

Prudential Fox & Roach, REALTORS HomExpert Market Report

Year End 2008

CHESTER COUNTY

| MLS Area | Number of Properties Sold | | | | | | | Median Price of Properties Sold | | | | | | | Average Days on Market | | | |
|-----------------------|---------------------------|------|------|------|------|---|------------|---------------------------------|------------|------------|------------|--|--|------|------------------------|------|--|--|
| | 2008 | 2007 | 2006 | 2005 | 2004 | % Change in Total Sold 2008 vs. 2007 | 2008 | 2007 | 2006 | 2005 | 2004 | % Change in Median Sales Price 2008 vs. 2007 | % Change in Median Sales Price 2008 vs. 2005 | 2008 | 2007 | 2006 | % Change in Avg DOM 2008 vs. 2007 | |
| | | | | | | | | | | | | | | | | | | |
| Atglen Bor | 15 | 10 | 23 | 14 | 14 | 50% | \$ 203,100 | \$ 223,500 | \$ 240,000 | \$ 234,900 | \$ 182,950 | -9% | -14% | 61 | 52 | 117 | 16% | |
| Avondale Bor | 5 | 5 | 10 | 16 | 13 | 0% | \$ 235,000 | \$ 243,000 | \$ 203,777 | \$ 183,750 | \$ 171,000 | -3% | 28% | 115 | 58 | 90 | 97% | |
| Birmingham Twp | 30 | 54 | 55 | 63 | 93 | -44% | \$ 485,000 | \$ 672,500 | \$ 580,000 | \$ 499,950 | \$ 469,900 | -28% | -3% | 84 | 77 | 43 | 8% | |
| Cain Twp | 207 | 226 | 282 | 264 | 272 | -8% | \$ 204,340 | \$ 242,500 | \$ 231,940 | \$ 210,000 | \$ 176,500 | -16% | -3% | 77 | 74 | 65 | 4% | |
| Charlestown Twp | 88 | 60 | 108 | 89 | 105 | 47% | \$ 355,000 | \$ 364,000 | \$ 389,950 | \$ 342,500 | \$ 333,000 | -2% | 4% | 83 | 99 | 81 | -16% | |
| Coatesville City | 118 | 156 | 200 | 161 | 215 | -24% | \$ 109,700 | \$ 130,000 | \$ 134,950 | \$ 102,275 | \$ 96,350 | -16% | 7% | 93 | 75 | 53 | 24% | |
| Downingtown Bor | 87 | 135 | 122 | 132 | 120 | -36% | \$ 217,500 | \$ 215,000 | \$ 209,500 | \$ 212,000 | \$ 164,450 | 1% | 3% | 76 | 47 | 41 | 60% | |
| E Bradford Twp | 97 | 118 | 132 | 172 | 151 | -18% | \$ 365,000 | \$ 349,000 | \$ 349,950 | \$ 349,950 | \$ 325,000 | 5% | 4% | 78 | 64 | 52 | 22% | |
| East Brandywine Twp | 75 | 72 | 85 | 87 | 97 | 4% | \$ 355,000 | \$ 320,000 | \$ 400,000 | \$ 383,450 | \$ 360,431 | 11% | -7% | 75 | 68 | 54 | 10% | |
| East Cain Twp | 57 | 60 | 100 | 111 | 79 | -5% | \$ 295,000 | \$ 300,000 | \$ 300,000 | \$ 299,950 | \$ 245,000 | -2% | -2% | 69 | 67 | 60 | 4% | |
| East Coventry Twp | 66 | 72 | 61 | 53 | 73 | -8% | \$ 249,950 | \$ 367,850 | \$ 288,000 | \$ 286,250 | \$ 265,000 | -32% | -13% | 117 | 64 | 50 | 82% | |
