

Year-To-Date Market Snapshot: Single-Family, December 2008

Bucks County, PA

	YTD Dec 2006	YTD Dec 2007	YTD Dec 2008	2006/2007 Change	2007/2008 Change
Settled Units	6,408	6,048	4,789	-5.62%	-20.82%
Average Settled Price	\$376,230	\$378,400	\$352,890	0.58%	-6.74%
Median Settled Price	\$319,030	\$318,000	\$298,900	-0.32%	-6.01%
Total Settled Volume	\$2,410,862,540	\$2,288,577,340	\$1,689,999,810	-5.07%	-26.16%
Avg SPrice/OPrice	95.84%	95.07%	93.42%	-0.80%	-1.74%

Berks County, PA

	YTD Dec 2006	YTD Dec 2007	YTD Dec 2008	2006/2007 Change	2007/2008 Change
Settled Units	5,534	4,838	3,810	-12.58%	-21.25%
Average Settled Price	\$177,330	\$180,620	\$177,260	1.86%	-1.86%
Median Settled Price	\$157,500	\$165,000	\$164,000	4.76%	-0.61%
Total Settled Volume	\$981,365,740	\$873,851,090	\$675,344,100	-10.96%	-22.72%
Avg SPrice/OPrice	96.65%	95.59%	93.87%	-1.10%	-1.80%

Chester County, PA

	YTD Dec 2006	YTD Dec 2007	YTD Dec 2008	2006/2007 Change	2007/2008 Change
Settled Units	6,111	5,475	4,436	-10.41%	-18.98%
Average Settled Price	\$388,720	\$391,970	\$383,930	0.84%	-2.05%
Median Settled Price	\$319,900	\$325,900	\$319,380	1.88%	-2.00%
Total Settled Volume	\$2,375,461,050	\$2,146,019,010	\$1,703,092,600	-9.66%	-20.64%
Avg SPrice/OPrice	96.51%	95.51%	93.59%	-1.04%	-2.01%

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Delaware County, PA

	YTD Dec 2006	YTD Dec 2007	YTD Dec 2008	2006/2007 Change	2007/2008 Change
Settled Units	6,795	6,306	4,780	-7.20%	-24.20%
Average Settled Price	\$256,630	\$273,140	\$267,540	6.43%	-2.05%
Median Settled Price	\$199,900	\$215,500	\$213,000	7.80%	-1.16%
Total Settled Volume	\$1,743,781,010	\$1,722,425,110	\$1,278,840,090	-1.22%	-25.75%
Avg SPrice/OPrice	95.84%	94.81%	93.26%	-1.07%	-1.63%

Montgomery County, PA

	YTD Dec 2006	YTD Dec 2007	YTD Dec 2008	2006/2007 Change	2007/2008 Change
Settled Units	9,614	8,749	6,968	-9.00%	-20.36%
Average Settled Price	\$352,800	\$353,730	\$335,970	0.26%	-5.02%
Median Settled Price	\$287,000	\$289,000	\$275,000	0.70%	-4.84%
Total Settled Volume	\$3,391,786,020	\$3,094,744,110	\$2,341,066,500	-8.76%	-24.35%
Avg SPrice/OPrice	96.02%	94.90%	93.44%	-1.17%	-1.54%

Philadelphia County, PA

	YTD Dec 2006	YTD Dec 2007	YTD Dec 2008	2006/2007 Change	2007/2008 Change
Settled Units	15,973	14,315	11,029	-10.38%	-22.95%
Average Settled Price	\$160,170	\$168,660	\$168,520	5.30%	-0.08%
Median Settled Price	\$125,000	\$130,000	\$129,900	4.00%	-0.08%
Total Settled Volume	\$2,558,407,520	\$2,414,384,990	\$1,858,593,340	-5.63%	-23.02%
Avg SPrice/OPrice	93.92%	93.20%	90.90%	-0.77%	-2.47%

