	123	99	0.0%	24.5%	5,425	5,419	5,445	0.1%	-0.4%	22.8	18.0	15.3	26.9%	49.0%
Cape May *	84	105	94	-20.0%	-10.6%	\$ 382,500	\$ 520,000	\$ 520,000	-26.4%	-26.4%	124	155	142	-19.7%	-12.8%	1,835	1,931	2,199	-5.0%	-16.6%	14.6	16.0	24.3	-8.6%	-40.0%

## DELAWARE

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory				
	Apr-09	Apr-08	Apr-07	% Change in Total	% Change in Total	Apr-09	Apr-08	Apr-07	% Change in Median	% Change in Median	Apr-09	Apr-08	Apr-07	% Change in Avg	% Change in Avg	Apr-09	Apr-08	Apr-07	% Change in Inventory	% Change in Inventory	Apr-09	Apr-08	Apr-07	% Change in Months Supply 08-	% Change in Months Supply 07-
				Sold 08-09	Sold 07-09				08-09	07-09				DOM 08-09	DOM 07-09				08-09	07-09				08-09	07-09
Kent	98	118	157	-16.9%	-37.6%	\$ 189,450	\$ 205,000	\$ 216,000	-7.6%	-12.3%	100	80	66	24.7%	52.2%	2,211	2,232	1,806	-0.9%	22.4%	16.4	11.9	7.7	37.5%	111.9%
New Castle	367	462	644	-20.6%	-43.0%	\$ 220,000	\$ 231,000	\$ 228,500	-4.8%	-3.7%	93	77	53	21.2%	74.8%	4,216	4,719	4,135	-10.7%	2.0%	6.8	7.0	4.6	-2.7%	49.0%
<b>DE</b>	<b>465</b>	<b>580</b>	<b>801</b>	<b>-19.8%</b>	<b>-41.9%</b>	<b>\$ 210,000</b>	<b>\$ 225,000</b>	<b>\$ 226,000</b>	<b>-6.7%</b>	<b>-7.1%</b>	<b>95</b>	<b>78</b>	<b>56</b>	<b>22.0%</b>	<b>69.7%</b>	<b>6,427</b>	<b>6,951</b>	<b>5,941</b>	<b>-7.5%</b>	<b>8.2%</b>	<b>8.7</b>	<b>8.1</b>	<b>5.3</b>	<b>6.7%</b>	<b>64.6%</b>
<b>Greater Philadelphia 12-County Region</b>	<b>3,961</b>	<b>5,233</b>	<b>6,446</b>	<b>-24.3%</b>	<b>-38.6%</b>	<b>\$ 205,000</b>	<b>\$ 220,000</b>	<b>\$ 224,000</b>	<b>-6.8%</b>	<b>-8.5%</b>	<b>94</b>	<b>81</b>	<b>68</b>	<b>16.1%</b>	<b>38.5%</b>	<b>57,971</b>	<b>63,442</b>	<b>59,086</b>	<b>-8.6%</b>	<b>-1.9%</b>	<b>9.1</b>	<b>8.1</b>	<b>6.2</b>	<b>12.2%</b>	<b>45.9%</b>

\*Atlantic County and Cape May County are not included in the NJ overall or Greater Philadelphia Region totals.

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