

Prudential Fox & Roach, REALTORS HomExpert Market Report

January 2010

PENNSYLVANIA

County/Region	Number of			Median			Average			Monthly			Months Supply of Inventory			Properties Under Contract		
	Jan-10	Jan-09	% Change in Total Sold 09-10	Jan-10	Jan-09	% Change in Median 09-10	Jan-10	Jan-09	% Change in Avg DOM 09-10	Jan-10	Jan-09	% Change in Inventory 09-10	Jan-10	Jan-09	% Change in Months Supply 09-10	Jan-10	Jan-09	% Change in Prop UC 09-10
Bucks	270	230	17.4%	\$280,000	\$259,950	7.7%	97	89	9.3%	4,226	4,473	-5.5%	8.9	13.0	-31.6%	387	297	30.3%
Chester	242	219	10.5%	\$315,275	\$294,990	6.9%	91	92	-1.3%	4,100	4,229	-3.1%	10.1	14.1	-28.2%	336	294	14.3%
Delaware	245	244	0.4%	\$185,000	\$182,000	1.6%	99	86	14.7%	3,927	3,933	-0.2%	9.8	10.8	-9.3%	334	328	1.8%
Montgomery	367	323	13.6%	\$245,000	\$240,625	1.8%	89	88	0.7%	5,790	6,090	-4.9%	8.2	12.1	-32.2%	570	454	25.6%
Philadelphia	700	651	7.5%	\$128,000	\$128,000	0.0%	74	79	-6.8%	11,691	11,910	-1.8%	10.8	12.2	-11.5%	884	772	14.5%
PA	1,824	1,667	9.4%	\$210,000	\$200,000	5.0%	86	85	1.1%	29,734	30,635	-2.9%	9.7	12.3	-21.2%	2,511	2,145	17.1%
Greater Philadelphia 12-County Region	2,863	2,669	7.3%	\$205,000	\$200,000	2.5%	90	90	0.0%	51,385	55,223	-7.0%	10.9	13.3	-18.0%	3,880	3,454	12.3%

NEW JERSEY

County/Region	Number of			Median			Average			Monthly			Months Supply of Inventory			Properties Under Contract		
	Jan-10	Jan-09	% Change in Total Sold 09-10	Jan-10	Jan-09	% Change in Median 09-10	Jan-10	Jan-09	% Change in Avg DOM 09-10	Jan-10	Jan-09	% Change in Inventory 09-10	Jan-10	Jan-09	% Change in Months Supply 09-10	Jan-10	Jan-09	% Change in Prop UC 09-10
Burlington	197	206	-4.4%	\$205,000	\$204,000	0.5%	120	99	20.6%	4,468	4,545	-1.7%	13.8	17.3	-20.1%	273	231	18.2%
Camden	196	176	11.4%	\$171,250	\$170,125	0.7%	97	94	3.0%	4,753	5,104	-6.9%	14.2	14.7	-3.7%	283	303	-6.6%
Gloucester	110	128	-14.1%	\$195,000	\$192,250	1.4%	124	107	16.4%	2,887	2,855	1.1%	14.8	16.4	-10.0%	165	157	5.1%
Mercer	174	175	-0.6%	\$215,000	\$217,000	-0.9%	76	88	-13.4%	2,871	3,267	-12.1%	11.8	18.7	-36.8%	200	156	28.2%
Salem	24	30	-20.0%	\$147,400	\$159,500	-7.6%	128	112	14.2%	743	826	-10.0%	19.2	27.5	-30.3%	34	21	61.9%
NJ	701	707	-0.8%	\$195,000	\$197,000	-1.0%	104	100	4.0%	15,722	16,597	-5.3%	13.9	15.8	-12.0%	955	888	7.5%
Greater Philadelphia 12-County Region	2,863	2,669	7.3%	\$205,000	\$200,000	2.5%	90	90	0.0%	51,385	55,223	-7.0%	10.9	13.3	-18.0%	3,880	3,454	12.3%
Atlantic *	159	115	38.3%	\$196,000	\$210,000	-6.7%	129	144	-10.4%	5,008	5,238	-4.4%	19.6	30.1	-34.9%	216	148	45.9%

DELAWARE

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Kent	78	60	30.0%	\$194,700	\$205,000	-5.0%	92	102	-9.8%	2,079	2,210	-5.9%	17.5	21.2	-17.5%	101	89	13.5%
New Castle	262	230	13.9%	\$209,750	\$221,250	-5.2%	80	87	-8.0%	3,850	4,197	-8.3%	10.1	10.3	-1.9%	313	332	-5.7%
DE	340	290	17.2%	\$201,000	\$219,250	-8.3%	83	90	-7.8%	5,929	6,407	-7.5%	11.9	12.6	-5.6%	414	421	-1.7%
Greater Philadelphia 12-County Region	2,863	2,669	7.3%	\$205,000	\$200,000	2.5%	90	90	0.0%	51,385	55,223	-7.0%	10.9	13.3	-18.0%	3,880	3,454	12.3%

*Atlantic County is not

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