

Prudential Fox & Roach, REALTORS HomExpert Market Report

Year End 2008

BUCKS COUNTY

MLS Area	Number of Properties Sold						% Change in Total Sold 2008 vs. 2007	Median Price of Properties Sold						% Change in Median Sales Price 2008 vs. 2007	% Change in Median Sales Price 2008 vs. 2005	Average Days on Market								
	2008	2007	2006	2005	2004	2008		2007	2006	2005	2004	2008	2007			2006	2005	2004	2008	2007	2006	2005	2004	% Change in Avg DOM 2008 vs. 2007
	Bedminster Twp	55	63	112	78	58		-12.7%	\$ 335,000	\$ 351,000	\$ 315,743	\$ 316,668	\$ 324,750			-5%	6%	90	96	63	-6%			
Bensalem Twp	424	448	509	574	540	-5.4%	\$ 250,000	\$ 245,000	\$ 256,900	\$ 235,000	\$ 199,850	2%	6%	57	62	44	-9%							
Bridgetown Twp	10	9	8	11	18	11.1%	\$ 305,000	\$ 375,500	\$ 317,450	\$ 360,000	\$ 329,500	-19%	-15%	111	158	91	-30%							
Bristol Boro	79	106	116	106	87	-25.5%	\$ 166,000	\$ 175,000	\$ 176,500	\$ 148,150	\$ 137,900	-5%	12%	83	56	53	49%							
Bristol Twp	502	578	615	770	736	-13.1%	\$ 190,000	\$ 205,250	\$ 206,000	\$ 194,000	\$ 169,625	-7%	-2%	67	58	50	16%							
Buckingham Twp	225	277	266	337	291	-18.8%	\$ 519,900	\$ 550,000	\$ 547,500	\$ 532,500	\$ 484,500	-5%	-2%	82	72	63	13%							
Chalfont Boro	43	64	71	65	74	-32.8%	\$ 310,000	\$ 318,700	\$ 340,000	\$ 288,450	\$ 257,000	-3%	7%	75	46	42	63%							
Doylestown Boro	81	103	96	117	103	-21.4%	\$ 350,000	\$ 375,000	\$ 368,950	\$ 339,900	\$ 322,000	-7%	3%	70	73	50	-4%							
Doylestown Twp	152	221	233	247	259	-31.2%	\$ 391,913	\$ 410,000	\$ 420,000	\$ 399,950	\$ 353,500	-4%	-2%	80	80	53	1%							
Dublin Boro	17	27	21	27	38	-37.0%	\$ 250,000	\$ 244,000	\$ 309,000	\$ 205,000	\$ 224,500	2%	22%	80	64	69	25%							
Durham Twp	6	8	8	11	12	-25.0%	\$ 489,500	\$ 450,000	\$ 277,975	\$ 535,000	\$ 435,000	9%	-9%	183	101	54	82%							
East Rockhill Twp	57	59	55	81	65	-3.4%	\$ 250,000	\$ 285,000	\$ 306,200	\$ 298,500	\$ 283,950	-12%	-16%	79	75	58	5%							
Falls Twp	208	294	295	289	311	-29.3%	\$ 234,000	\$ 245,750	\$ 240,000	\$ 234,150	\$ 209,900	-5%	0%	58	47	43	23%							
Haycock Twp	18	14	22	30	35	28.6%	\$ 399,500	\$ 407,000	\$ 470,000	\$ 369,950	\$ 319,900	-2%	8%	91	72	101	27%							
Hilltown Twp	135	176	177	210	195	-23.3%	\$ 285,000	\$ 312,250	\$ 297,000	\$ 299,900	\$ 289,250	-9%	-5%	93	84	58	10%							
Hulmeville Boro	5	5	5	8	15	0.0%	\$ 265,000	\$ 338,000	\$ 325,000	\$ 273,500	\$ 259,900	-22%	-3%	59	78	57	-24%							
