

# Prudential Fox & Roach, REALTORS HomExpert Market Report

February 2009

## PENNSYLVANIA

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory				
	Feb-09	Feb-08	Feb-07	% Change in Total Sold		Feb-09	Feb-08	Feb-07	% Change in Median		Feb-09	Feb-08	Feb-07	% Change in Avg DOM		Feb-09	Feb-08	Feb-07	% Change in Inventory		Feb-09	Feb-08	Feb-07	% Change in Months Supply	
				08-09	07-09				08-09	07-09				08-09	07-09				08-09	07-09				08-09	07-09
Bucks	234	353	442	-33.7%	-47.1%	\$ 247,450	\$ 269,000	\$ 279,900	-8.0%	-11.6%	96	76	64	25.9%	49.2%	4,659	4,803	4,268	-3.0%	9.2%	11.0	7.9	5.4	39.1%	104.2%
Chester	243	296	377	-17.9%	-35.5%	\$ 250,000	\$ 285,000	\$ 286,000	-12.3%	-12.6%	90	92	76	-1.5%	19.0%	4,330	4,564	4,134	-5.1%	4.7%	12.1	8.9	6.7	36.4%	81.4%
Delaware	241	387	460	-37.7%	-47.6%	\$ 186,000	\$ 204,100	\$ 198,450	-8.9%	-6.3%	102	82	66	25.1%	55.0%	4,046	4,165	3,736	-2.9%	8.3%	9.0	6.3	4.3	41.6%	110.8%
Montgomery	383	505	583	-24.2%	-34.3%	\$ 230,000	\$ 258,000	\$ 272,000	-10.9%	-15.4%	97	88	69	11.0%	41.1%	6,216	6,655	6,115	-6.6%	1.7%	10.3	7.8	5.5	33.3%	87.2%
Philadelphia	646	949	1,212	-31.9%	-46.7%	\$ 125,000	\$ 130,000	\$ 129,250	-3.8%	-3.3%	76	73	70	4.2%	8.5%	12,244	13,881	13,739	-11.8%	-10.9%	11.6	9.1	7.2	26.8%	60.7%
<b>PA</b>	<b>1,747</b>	<b>2,490</b>	<b>3,074</b>	<b>-29.8%</b>	<b>-43.2%</b>	<b>\$ 200,000</b>	<b>\$ 215,000</b>	<b>\$ 212,000</b>	<b>-7.0%</b>	<b>-5.7%</b>	<b>89</b>	<b>80</b>	<b>69</b>	<b>11.4%</b>	<b>28.8%</b>	<b>31,495</b>	<b>34,068</b>	<b>31,992</b>	<b>-7.6%</b>	<b>-1.6%</b>	<b>10.8</b>	<b>8.2</b>	<b>6.0</b>	<b>31.1%</b>	<b>77.9%</b>
<b>Greater Philadelphia 12-County Region</b>	<b>2,887</b>	<b>3,878</b>	<b>5,142</b>	<b>-25.6%</b>	<b>-43.9%</b>	<b>\$ 197,000</b>	<b>\$ 215,000</b>	<b>\$ 215,000</b>	<b>-8.4%</b>	<b>-8.4%</b>	<b>96</b>	<b>82</b>	<b>71</b>	<b>17.5%</b>	<b>36.2%</b>	<b>54,060</b>	<b>57,789</b>	<b>53,176</b>	<b>-6.5%</b>	<b>1.7%</b>	<b>11.9</b>	<b>9.0</b>	<b>6.3</b>	<b>31.2%</b>	<b>87.9%</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				
	Feb-09	Feb-08	Feb-07	% Change in Total Sold		Feb-09	Feb-08	Feb-07	% Change in Median		Feb-09	Feb-08	Feb-07	% Change in Avg DOM		Feb-09	Feb-08	Feb-07	% Change in Inventory		Feb-09	Feb-08	Feb-07	% Change in Months Supply	
				08-09	07-09				08-09	07-09				08-09	07-09				08-09	07-09				08-09	07-09
Burlington	227	269	428	-15.6%	-47.0%	\$ 200,000	\$ 215,000	\$ 229,700	-7.0%	-12.9%	119	84	81	42.6%	46.9%	4,598	4,959	4,422	-7.3%	4.0%	15.2	11.8	7.4	28.5%	104.6%
Camden	268	310	459	-13.5%	-41.6%	\$ 167,000	\$ 185,000	\$ 188,000	-9.7%	-11.2%	103	85	73	20.9%	42.3%	4,946	5,367	4,777	-7.8%	3.5%	13.4	11.3	6.7	18.3%	101.3%
Gloucester	149	140	233	6.4%	-36.1%	\$ 196,500	\$ 198,000	\$ 214,500	-0.8%	-8.4%	106	113	74	-5.8%	44.5%	2,956	2,981	2,511	-0.8%	17.7%	17.3	12.3	7.6	40.4%	128.9%
Mercer	141	178	280	-20.8%	-49.6%	\$ 220,000	\$ 262,000	\$ 246,250	-16.0%	-10.7%	123	95	87	29.8%	41.2%	3,109	3,440	3,510	-9.6%	-11.4%	12.2	10.3	7.7	18.3%	58.9%
Salem *	21	36	42	-41.7%	-50.0%	\$ 122,000	\$ 210,575	\$ 138,400	-42.1%	-11.8%	102	106	93	-4.0%	10.0%	773	734	635	5.3%	21.7%	14.9	18.2	10.2	-18.2%	46.0%
<b>NJ</b>	<b>806</b>	<b>933</b>	<b>1,442</b>	<b>-13.6%</b>	<b>-44.1%</b>	<b>\$ 190,000</b>	<b>\$ 210,250</b>	<b>\$ 213,875</b>	<b>-9.6%</b>	<b>-11.2%</b>	<b>112</b>	<b>92</b>	<b>79</b>	<b>22.0%</b>	<b>42.0%</b>	<b>16,382</b>	<b>17,481</b>	<b>15,855</b>	<b>-6.3%</b>	<b>3.3%</b>	<b>14.3</b>	<b>11.6</b>	<b>7.3</b>	<b>23.1%</b>	<b>94.7%</b>
<b>Greater Philadelphia 12-County Region</b>	<b>2,887</b>	<b>3,878</b>	<b>5,142</b>	<b>-25.6%</b>	<b>-43.9%</b>	<b>\$ 197,000</b>	<b>\$ 215,000</b>	<b>\$ 215,000</b>	<b>-8.4%</b>	<b>-8.4%</b>	<b>96</b>	<b>82</b>	<b>71</b>	<b>17.5%</b>	<b>36.2%</b>	<b>54,060</b>	<b>57,789</b>	<b>53,176</b>	<b>-6.5%</b>	<b>1.7%</b>	<b>11.9</b>	<b>9.0</b>	<b>6.3</b>	<b>31.2%</b>	<b>87.9%</b>

