

Prudential Fox & Roach, REALTORS HomExpert Market Report
November 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				
	Nov-09	Nov-08	Nov-07	% Change in Total Sold 08-09	% Change in Total Sold 07-09	Nov-09	Nov-08	Nov-07	% Change in Median 08-09	% Change in Median 07-09	Nov-09	Nov-08	Nov-07	% Change in Avg DOM 08-09	% Change in Avg DOM 07-09	Nov-09	Nov-08	Nov-07	% Change in Inventory 08-09	% Change in Inventory 07-09	Nov-09	Nov-08	Nov-07	% Change in Months Supply 08-09	% Change in Months Supply 07-09	Nov-09	Nov-08	Nov-07	% Change in Prop UC 08-09	% Change in Prop UC 07-09
	Bucks	580	321	517	80.7%	12.2%	\$252,000	\$260,000	\$286,000	-3.1%	-11.9%	85	77	69	10.5%	23.8%	4,347	4,923	4,992	-11.7%	-12.9%	11.0	14.2	9.0	-22.4%	22.3%	322	290	441	11.0%
Chester	548	303	384	80.9%	42.7%	\$266,875	\$282,240	\$285,500	-5.4%	-6.5%	82	86	64	-4.3%	27.2%	4,312	4,671	4,720	-7.7%	-8.6%	12.2	16.2	11.9	-24.8%	2.4%	295	246	330	19.9%	-10.6%
Delaware	587	295	528	99.0%	11.2%	\$186,000	\$185,000	\$204,950	0.5%	-9.2%	87	77	64	13.0%	36.2%	4,027	4,352	4,448	-7.5%	-9.5%	10.9	14.1	8.7	-22.6%	25.6%	307	261	411	17.6%	-25.3%
Montgomery	879	499	709	76.2%	24.0%	\$240,000	\$250,000	\$269,000	-4.0%	-10.8%	81	77	69	5.0%	17.8%	5,973	6,706	6,885	-10.9%	-13.2%	11.0	14.3	9.5	-23.3%	14.8%	447	397	581	12.6%	-23.1%
Philadelphia	1,352	814	1,181	66.1%	14.5%	\$147,500	\$127,750	\$130,000	15.5%	13.5%	74	72	65	3.9%	14.4%	11,792	13,125	14,850	-10.2%	-20.6%	11.3	14.8	11.1	-23.5%	1.7%	863	756	1,091	14.2%	-20.9%
PA	3,946	2,232	3,319	76.8%	18.9%	\$210,000	\$212,000	\$220,000	-0.9%	-4.5%	80	76	66	5.4%	21.5%	30,478	33,777	35,896	-9.8%	-15.1%	11.3	14.7	10.2	-23.3%	10.2%	2,234	1,950	2,854	14.6%	-21.7%
Greater Philadelphia 12 County Region	6,058	3,491	5,491	73.5%	10.3%	\$202,125	\$210,000	\$220,000	-3.8%	-8.1%	84	81	70	4.0%	21.2%	52,467	58,041	60,658	-9.6%	-13.5%	12.6	15.9	11.0	-20.5%	14.3%	3,464	3,110	4,477	11.4%	-22.6%

NEW JERSEY																														
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	Burlington	375	225	432	66.7%	-13.2%	\$205,000	\$210,000	\$227,250	-2.4%	-9.8%	102	94	87	9.0%	18.0%	4,528	4,894	5,223	-7.5%	-13.3%	15.1	18.4	12.3	-17.7%	22.9%	253	228	349	11.0%
Camden	461	271	446	70.1%	3.4%	\$178,495	\$180,500	\$190,000	-1.1%	-6.1%	97	93	77	4.6%	25.5%	4,829	5,457	5,594	-11.5%	-13.7%	17.1	20.9	12.6	-18.5%	35.7%	239	226	365	5.8%	-34.5%
Gloucester	294	166	258	77.1%	14.0%	\$190,000	\$221,000	\$210,500	-14.0%	-9.7%	94	95	74	-1.4%	26.1%	2,865	3,106	2,947	-7.8%	-2.8%	17.3	17.1	13.3	0.9%	30.3%	142	154	181	-7.8%	-21.5%
Mercer	299	174	298	71.8%	0.3%	\$215,000	\$218,700	\$210,500	-1.7%	-20.5%	80	98	82	-18.3%	-2.2%	2,992	3,267	3,711	-8.4%	-19.4%	14.4	18.3	13.7	-21.1%	5.2%	174	153	224	13.7%	-22.3%
Salem	43	31	64	38.7%	-32.8%	\$145,000	\$155,000	\$167,250	-6.5%	-13.3%	129	97	98	32.5%	31.5%	745	826	753	-9.8%	-1.1%	23.3	26.5	17.5	-12.3%	32.6%	28	27	36	3.7%	-22.2%
NJ	1,472	867	1,498	69.8%	-1.7%	\$190,000	\$202,000	\$217,000	-5.9%	-12.4%	95	95	81	0.6%	17.1%	15,959	17,550	18,228	-9.1%	-12.4%	16.2	19.1	13.0	-15.5%	24.6%	836	788	1,155	6.1%	-27.6%
Greater Philadelphia 12 County Region	6,058	3,491	5,491	73.5%	10.3%	\$202,125	\$210,000	\$220,000	-3.8%	-8.1%	84	81	70	4.0%	21.2%	52,467	58,041	60,658	-9.6%	-13.5%	12.6	15.9	11.0	-20.5%	14.3%	3,464	3,110	4,477	11.4%	-22.6%
Atlantic *	234	163	268	43.6%	-12.7%	\$199,000	\$213,127	\$250,000	-6.6%	-14.7%	122	120	107	1.7%	14.0%	4,893	5,249	5,312	-6.8%	-7.3%	23.7	31.0	20.4	-23.5%	16.1%	183	151	226	21.2%	-19.0%

DELAWARE																														
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	Kent	134	81	125	65.4%	7.2%	\$186,300	\$190,000	\$209,900	-1.9%	-11.2%	107	99	72	7.7%	47.9%	2,090	2,244	2,028	-6.9%	3.1%	21.3	20.8	19.0	2.4%	12.2%	85	94	92	-9.6%
New Castle	506	311	549	62.7%	-7.8%	\$202,500	\$220,000	\$235,000	-8.0%	-13.8%	78	74	58	5.3%	33.6%	3,940	4,470	4,506	-11.9%	-12.6%	10.5	13.4	9.5	-21.2%	10.6%	309	278	376	11.2%	-17.8%
DE	640	392	674	63.3%	-5.0%	\$200,000	\$214,950	\$230,000	-7.0%	-13.0%	84	79	61	6.1%	37.9%	6,030	6,714	6,534	-10.2%	-7.7%	12.8	15.2	11.4	-15.7%	13.0%	394	372	468	5.9%	-15.8%
Greater Philadelphia 12 County Region	6,058	3,491	5,491	73.5%	10.3%	\$202,125	\$210,000	\$220,000	-3.8%	-8.1%	84	81	70	4.0%	21.2%	52,467	58,041	60,658	-9.6%	-13.5%	12.6	15.9	11.0	-20.5%	14.3%	3,464	3,110	4,477	11.4%	-22.6%

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

* 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. For more information visit: www.HomExpertReport.com