Ivyland Boro	4	8	17	14	23	-50.0%	\$ 337,450	\$ 397,500	\$ 395,759	\$ 399,900	\$ 345,200	-15%	-16%	40	43	69	-7%							
Langhorne Boro	12	16	12	21	16	-25.0%	\$ 277,000	\$ 370,000	\$ 358,500	\$ 332,000	\$ 251,000	-25%	-17%	60	48	43	27%							
Langhorne Manor Boro	8	2	6	7	6	300.0%	\$ 341,500	\$ 380,000	\$ 377,500	\$ 386,000	\$ 335,750	-10%	-12%	145	17	24	781%							
Lower Makefield Twp	325	461	439	547	580	-29.5%	\$ 405,000	\$ 400,000	\$ 435,000	\$ 419,900	\$ 377,900	1%	-4%	66	60	44	10%							
Lower Southampton Twp	131	183	206	218	200	-28.4%	\$ 269,000	\$ 290,000	\$ 299,450	\$ 285,000	\$ 254,450	-7%	-6%	58	56	51	3%							
Middletown Twp	322	371	440	453	488	-13.2%	\$ 275,450	\$ 290,000	\$ 293,000	\$ 282,000	\$ 254,950	-5%	-2%	68	50	41	36%							
Milford Twp	89	131	114	114	139	-32.1%	\$ 294,900	\$ 300,000	\$ 311,200	\$ 261,000	\$ 250,900	-2%	13%	83	63	53	32%							
Morrisville Boro	78	113	145	144	159	-31.0%	\$ 197,000	\$ 220,000	\$ 216,900	\$ 210,000	\$ 175,000	-10%	-6%	70	75	56	-7%							
New Britain Boro	17	40	33	42	54	-57.5%	\$ 218,000	\$ 258,500	\$ 253,730	\$ 253,000	\$ 230,000	-16%	-14%	82	40	75	107%							
New Britain Twp	106	121	149	181	165	-12.4%	\$ 319,500	\$ 310,000	\$ 320,000	\$ 305,000	\$ 280,000	3%	5%	71	62	61	15%							
New Hope Boro	29	62	48	71	67	-53.2%	\$ 538,000	\$ 514,500	\$ 474,950	\$ 450,000	\$ 385,000	5%	20%	125	76	76	64%							
Newtown Boro	31	27	25	40	27	14.8%	\$ 461,975	\$ 617,300	\$ 505,000	\$ 400,000	\$ 335,000	-25%	15%	172	73	55	135%							
Newtown Twp	265	321	379	459	447	-17.4%	\$ 329,900	\$ 331,000	\$ 328,000	\$ 300,000	\$ 284,900	0%	10%	54	50	40	9%							
Nockamixon Twp	20	31	21	34	30	-35.5%	\$ 328,750	\$ 375,000	\$ 439,900	\$ 390,500	\$ 367,950	-12%	-16%	93	115	110	-19%							
Northampton Twp	334	438	455	544	569	-23.7%	\$ 375,000	\$ 370,000	\$ 385,000	\$ 359,950	\$ 335,000	1%	4%	71	49	44	44%							
Penndel Boro	15	13	12	22	24	15.4%	\$ 248,000	\$ 247,000	\$ 261,250	\$ 245,000	\$ 213,950	0%	1%	59	74	87	-20%							
Perkasie Boro	83	97	96	116	138	-14.4%	\$ 243,000	\$ 255,000	\$ 236,500	\$ 227,750	\$ 211,200	-5%	7%	76	60	44	26%							
Plumstead Twp	123	170	179	237	222	-27.6%	\$ 339,000	\$ 342,330	\$ 356,000	\$ 362,250	\$ 344,450	-1%	-6%	77	53	61	44%							
Quakertown Boro	106	121	132	144	147	-12.4%	\$ 189,500	\$ 197,000	\$ 187,250	\$ 172,700	\$ 152,000	-4%	10%	80	55	44	45%							
