

Prudential Fox & Roach, REALTORS HomExpert Market Report
Year End 2009
GREATER PHILADELPHIA OVERALL

MLS Area	Number of Properties Sold						Median Price of Properties Sold						Average Days on Market						Monthly Average Inventory											
	2009	2008	2007	2006	2005	2004	% Change in Total Sold 08-09	% Change in Total Sold 04-09	2009	2008	2007	2006	2005	2004	% Change in Median Sales Price 08-09	% Change in Median Sales Price 04-09	2009	2008	2007	2006	2005	2004	% Change in Avg DOM 08-09	% Change in Avg DOM 04-09	2009	2008	2007	2006	% Change in Avg DOM 08-09	% Change in Avg DOM 06-09
Chester	4,809	4,877	6,019	6,759	7,223	7,602	-1.4%	-36.7%	\$280,000	\$304,250	\$310,000	\$302,750	\$299,900	\$270,000	-8.0%	3.7%	87	78	68	56	95	45	11.4%	94.2%	4,824	4,860	4,710	4,344	3.2%	11.9%
Bucks	5,522	5,503	7,029	7,387	8,493	8,502	0.3%	-35.1%	\$265,250	\$282,500	\$299,000	\$300,000	\$288,000	\$262,000	-6.1%	1.2%	89	73	62	51	86	39	22.2%	128.6%	5,126	5,216	4,981	4,472	4.7%	16.6%
Montgomery	7,912	8,049	10,205	11,237	11,765	11,510	-1.7%	-31.3%	\$249,000	\$263,000	\$272,000	\$270,000	\$262,500	\$237,000	-5.3%	5.1%	87	73	62	51	89	39	18.4%	122.6%	6,778	7,041	6,922	6,365	1.7%	10.6%
Mercer	3,103	3,016	4,139	4,746	5,351	5,416	2.9%	-42.7%	\$240,000	\$268,000	\$275,000	\$272,000	\$262,000	\$237,500	-10.4%	1.1%	96	87	80	71	123	51	9.9%	87.3%	3,369	3,511	3,921	3,721	-10.5%	-5.6%
New Castle	4,902	4,986	7,030	7,876	8,290	8,022	-1.7%	-38.9%	\$215,443	\$228,000	\$233,000	\$224,145	\$210,000	\$183,000	-5.5%	17.7%	80	70	52	37	55	29	14.7%	177.1%	4,287	4,563	4,316	3,444	5.7%	32.5%
Burlington	4,106	4,235	5,521	6,534	7,582	7,663	-3.0%	-46.4%	\$209,950	\$228,000	\$240,000	\$241,000	\$229,900	\$199,000	-7.9%	5.5%	105	90	78	60	95	48	16.3%	118.6%	5,010	5,206	5,162	4,383	0.9%	18.8%
Delaware	5,195	5,282	7,031	7,544	7,649	7,648	-1.6%	-32.1%	\$198,000	\$207,500	\$218,250	\$202,500	\$199,900	\$180,000	-4.6%	10.0%	87	71	57	47	92	39	22.4%	124.2%	4,459	4,444	4,402	3,989	1.0%	11.4%
Kent	1,253	1,340	1,907	2,358	2,509	2,815	-6.5%	-55.5%	\$195,410	\$210,000	\$220,000	\$227,000	\$203,000	\$169,900	-6.9%	15.0%	112	86	68	50	105	42	29.7%	165.7%	2,246	2,182	1,878	1,511	16.2%	44.4%
Gloucester	2,457	2,513	3,321	3,803	4,035	3,862	-2.2%	-36.4%	\$192,000	\$210,200	\$218,000	\$209,900	\$194,000	\$167,500	-8.7%	14.6%	106	93	74	60	119	52	13.9%	103.1%	3,156	3,187	2,897	2,357	10.0%	35.2%
Camden	4,325	4,470	6,113	7,033	8,057	8,031	-3.2%	-46.1%	\$179,000	\$189,900	\$197,000	\$195,000	\$181,000	\$155,000	-5.7%	15.5%	96	82	71	59	95	50	16.3%	91.4%	5,346	5,699	5,587	4,620	2.0%	23.4%
Salem	494	445	666	750	774	738	11.0%	-33.1%	\$152,000	\$169,950	\$172,000	\$170,000	\$158,500	\$139,000	-10.6%	9.4%	126	99	92	72	127	76	28.1%	66.4%	793	794	729	531	8.9%	49.5%
Philadelphia	12,480	13,159	17,061	19,278	18,355	17,214	-5.2%	-27.5%	\$142,000	\$141,237	\$140,000	\$139,000	\$130,000	\$100,000	0.5%	42.0%	77	71	64	56	90	43	8.3%	78.7%	12,967	13,828	14,659	14,271	-5.7%	-3.1%
PA	15,765	36,872	47,341	52,161	53,519	52,514	-57.2%	-70.0%	\$215,000	\$225,000	\$230,000	\$225,000	\$219,900	\$192,000	-4.4%	12.0%	83	73	63	53	91	41	13.7%	102.4%	16,429	35,388	35,675	33,441	-0.8%	5.8%
NJ	31,273	14,687	19,874	22,993	26,024	26,000	112.9%	20.3%	\$199,000	\$217,000	\$225,000	\$224,900	\$212,000	\$180,000	-8.3%	10.6%	100	88	76	62	106	51	13.8%	96.1%	32,147	18,397	18,296	15,613	0.6%	17.8%
DE	9,520	6,318	8,869	10,148	10,830	10,507	50.7%	-9.4%	\$210,000	\$224,900	\$230,000	\$225,000	\$209,900	\$179,640	-6.6%	16.9%	86	73	55	40	97	32	17.8%	168.8%	9,805	6,745	6,195	4,955	8.9%	36.1%
Overall	56,558	57,877	76,084	85,302	90,373	89,021	-2.3%	-36.5%	\$210,000	\$223,000	\$229,000	\$224,900	\$215,000	\$186,000	-5.8%	12.9%	88	77	65	54	92	43	14.3%	104.7%	58,381	60,530	60,166	54,009	0.6%	12.1%

* 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.