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2000	368	86,991,890	236,391	337	507	103,045,394	203,245	53
Nov 2000	505	109,596,549	217,022	484	587	116,979,087	199,282	51
Oct 2000	770	188,585,055	244,915	581	582	117,955,198	202,672	48
Sep 2000	768	179,895,722	234,239	558	599	121,100,122	202,170	53
Aug 2000	778	180,208,728	231,630	593	764	164,603,973	215,450	50
July 2000	795	176,255,170	221,704	611	726	147,085,756	202,597	42
June 2000	816	187,537,129	229,824	666	899	194,856,839	216,748	47
May 2000	929	216,746,480	233,311	712	662	123,711,599	186,875	45
Apr 2000	855	203,968,662	238,559	680	531	95,874,091	180,553	51
Mar 2000	1031	225,573,049	218,790	783	460	86,589,941	188,239	60
Feb 2000	807	186,795,136	231,468	591	387	70,715,074	182,726	59
Jan 2000	706	156,846,170	222,161	455	384	74,231,359	193,310	65
Totals:	9128	2,098,999,740	229,951	7051	7088	1,416,748,433	199,879	51

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$10,000	Original List Price: \$3,950,000	Original List Price: \$206,376
Sold Price : \$6,000	Sold Price: \$3,550,000	Sold Price: \$199,879

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2000 to 12/2000
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2001	379	97,339,638	256,832	377	473	107,711,616	227,720	42
Nov 2001	605	165,728,341	273,931	528	580	129,955,041	224,060	39
Oct 2001	761	207,188,475	272,258	562	561	116,876,438	208,335	38
Sep 2001	751	212,883,318	283,466	471	594	124,693,028	209,920	35
Aug 2001	772	203,054,333	263,023	619	797	189,657,712	237,964	36
July 2001	822	214,603,936	261,075	627	790	172,019,220	217,745	36
June 2001	870	229,176,932	263,421	670	851	185,455,738	217,926	35
May 2001	896	226,169,619	252,421	740	652	130,788,071	200,595	43
Apr 2001	898	223,627,761	249,028	717	555	108,230,119	195,009	49
Mar 2001	973	243,388,659	250,142	734	549	118,997,895	216,753	52
Feb 2001	810	198,084,047	244,548	666	331	65,981,103	199,338	56
Jan 2001	820	201,845,916	246,153	552	443	89,928,730	202,999	50
Totals:	9357	2,423,090,975	258,960	7263	7176	1,540,294,711	214,645	41

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$15,000	Original List Price: \$2,650,000	Original List Price: \$220,607
Sold Price : \$17,001	Sold Price: \$2,550,000	Sold Price: \$214,645

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2001 to 12/2001
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2002	453	134,513,902	296,940	372	543	142,617,752	262,647	36
Nov 2002	624	198,300,968	317,790	526	587	152,901,431	260,479	33
Oct 2002	944	287,602,990	304,664	609	632	159,093,997	251,731	37
Sep 2002	915	277,709,308	303,507	591	654	169,596,572	259,321	36
Aug 2002	927	265,320,659	286,214	684	772	194,995,175	252,584	28
July 2002	930	280,035,687	301,113	649	675	179,395,687	265,771	32
June 2002	877	258,442,514	294,689	645	864	217,264,687	251,463	30
May 2002	903	266,215,931	294,812	677	638	151,145,737	236,905	33
Apr 2002	1013	296,981,294	293,170	733	512	120,961,831	236,253	41
Mar 2002	866	249,179,386	287,736	702	483	107,492,993	222,552	48
Feb 2002	682	189,433,689	277,762	569	388	83,206,869	214,450	48
Jan 2002	704	194,550,307	276,349	509	457	105,074,555	229,922	41
Totals:	9838	2,898,286,635	294,601	7266	7205	1,783,747,286	247,570	36

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$19,000	Original List Price: \$5,750,000	Original List Price: \$254,536
Sold Price : \$19,000	Sold Price: \$5,000,000	Sold Price: \$247,570