Richland Twp	179	201	223	292	271	-10.9%	\$ 200,000	\$ 214,995	\$ 214,000	\$ 209,900	\$ 165,000	-7%	-5%	79	63	49	26%							
Richlandtown Boro	9	24	17	14	21	-62.5%	\$ 192,500	\$ 179,000	\$ 240,000	\$ 140,000	\$ 170,000	8%	38%	59	67	87	-12%							
Riegelsville Boro	13	11	11	14	11	18.2%	\$ 199,000	\$ 270,000	\$ 235,000	\$ 287,500	\$ 249,000	-26%	-31%	79	95	60	-17%							
Sellersville Boro	49	78	74	63	96	-37.2%	\$ 185,000	\$ 199,950	\$ 203,250	\$ 182,250	\$ 158,125	-7%	2%	62	52	57	18%							
Silverdale Boro	8	5	6	5	11	60.0%	\$ 231,450	\$ 319,000	\$ 348,000	\$ 315,000	\$ 225,900	-27%	-27%	47	26	86	79%							
Solebury Twp	96	135	148	193	197	-28.9%	\$ 500,000	\$ 620,000	\$ 590,000	\$ 569,900	\$ 530,000	-19%	-12%	101	111	73	-9%							
Springfield Twp	30	39	58	41	39	-23.1%	\$ 310,000	\$ 456,000	\$ 342,500	\$ 369,100	\$ 390,550	-32%	-16%	105	108	68	-3%							
Telford Boro	18	29	27	40	40	-37.9%	\$ 213,225	\$ 221,000	\$ 212,000	N/A	\$ 328,164	-4%	N/A	82	29	27	181%							
Tinicum Twp	32	41	38	53	55	-22.0%	\$ 350,000	\$ 425,000	\$ 537,500	\$ 525,000	\$ 550,000	-18%	-33%	112	78	101	43%							
Trumbauersville Boro	7	20	8	16	11	-65.0%	\$ 190,000	\$ 315,950	\$ 262,500	\$ 243,000	\$ 180,000	-40%	-22%	92	156	31	-41%							
Tullytown Boro	11	20	5	13	19	-45.0%	\$ 231,000	\$ 228,000	\$ 228,000	\$ 202,000	\$ 195,000	1%	14%	57	33	59	73%							
Upper Makefield Twp	81	110	125	146	161	-26.4%	\$ 565,000	\$ 690,000	\$ 630,000	\$ 645,000	\$ 530,000	-18%	-12%	116	96	74	21%							
Upper Southampton Twp	120	145	155	154	212	-17.2%	\$ 306,000	\$ 315,000	\$ 314,800	\$ 293,000	\$ 263,000	-3%	4%	68	53	41	29%							
Warminster Twp	227	306	324	336	334	-25.8%	\$ 275,000	\$ 270,000	\$ 290,000	\$ 291,000	\$ 255,000	2%	-5%	60	57	42	5%							
Warrington Twp	205	286	304	348	298	-28.3%	\$ 335,000	\$ 336,750	\$ 352,000	\$ 334,000	\$ 295,000	-1%	0%	71	58	53	22%							
Warwick Twp	165	234	216	262	241	-29.5%	\$ 350,000	\$ 335,500	\$ 352,500	\$ 349,900	\$ 295,000	4%	0%	78	58	58	36%							
West Rockhill Twp	63	80	56	37	52	-21.2%	\$ 326,410	\$ 342,635	\$ 356,185	\$ 280,100	\$ 332,250	-5%	17%	108	72	53	50%							
Wrightstown Twp	21	26	25	42	45	-19.2%	\$ 410,000	\$ 427,000	\$ 550,000	\$ 532,500	\$ 695,000	-4%	-23%	120	66	69	80%							
Yardley Boro	54	61	50	55	50	-11.5%	\$ 247,000	\$ 280,000	\$ 297,250	\$ 184,500	\$ 287,250	-12%	34%	67	69	56	-3%							

* 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.