| East Fallowfield Twp | 67 | 113 | 127 | 124 | 205 | -41% | \$ 268,000 | \$ 277,900 | \$ 267,000 | \$ 258,175 | \$ 224,900 | -4% | 4% | 73 | 66 | 62 | 10% | |
| East Goshen Twp | 201 | 283 | 303 | 341 | 332 | -29% | \$ 238,000 | \$ 312,500 | \$ 287,000 | \$ 280,000 | \$ 280,000 | -24% | -15% | 64 | 74 | 47 | -14% | |
| East Marlboro Twp | 83 | 98 | 113 | 179 | 174 | -15% | \$ 385,134 | \$ 398,000 | \$ 369,000 | \$ 365,371 | \$ 321,505 | -3% | 5% | 95 | 75 | 64 | 27% | |
| East Nantmeal Twp | 11 | 10 | 14 | 29 | 18 | 10% | \$ 355,000 | \$ 465,000 | \$ 470,000 | \$ 454,000 | \$ 381,500 | -24% | -22% | 120 | 114 | 70 | 5% | |
| East Nottingham Twp | 77 | 83 | 126 | 111 | 146 | -7% | \$ 285,000 | \$ 310,000 | \$ 315,000 | \$ 293,450 | \$ 260,663 | -8% | -3% | 84 | 70 | 51 | 20% | |
| East Pikeland Twp | 81 | 101 | 102 | 135 | 112 | -20% | \$ 265,000 | \$ 245,000 | \$ 247,750 | \$ 255,000 | \$ 217,500 | 8% | 4% | 94 | 55 | 66 | 70% | |
| East Vincent Twp | 67 | 68 | 59 | 77 | 86 | -1% | \$ 343,000 | \$ 347,500 | \$ 339,900 | \$ 347,250 | \$ 334,000 | -1% | -1% | 58 | 57 | 80 | 1% | |
| East Whiteland Twp | 87 | 114 | 123 | 134 | 140 | -24% | \$ 377,000 | \$ 431,000 | \$ 362,500 | \$ 350,000 | \$ 319,000 | -13% | 8% | 78 | 66 | 48 | 18% | |
| Easttown Twp | 125 | 169 | 161 | 148 | 166 | -26% | \$ 620,000 | \$ 576,000 | \$ 750,000 | \$ 622,500 | \$ 548,000 | 8% | 0% | 66 | 59 | 64 | 11% | |
| Elk Twp | 15 | 31 | 16 | 23 | 18 | -52% | \$ 330,000 | \$ 349,000 | \$ 324,950 | \$ 338,200 | \$ 286,500 | -5% | -2% | 106 | 54 | 66 | 96% | |
| Elverson Bor | 11 | 16 | 21 | 15 | 21 | -31% | \$ 248,000 | \$ 260,500 | \$ 289,000 | \$ 249,900 | \$ 260,000 | -5% | -1% | 74 | 89 | 49 | -17% | |
| Franklin Twp | 26 | 50 | 53 | 72 | 60 | -48% | \$ 404,200 | \$ 416,250 | \$ 465,000 | \$ 394,250 | \$ 368,000 | -3% | 3% | 97 | 126 | 68 | -23% | |
| Highland Twp | 3 | 4 | 2 | 6 | 10 | -25% | \$ 312,000 | \$ 330,500 | \$ 449,500 | \$ 229,900 | \$ 154,500 | -6% | 36% | 114 | 97 | 114 | 18% | |
| Honeybrook Bor | 10 | 37 | 41 | 38 | 21 | -73% | \$ 171,750 | \$ 209,000 | \$ 223,000 | \$ 227,500 | \$ 173,000 | -18% | -25% | 72 | 88 | 78 | -18% | |
| Honeybrook Twp | 25 | 64 | 54 | 45 | 72 | -61% | \$ 328,000 | \$ 327,799 | \$ 371,000 | \$ 293,250 | \$ 316,819 | 0% | 12% | 90 | 55 | 36 | 64% | |
| Kennett Square Bor | 52 | 46 | 55 | 74 | 93 | 13% | \$ 209,750 | \$ 242,250 | \$ 223,000 | \$ 217,900 | \$ 215,000 | -13% | -4% | 83 | 57 | 43 | 45% | |