## DELAWARE

County/Region	Number of Properties Sold					Median Price of Properties Sold					Average Days on Market					Monthly Average Inventory					Months Supply of Inventory				
	Feb-09	Feb-08	Feb-07	% Change in Total Sold		Feb-09	Feb-08	Feb-07	% Change in Median		Feb-09	Feb-08	Feb-07	% Change in Avg DOM		Feb-09	Feb-08	Feb-07	% Change in Inventory		Feb-09	Feb-08	Feb-07	% Change in Months Supply	
				08-09	07-09				08-09	07-09				08-09	07-09				08-09	07-09				08-09	07-09
Kent	71	104	122	-31.7%	-41.8%	\$ 190,000	\$ 199,500	\$ 215,000	-4.8%	-11.6%	120	84	76	42.7%	57.2%	2,147	2,050	1,671	4.7%	28.5%	20.3	12.2	8.0	65.9%	155.5%
New Castle	263	351	504	-25.1%	-47.8%	\$ 200,000	\$ 229,900	\$ 222,750	-13.0%	-10.2%	93	72	58	29.3%	62.3%	4,036	4,190	3,658	-3.7%	10.3%	10.0	7.2	4.7	38.9%	113.6%
<b>DE</b>	<b>334</b>	<b>455</b>	<b>626</b>	<b>-26.6%</b>	<b>-46.6%</b>	<b>\$ 199,900</b>	<b>\$ 219,900</b>	<b>\$ 220,000</b>	<b>-9.1%</b>	<b>-9.1%</b>	<b>99</b>	<b>75</b>	<b>61</b>	<b>32.2%</b>	<b>61.8%</b>	<b>6,183</b>	<b>6,240</b>	<b>5,329</b>	<b>-0.9%</b>	<b>16.0%</b>	<b>12.2</b>	<b>8.4</b>	<b>5.4</b>	<b>45.5%</b>	<b>125.1%</b>
<b>Greater Philadelphia 12-County Region</b>	<b>2,887</b>	<b>3,878</b>	<b>5,142</b>	<b>-25.6%</b>	<b>-43.9%</b>	<b>\$ 197,000</b>	<b>\$ 215,000</b>	<b>\$ 215,000</b>	<b>-8.4%</b>	<b>-8.4%</b>	<b>96</b>	<b>82</b>	<b>71</b>	<b>17.5%</b>	<b>36.2%</b>	<b>54,060</b>	<b>57,789</b>	<b>53,176</b>	<b>-6.5%</b>	<b>1.7%</b>	<b>11.9</b>	<b>9.0</b>	<b>6.3</b>	<b>31.2%</b>	<b>87.9%</b>

\* The Salem County February 2008 median sale price reported a higher than usual figure due to greater than normal sales activity at the higher end of the price scale.

\* Attribute to HomExpert Market Report, a product of the Prudential Fox & Roach Realtors Research Division Information based on MLS data and deemed accurate, but not guaranteed.  
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