

Prudential Fox & Roach, REALTORS HomeExpert Market Report
December 2009

PENNSYLVANIA

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory					Properties Under Contract											
	Dec-09		Dec-08		Dec-07	% Change in Total Sold 08-09		% Change in Total Sold 07-09		\$40,148	\$39,783	\$39,417	% Change in Median 08-09		% Change in Median 07-09		Dec-09	Dec-08	Dec-07	% Change in Inventory 08-09		% Change in Inventory 07-09		Dec-09	Dec-08	Dec-07	% Change in Months Supply 08-09		% Change in Months Supply 07-09		Dec-09	Dec-08	Dec-07	% Change in Prop UC 08-09		% Change in Prop UC 07-09	
	Sold	% Change	Sold	% Change	Sold	% Change	Sold	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days
PA	2,907	-2,345	2,930	6.3%	-14.4%	\$210,000	\$207,500	\$220,000	1.2%	-4.5%	85	83	76	2.4%	-11.8%	29,123	32,022	32,888	-8.1%	-11.5%	11.5	13.4	11.0	-14.5%	4.0%	1,908	1,834	2,097	4.0%	-9.0%	3,039	2,922	3,331	4.0%	-8.8%		
Greater Philadelphia 12 County Region	4,002	3,727	4,614	7.4%	-13.3%	\$205,000	\$205,725	\$220,000	0.4%	-6.8%	97	90	82	7.8%	-18.3%	50,953	55,917	55,861	-8.9%	-8.8%	14.2	16.8	13.4	-15.3%	5.7%	3,039	2,922	3,331	4.0%	-8.8%							

NEW JERSEY

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory					Properties Under Contract											
	Dec-09		Dec-08		Dec-07	% Change in Total Sold 08-09		% Change in Total Sold 07-09		\$40,148	\$39,783	\$39,417	% Change in Median 08-09		% Change in Median 07-09		Dec-09	Dec-08	Dec-07	% Change in Inventory 08-09		% Change in Inventory 07-09		Dec-09	Dec-08	Dec-07	% Change in Months Supply 08-09		% Change in Months Supply 07-09		Dec-09	Dec-08	Dec-07	% Change in Prop UC 08-09		% Change in Prop UC 07-09	
	Sold	% Change	Sold	% Change	Sold	% Change	Sold	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days
NJ	1,066	952	1,212	11.3%	-12.0%	\$194,000	\$200,000	\$218,000	-3.0%	-11.0%	103	100	89	3.0%	-15.7%	15,959	17,750	16,683	-10.1%	-4.3%	15.7	19.9	15.9	-21.4%	-1.5%	743	789	853	-5.6%	-12.9%	3,039	2,922	3,331	4.0%	-8.8%		
Greater Philadelphia 12 County Region	4,002	3,727	4,614	7.4%	-13.3%	\$205,000	\$205,725	\$220,000	0.4%	-6.8%	97	90	82	7.8%	-18.3%	50,953	55,917	55,861	-8.9%	-8.8%	14.2	16.8	13.4	-15.3%	5.7%	3,039	2,922	3,331	4.0%	-8.8%							

DELAWARE

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory					Properties Under Contract											
	Dec-09		Dec-08		Dec-07	% Change in Total Sold 08-09		% Change in Total Sold 07-09		\$40,148	\$39,783	\$39,417	% Change in Median 08-09		% Change in Median 07-09		Dec-09	Dec-08	Dec-07	% Change in Inventory 08-09		% Change in Inventory 07-09		Dec-09	Dec-08	Dec-07	% Change in Months Supply 08-09		% Change in Months Supply 07-09		Dec-09	Dec-08	Dec-07	% Change in Prop UC 08-09		% Change in Prop UC 07-09	
	Sold	% Change	Sold	% Change	Sold	% Change	Sold	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days				% Change	Days	% Change	Days
DE	429	424	593	1.2%	-23.8%	\$205,000	\$210,000	\$225,000	-2.4%	-8.9%	100	84	77	19.0%	-29.9%	5,871	6,345	6,100	-7.5%	-3.8%	17.5	17.3	13.4	1.1%	30.4%	388	299	381	29.8%	1.9%	3,039	2,922	3,331	4.0%	-8.8%		
Greater Philadelphia 12 County Region	4,002	3,727	4,614	7.4%	-13.3%	\$205,000	\$205,725	\$220,000	0.4%	-6.8%	97	90	82	7.8%	-18.3%	50,953	55,917	55,861	-8.9%	-8.8%	14.2	16.8	13.4	-15.3%	5.7%	3,039	2,922	3,331	4.0%	-8.8%							

*Atlantic County is not included in the NJ overall or Greater Philadelphia Region totals.

*Attribute to HomeExpert Market Report, a product of the Prudential Fox & Roach Realtors Research Division. Information based on MLS data and deemed accurate, but not guaranteed. For more information visit www.homesearch.com