| Kennett Twp | 82 | 105 | 121 | 131 | 141 | -22% | \$ 402,500 | \$ 420,000 | \$ 417,500 | \$ 405,000 | \$ 345,412 | -4% | -1% | 93 | 89 | 65 | 5% | |
| London Britain Twp | 26 | 33 | 47 | 40 | 53 | -21% | \$ 415,000 | \$ 445,000 | \$ 366,500 | \$ 404,950 | \$ 330,000 | -7% | 2% | 84 | 105 | 51 | -20% | |
| London Grove Twp | 67 | 81 | 102 | 80 | 79 | -17% | \$ 316,000 | \$ 330,000 | \$ 334,511 | \$ 301,625 | \$ 299,900 | -4% | 5% | 99 | 63 | 50 | 58% | |
| Londonderry Twp | 11 | 19 | 17 | 21 | 24 | -42% | \$ 315,000 | \$ 285,000 | \$ 290,000 | \$ 300,000 | \$ 328,930 | 11% | 5% | 118 | 75 | 98 | 58% | |
| Lower Oxford Twp | 30 | 28 | 30 | 27 | 41 | -4% | \$ 315,000 | \$ 278,500 | \$ 286,400 | \$ 265,000 | \$ 224,900 | 13% | 19% | 84 | 78 | 68 | 7% | |
| Malvern Bor | 22 | 38 | 45 | 51 | 24 | -42% | \$ 362,500 | \$ 204,000 | \$ 278,500 | \$ 246,500 | \$ 214,500 | 78% | 47% | 70 | 53 | 50 | 32% | |
| Modena Bor | 4 | 7 | 6 | 3 | 4 | -43% | \$ 155,950 | \$ 107,000 | \$ 125,000 | \$ 62,000 | \$ 67,000 | 46% | 152% | 127 | 29 | 68 | 334% | |
| New Garden Twp | 107 | 108 | 130 | 143 | 165 | -1% | \$ 404,000 | \$ 410,000 | \$ 425,000 | \$ 425,000 | \$ 390,000 | -1% | -5% | 97 | 72 | 58 | 35% | |
| New London Twp | 42 | 53 | 44 | 60 | 73 | -21% | \$ 374,500 | \$ 385,000 | \$ 372,400 | \$ 361,000 | \$ 329,900 | -3% | 4% | 81 | 60 | 50 | 35% | |
| Newlin Twp | 6 | 10 | 22 | 15 | 24 | -40% | \$ 635,500 | \$ 941,383 | \$ 845,400 | \$ 805,900 | \$ 710,150 | -32% | -21% | 132 | 55 | 118 | 142% | |
| North Coventry Twp | 73 | 84 | 85 | 100 | 86 | -13% | \$ 265,000 | \$ 239,500 | \$ 275,000 | \$ 250,000 | \$ 232,250 | 11% | 6% | 87 | 72 | 64 | 21% | |
| Oxford Bor | 29 | 54 | 61 | 59 | 70 | -46% | \$ 205,155 | \$ 170,500 | \$ 205,000 | \$ 225,000 | \$ 218,500 | 20% | -9% | 95 | 63 | 46 | 51% | |
| Parkesburg Bor | 41 | 55 | 65 | 47 | 55 | -25% | \$ 175,000 | \$ 199,900 | \$ 165,000 | \$ 162,900 | \$ 145,600 | -12% | 7% | 93 | 60 | 48 | 54% | |
| Penn Twp | 45 | 56 | 55 | 53 | 64 | -20% | \$ 329,990 | \$ 358,000 | \$ 305,000 | \$ 321,000 | \$ 247,500 | -8% | 3% | 113 | 74 | 70 | 51% | |
| Pennsbury Twp | 24 | 38 | 48 | 53 | 50 | -37% | \$ 381,500 | \$ 420,000 | \$ 528,750 | \$ 547,000 | \$ 755,000 | -9% | -30% | 87 | 84 | 62 | 3% | |
| Phoenixville Bor | 210 | 259 | 305 | 328 | 286 | -19% | \$ 209,000 | \$ 209,900 | \$ 205,900 | \$ 189,900 | \$ 165,000 | 0% | 10% | 70 | 62 | 47 | 12% | |