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2002 to 12/2002
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2003	379	124,929,966	329,630	352	612	165,898,818	271,076	46
Nov 2003	592	189,415,802	319,959	581	559	153,503,644	274,604	39
Oct 2003	888	277,082,462	312,029	659	694	195,692,335	281,977	40
Sep 2003	966	330,170,723	341,791	606	711	197,366,947	277,590	34
Aug 2003	994	316,664,334	318,575	668	942	273,899,771	290,764	34
July 2003	1104	353,521,010	320,218	767	786	221,309,478	281,564	32
June 2003	1051	336,347,225	320,025	793	846	237,819,268	281,110	31
May 2003	1117	364,685,397	326,486	773	664	172,280,665	259,458	37
Apr 2003	1104	352,195,075	319,017	789	518	129,750,633	250,483	36
Mar 2003	1041	321,045,501	308,401	728	537	140,711,761	262,033	41
Feb 2003	698	214,412,508	307,181	547	430	111,329,216	258,905	44
Jan 2003	880	268,525,962	305,143	560	492	127,126,729	258,387	42
Totals:	10814	3,448,995,965	318,938	7823	7791	2,126,689,265	272,967	37

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$10,000	Original List Price: \$3,750,000	Original List Price: \$281,661
Sold Price : \$9,000	Sold Price: \$3,400,000	Sold Price: \$272,967

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2003 to 12/2003
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2004	566	226,820,848	400,743	458	616	199,209,946	323,392	44
Nov 2004	748	270,245,052	361,290	575	674	200,727,357	297,815	41
Oct 2004	977	376,210,965	385,067	712	653	201,185,259	308,093	40
Sep 2004	1067	403,872,962	378,512	652	689	216,320,411	313,962	37
Aug 2004	1036	368,349,458	355,549	691	1035	348,657,349	336,867	32
July 2004	1071	403,813,904	377,043	772	861	281,629,638	327,095	35
June 2004	1211	447,350,483	369,405	825	1090	348,648,389	319,860	33
May 2004	1188	424,218,048	357,085	856	683	197,176,899	288,692	34
Apr 2004	1152	439,260,200	381,302	835	696	207,132,550	297,604	45
Mar 2004	1149	401,746,683	349,648	892	573	162,772,794	284,071	48
Feb 2004	804	288,883,826	359,308	662	364	103,093,563	283,224	58
Jan 2004	780	265,648,046	340,574	552	496	145,608,706	293,565	47
Totals:	11749	4,316,420,475	367,386	8482	8430	2,612,162,861	309,865	39

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$21,500	Original List Price: \$4,750,000	Original List Price: \$320,607
Sold Price : \$16,000	Sold Price: \$4,300,000	Sold Price: \$309,865

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2004 to 12/2004
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2005	517	203,909,581	394,409	378	534	186,164,770	348,623	44
Nov 2005	924	375,886,793	406,803	512	648	231,054,620	356,565	45
Oct 2005	1094	435,610,590	398,181	615	626	215,878,671	344,854	34
Sep 2005	1222	499,698,037	408,918	576	764	259,441,337	339,582	35
Aug 2005	1133	433,810,994	382,887	769	1006	369,676,232	367,471	36
July 2005	1152	455,970,459	395,807	774	896	327,618,822	365,646	32
June 2005	1285	526,018,179	409,352	850	944	338,607,895	358,694	32
May 2005	1233	527,272,654	427,633	872	764	261,662,036	342,489	39
Apr 2005	1321	551,260,588	417,305	936	660	211,330,033	320,197	44
Mar 2005	1122	409,453,480	364,931	784	611	193,150,946	316,122	49
Feb 2005	872	351,000,449	402,523	701	447	151,245,736	338,357	52
Jan 2005	807	303,446,344	376,017	519	537	175,876,380	327,516	41
Totals:	12682	5,073,338,148	400,042	8286	8437	2,921,707,478	346,296	39

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$25,000	Original List Price: \$3,900,000	Original List Price: \$357,699
Sold Price : \$18,000	Sold Price: \$3,150,000	Sold Price: \$346,296

