

# Prudential Fox & Roach, REALTORS HomExpert Market Report

Year End 2008

MONTGOMERY 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. 2007	2008	2007	2006	% Change in Avg DOM 2008 vs. 2007	
Abington Twp	561	613	768	766	765	-8%	\$ 250,000	\$ 250,000	\$ 260,000	\$ 250,000	\$ 227,000	0%	0%	60	58	44	3%	
Ambler Boro	39	51	69	58	62	-24%	\$ 245,000	\$ 265,000	\$ 265,000	\$ 250,000	\$ 177,000	-8%	-8%	71	52	40	36%	
Bridgeport Boro	52	48	63	83	41	8%	\$ 180,200	\$ 217,500	\$ 190,000	\$ 192,000	\$ 165,500	-17%	-6%	82	59	84	39%	
Bryn Athyn Boro	1	1	-	1	1	0%	\$ 1,087,500	\$ 950,000	\$ -	\$ 765,000	\$ 475,000	14%	42%	77	203	-	-62%	
Cheltenham Twp	347	392	420	449	480	-11%	\$ 265,000	\$ 290,000	\$ 284,750	\$ 275,000	\$ 248,750	-9%	-4%	76	68	55	13%	
Collegeville Boro	31	50	54	50	50	-38%	\$ 315,000	\$ 315,375	\$ 328,000	\$ 320,000	\$ 274,000	0%	-2%	75	66	48	15%	
Conshohocken Boro	150	149	170	139	163	1%	\$ 265,000	\$ 260,000	\$ 250,000	\$ 239,900	\$ 209,900	2%	10%	63	52	47	21%	
Douglass Twp	73	86	118	78	98	-15%	\$ 245,000	\$ 252,450	\$ 262,500	\$ 262,500	\$ 255,500	-3%	-7%	73	66	53	11%	
East Greenville Boro	39	57	75	65	64	-32%	\$ 164,000	\$ 165,000	\$ 177,000	\$ 139,900	\$ 131,850	-1%	17%	69	107	77	-36%	
East Norriton Twp	179	189	223	215	199	-5%	\$ 254,000	\$ 259,900	\$ 260,000	\$ 245,000	\$ 213,000	-2%	4%	94	70	55	33%	
Franconia Twp	109	179	233	210	159	-39%	\$ 279,000	\$ 310,000	\$ 349,900	\$ 327,085	\$ 239,000	-10%	-15%	97	76	51	28%	
Green Lane Boro	1	5	4	1	9	-80%	\$ 165,000	\$ 214,500	\$ 249,950	\$ 204,950	\$ 178,500	-23%	-19%	21	33	30	-36%	
Hatboro Boro	61	98	94	119	104	-38%	\$ 237,000	\$ 241,450	\$ 248,000	\$ 229,900	\$ 210,000	-2%	3%	59	53	36	12%	
Hatfield Bor	32	37	40	38	43	-14%	\$ 274,500	\$ 255,000	\$ 271,000	\$ 260,500	\$ 252,075	8%	5%	84	75	57	12%	
Hatfield Twp	112	147	141	228	127	-24%	\$ 274,000	\$ 293,100	\$ 289,000	\$ 306,389	\$ 240,000	-7%	-11%	74	50	45	50%	
Horsham Twp	216	299	351	345	342	-28%	\$ 259,950	\$ 283,500	\$ 272,000	\$ 275,000	\$ 235,000	-8%	-5%	55	51	41	7%	
Jenkintown Boro	52	65	64	70	54	-20%	\$ 231,000	\$ 272,700	\$ 232,500	\$ 250,000	\$ 214,250	-15%	-8%	61	68	40	-10%	
Lansdale Boro	148	202	175	217	239	-27%	\$ 210,000	\$ 219,900	\$ 210,000	\$ 205,000	\$ 184,900	-5%	2%	71	44	46	60%	
Limerick Twp	227	277	287	339	308	-18%	\$ 234,000	\$ 252,000	\$ 247,500	\$ 250,000	\$ 223,000	-7%	-6%	80	67	67	19%	
Lower Frederick Twp	43	64	91	95	81	-33%	\$ 195,000	\$ 217,700	\$ 210,000	\$ 200,750	\$ 174,900	-10%	-3%	68	60	50	13%	
Lower Gwynedd Twp	99	137	124	151	166	-28%	\$ 405,000	\$ 490,000	\$ 437,500	\$ 523,500	\$ 478,950	-17%	-23%	77	90	62	-14%	
Lower Merion Twp	638	857	874	931	928	-26%	\$ 490,000	\$ 517,000	\$ 542,500	\$ 500,000	\$ 492,950	-5%	-2%	69	72	61	-3%	
Lower Moreland Twp	107	99	137	156	134	8%	\$ 400,000	\$ 425,000	\$ 428,000	\$ 421,600	\$ 385,000	-6%	-5%	65	48	57	36%	
Lower Pottsgrove Twp	138	158	170	246	226	-13%	\$ 207,500	\$ 206,000	\$ 220,000	\$ 205,500	\$ 175,000	1%	1%	79	57	53	39%	
Lower Providence Twp	189	214	233	281	233	-12%	\$ 280,000	\$ 334,000	\$ 325,000	\$ 330,000	\$ 291,900	-16%	-15%	75	62	56	20%	
Lower Salford Twp	8	10	154	28	23	-20%	\$ 443,500	\$ 377,450	\$ 342,500	\$ 444,375	\$ 345,000	17%	0%	118	112	54	5%	
MarlBoro Twp	24	37	31	39	30	-35%	\$ 235,828	\$ 187,500	\$ 278,500	\$ 245,000	\$ 224,950	26%	-4%	98	89	65	10%	