| Pocopson Twp | 22 | 39 | 26 | 44 | 50 | -44% | \$ 562,500 | \$ 550,000 | \$ 763,750 | \$ 631,250 | \$ 467,488 | 2% | -11% | 138 | 68 | 60 | 103% | |
| Sadsbury Twp | 30 | 48 | 66 | 82 | 39 | -38% | \$ 238,000 | \$ 219,500 | \$ 231,250 | \$ 218,450 | \$ 195,000 | 8% | 9% | 71 | 58 | 49 | 22% | |
| Schuylkill Twp | 101 | 87 | 135 | 117 | 123 | 16% | \$ 395,000 | \$ 478,500 | \$ 499,975 | \$ 400,000 | \$ 365,000 | -17% | -1% | 73 | 72 | 61 | 1% | |
| South Coatesville Bor | 28 | 17 | 22 | 23 | 30 | 65% | \$ 218,578 | \$ 195,000 | \$ 154,950 | \$ 128,000 | \$ 156,543 | 12% | 71% | 132 | 96 | 56 | 37% | |
| South Coventry Twp | 20 | 34 | 34 | 47 | 39 | -41% | \$ 287,000 | \$ 299,700 | \$ 350,000 | \$ 348,000 | \$ 310,500 | -4% | -18% | 84 | 105 | 84 | -20% | |
| Spring City Bor | 29 | 38 | 31 | 50 | 60 | -24% | \$ 169,900 | \$ 177,250 | \$ 160,000 | \$ 161,000 | \$ 139,400 | -4% | 6% | 55 | 73 | 58 | -24% | |
| Thornbury Twp | 45 | 41 | 39 | 49 | 39 | 10% | \$ 475,000 | \$ 455,000 | \$ 415,000 | \$ 426,000 | \$ 422,250 | 4% | 12% | 72 | 53 | 57 | 35% | |
| Tredyffrin Twp | 428 | 476 | 513 | 572 | 607 | -10% | \$ 375,500 | \$ 400,000 | \$ 360,000 | \$ 362,500 | \$ 317,000 | -6% | 4% | 60 | 54 | 43 | 12% | |
| Upper Oxford Twp | 8 | 16 | 21 | 18 | 23 | -50% | \$ 302,500 | \$ 340,500 | \$ 279,900 | \$ 320,000 | \$ 236,500 | -11% | -5% | 208 | 78 | 32 | 167% | |
| Upper Uwchlan Twp | 115 | 160 | 132 | 147 | 126 | -28% | \$ 399,000 | \$ 425,383 | \$ 411,000 | \$ 400,440 | \$ 365,000 | -6% | 0% | 83 | 69 | 69 | 21% | |
| Uwchlan Twp | 194 | 252 | 243 | 342 | 308 | -23% | \$ 350,000 | \$ 364,250 | \$ 355,500 | \$ 339,500 | \$ 320,000 | -4% | 3% | 67 | 52 | 44 | 28% | |
| Valley Twp | 89 | 115 | 150 | 113 | 143 | -23% | \$ 202,000 | \$ 199,000 | \$ 200,000 | \$ 192,250 | \$ 172,000 | 2% | 5% | 88 | 60 | 51 | 46% | |
| Wallace Twp | 31 | 33 | 32 | 35 | 45 | -6% | \$ 462,500 | \$ 399,000 | \$ 363,500 | \$ 410,000 | \$ 395,000 | 16% | 13% | 96 | 87 | 58 | 11% | |
| Warwick Twp | 19 | 19 | 29 | 34 | 19 | 0% | \$ 290,000 | \$ 343,000 | \$ 365,000 | \$ 312,000 | \$ 267,900 | -15% | -7% | 67 | 158 | 76 | -57% | |
| West Bradford Twp | 125 | 147 | 163 | 161 | 197 | -15% | \$ 303,000 | \$ 310,000 | \$ 335,000 | \$ 341,250 | \$ 274,900 | -2% | -11% | 79 | 62 | 64 | 28% | |
| West Brandywine Twp | 56 | 68 | 90 | 91 | 95 | -18% | \$ 272,500 | \$ 271,250 | \$ 289,500 | \$ 277,450 | \$ 253,000 | 0% | -2% | 84 | 58 | 59 | 45% | |