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2005 to 12/2005
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2006	553	233,058,766	421,444	395	512	192,233,671	375,456	69
Nov 2006	809	339,121,810	419,186	470	542	187,624,488	346,170	57
Oct 2006	1162	490,481,868	422,101	554	554	194,070,706	350,308	58
Sep 2006	1270	542,511,309	427,174	532	558	206,031,478	369,232	55
Aug 2006	1330	565,776,971	425,396	598	752	283,578,752	377,099	50
July 2006	1234	496,746,830	402,550	625	704	266,434,068	378,457	43
June 2006	1298	528,233,815	406,959	620	880	334,284,827	379,869	46
May 2006	1544	633,485,000	410,288	689	753	273,622,995	363,377	46
Apr 2006	1443	634,973,643	440,037	819	557	197,886,173	355,271	52
Mar 2006	1407	610,726,095	434,062	723	543	182,450,139	336,003	53
Feb 2006	1031	425,861,637	413,056	572	396	128,609,344	324,771	57
Jan 2006	1108	462,085,567	417,044	535	463	159,384,354	344,242	53
Totals:	14189	5,963,063,311	420,259	7132	7214	2,606,210,995	361,271	52

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$20,000	Original List Price: \$7,500,000	Original List Price: \$378,950
Sold Price : \$16,150	Sold Price: \$7,000,000	Sold Price: \$361,271

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2006 to 12/2006
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2007	453	197,388,031	435,735	290	404	146,208,015	361,901	69
Nov 2007	738	295,350,623	400,204	442	515	183,323,950	355,968	68
Oct 2007	1070	469,733,127	439,002	509	507	171,234,991	337,741	64
Sep 2007	1203	521,593,948	433,577	431	525	194,512,784	370,500	64
Aug 2007	1110	450,739,239	406,071	533	756	283,013,940	374,357	55
July 2007	1163	494,489,420	425,184	624	735	290,221,343	394,858	54
June 2007	1325	538,522,915	406,432	687	821	310,623,995	378,348	58
May 2007	1501	637,479,173	424,702	706	660	241,935,151	366,568	61
Apr 2007	1435	623,521,860	434,510	671	530	189,752,633	358,023	65
Mar 2007	1347	584,937,712	434,252	692	574	195,791,856	341,100	71
Feb 2007	932	384,421,952	412,469	613	442	144,162,052	326,158	67
Jan 2007	1196	494,848,303	413,752	570	405	141,999,030	350,614	71
Totals:	13473	5,693,026,303	422,550	6768	6874	2,492,779,740	362,638	63

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$2,500	Original List Price: \$6,900,000	Original List Price: \$383,071
Sold Price : \$2,500	Sold Price: \$5,850,000	Sold Price: \$362,638

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2007 to 12/2007
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County

Market Statistics

Courtesy Of : Dale Cosack 215-860-9300
Prudential Fox & Roach Realtors-Newtown 215-860-9300

Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Average	Pended	Units Sold	Sold Volume	Sold Average	Average DOM
Dec 2008	438	179,475,505	409,761	257	359	105,997,023	295,256	90
Nov 2008	565	228,424,954	404,291	291	313	98,589,666	314,982	74
Oct 2008	832	329,141,776	395,603	323	436	140,101,318	321,333	68
Sep 2008	901	360,915,183	400,571	410	444	152,753,048	344,038	72
Aug 2008	997	439,913,283	441,236	458	567	208,404,510	367,556	66
July 2008	1033	415,368,526	402,099	472	590	207,945,621	352,450	68
June 2008	1145	466,542,579	407,460	580	613	217,716,043	355,164	63
May 2008	1255	555,647,358	442,746	562	498	168,732,620	338,820	69
Apr 2008	1304	521,527,747	399,944	584	472	155,072,239	328,542	84
Mar 2008	1193	516,660,894	433,077	481	422	147,725,457	350,060	79
Feb 2008	1013	430,876,465	425,346	473	349	116,203,579	332,961	77
Jan 2008	1184	504,893,040	426,429	427	327	118,281,480	361,717	79
Totals:	11860	4,949,387,310	417,317	5318	5390	1,837,522,604	340,913	73

Pricing Details of Sold Units for the Date Range Selected

Minimum Prices	Maximum Prices	Average Prices
Original List Price : \$2,100	Original List Price: \$5,000,000	Original List Price: \$366,646
Sold Price : \$2,100	Sold Price: \$3,600,000	Sold Price: \$340,913

Inventory Accumulation figures are only calculated when Report End Month is the current month

Market Statistics Criteria Used	
Date Range:	1/2008 to 12/2008
Price Range:	\$0 to \$9,999,000
Property Category:	Residential
Area:	All Bucks County