| West Cain Twp | 50 | 95 | 163 | 133 | 111 | -47% | \$ 224,313 | \$ 267,900 | \$ 287,000 | \$ 285,900 | \$ 236,490 | -16% | -22% | 83 | 77 | 53 | 8% | |
| West Chester Bor | 122 | 143 | 138 | 150 | 156 | -15% | \$ 282,500 | \$ 292,000 | \$ 289,500 | \$ 275,000 | \$ 235,450 | -3% | 3% | 63 | 53 | 46 | 19% | |

| | | | | | | | | | | | | | | | | | |
|----------------------|-----|-----|-----|-----|-----|------|--------------|------------|------------|------------|------------|------|------|-----|-----|----|------|
| West Fallowfield Twp | 10 | 14 | 9 | 12 | 16 | -29% | \$ 224,000 | \$ 232,700 | \$ 255,000 | \$ 192,000 | \$ 183,500 | -4% | 17% | 58 | 54 | 60 | 7% |
| West Goshen Twp | 162 | 192 | 204 | 210 | 261 | -16% | \$ 362,500 | \$ 367,500 | \$ 332,450 | \$ 333,950 | \$ 310,000 | -1% | 9% | 58 | 60 | 41 | -3% |
| West Grove Bor | 30 | 33 | 52 | 41 | 44 | -9% | \$ 213,750 | \$ 205,000 | \$ 240,200 | \$ 198,000 | \$ 174,950 | 4% | 8% | 146 | 103 | 60 | 41% |
| West MarlBoro Twp | 4 | - | 4 | 5 | 4 | | \$ 2,072,500 | \$ - | \$ 622,500 | \$ 350,000 | \$ 322,500 | | 492% | 55 | - | 47 | |
| West Nantmeal Twp | 11 | 20 | 21 | 24 | 34 | -45% | \$ 340,000 | \$ 336,450 | \$ 324,900 | \$ 334,950 | \$ 320,000 | 1% | 2% | 97 | 87 | 79 | 12% |
| West Nottingham Twp | 15 | 10 | 20 | 27 | 23 | 50% | \$ 189,900 | \$ 250,500 | \$ 253,500 | \$ 242,000 | \$ 190,000 | -24% | -22% | 70 | 87 | 87 | -19% |
| West Pikeland Twp | 42 | 53 | 45 | 63 | 61 | -21% | \$ 435,000 | \$ 555,000 | \$ 475,000 | \$ 492,500 | \$ 410,000 | -22% | -12% | 76 | 77 | 53 | -2% |
| West Sadsbury Twp | 8 | 11 | 18 | 15 | 19 | -27% | \$ 190,000 | \$ 195,000 | \$ 233,950 | \$ 203,500 | \$ 186,000 | -3% | -7% | 97 | 39 | 62 | 147% |
| West Vincent Twp | 36 | 51 | 56 | 68 | 59 | -29% | \$ 607,500 | \$ 480,000 | \$ 589,500 | \$ 560,050 | \$ 561,200 | 27% | 8% | 176 | 103 | 75 | 70% |
| West Whiteland Twp | 221 | 248 | 305 | 314 | 372 | -11% | \$ 290,000 | \$ 287,750 | \$ 300,000 | \$ 289,450 | \$ 275,000 | 1% | 0% | 60 | 54 | 45 | 12% |
| Westtown Twp | 98 | 118 | 100 | 130 | 153 | -17% | \$ 351,014 | \$ 360,025 | \$ 382,500 | \$ 359,250 | \$ 329,000 | -3% | -2% | 73 | 69 | 49 | 5% |
| Willistown Twp | 126 | 158 | 167 | 182 | 201 | -20% | \$ 363,200 | \$ 384,000 | \$ 364,900 | \$ 350,000 | \$ 340,000 | -5% | 4% | 80 | 80 | 50 | 0% |

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