Montgomery Twp	280	409	463	509	498	-32%	\$ 295,000	\$ 312,500	\$ 300,000	\$ 289,900	\$ 270,000	-6%	2%	59	57	45	4%	
Narberth Boro	49	55	57	55	48	-11%	\$ 367,000	\$ 393,000	\$ 400,000	\$ 350,000	\$ 352,000	-7%	5%	80	30	46	167%	
New Hanover Twp	120	104	112	122	113	15%	\$ 297,150	\$ 298,450	\$ 309,950	\$ 295,000	\$ 265,000	0%	1%	83	76	64	10%	
Norristown Boro	339	453	461	445	446	-25%	\$ 130,000	\$ 139,900	\$ 134,000	\$ 127,000	\$ 95,000	-7%	2%	88	69	59	27%	
North Wales Boro	34	48	54	56	68	-29%	\$ 214,500	\$ 256,950	\$ 232,500	\$ 236,500	\$ 204,000	-17%	-9%	66	79	49	-17%	
Pennsburg Boro	32	61	38	68	87	-48%	\$ 215,000	\$ 235,000	\$ 219,950	\$ 219,900	\$ 194,000	-9%	-2%	77	72	51	8%	
Perkiomen Twp	137	133	168	189	218	3%	\$ 295,000	\$ 300,000	\$ 288,750	\$ 270,000	\$ 258,515	-2%	9%	76	68	49	12%	
Plymouth Twp	165	171	192	234	166	-4%	\$ 295,000	\$ 315,000	\$ 324,950	\$ 317,852	\$ 255,000	-6%	-7%	70	59	55	19%	
Pottstown Boro	291	450	491	512	434	-35%	\$ 131,000	\$ 132,000	\$ 135,500	\$ 115,000	\$ 97,200	-1%	14%	82	67	65	23%	
Red Hill Boro	33	26	120	63	41	27%	\$ 192,000	\$ 195,950	\$ 217,480	\$ 159,900	\$ 152,000	-2%	20%	95	62	19	54%	
Rockledge Boro	19	25	26	23	23	-24%	\$ 217,000	\$ 250,000	\$ 237,000	\$ 213,250	\$ 198,000	-13%	2%	69	61	42	14%	
Royersford Boro	36	76	57	60	62	-53%	\$ 187,250	\$ 187,750	\$ 185,000	\$ 159,500	\$ 125,000	0%	17%	123	50	44	147%	
Salford Twp	151	171	16	184	191	-12%	\$ 310,000	\$ 335,000	\$ 295,000	\$ 309,900	\$ 278,900	-7%	0%	74	63	65	17%	
Schwenksville Boro	14	23	19	28	28	-39%	\$ 162,000	\$ 208,500	\$ 119,000	\$ 169,250	\$ 182,500	-22%	-4%	68	52	43	32%	
Skippack Twp	139	145	214	229	220	-4%	\$ 345,000	\$ 340,000	\$ 336,390	\$ 316,703	\$ 313,793	1%	9%	92	101	71	-9%	
Souderton Boro	70	87	89	85	104	-20%	\$ 213,750	\$ 239,200	\$ 240,000	\$ 234,500	\$ 190,500	-11%	-9%	66	50	49	32%	
Springfield Twp	191	252	251	275	273	-24%	\$ 290,000	\$ 315,750	\$ 310,000	\$ 299,900	\$ 270,000	-8%	-3%	67	56	42	18%	
Telford Boro	29	38	39	46	30	-24%	\$ 219,000	\$ 239,950	\$ 239,900	\$ 214,900	\$ 185,000	-9%	2%	101	71	57	41%	
Towamencin Twp	189	241	276	304	297	-22%	\$ 232,000	\$ 218,000	\$ 232,450	\$ 227,875	\$ 202,000	6%	2%	62	46	38	35%	
Trappe Boro	56	74	84	79	94	-24%	\$ 245,000	\$ 247,325	\$ 248,100	\$ 239,900	\$ 232,450	-1%	2%	69	53	56	29%	
Upper Dublin Twp	222	295	290	305	318	-25%	\$ 355,000	\$ 360,000	\$ 379,900	\$ 365,000	\$ 329,900	-1%	-3%	51	53	44	-2%	
Upper Frederick Twp	36	59	57	66	80	-39%	\$ 207,500	\$ 203,000	\$ 200,000	\$ 190,000	\$ 175,450	2%	9%	75	57	45	32%	
Upper Gwynedd Twp	204	215	228	241	277	-5%	\$ 305,000	\$ 289,900	\$ 293,000	\$ 275,000	\$ 249,900	5%	11%	63	52	46	22%	
Upper Hanover Twp	38	57	98	54	86	-33%	\$ 295,000	\$ 314,000	\$ 303,481	\$ 279,900	\$ 278,963	-6%	5%	102	81	36	26%	
Upper Merion Twp	267	315	388	392	379	-15%	\$ 278,000	\$ 310,000	\$ 316,250	\$ 275,000	\$ 255,900	-10%	1%	75	66	45	14%	
Upper Moreland Twp	189	261	249	252	283	-28%	\$ 256,000	\$ 250,500	\$ 263,000	\$ 249,900	\$ 227,500	2%	2%	55	54	45	3%	
Upper Pottsgrove Twp	53	68	82	92	70	-22%	\$ 225,000	\$ 248,450	\$ 228,399	\$ 253,000	\$ 258,950	-9%	-11%	108	90	57	21%	
Upper Providence Twp	217	334	337	352	362	-35%	\$ 263,000	\$ 295,000	\$ 294,000	\$ 256,125	\$ 224,950	-11%	3%	64	68	51	-5%	
Upper Salford Twp	9	28	21	25	34	-68%	\$ 350,000	\$ 370,000	\$ 428,000	\$ 331,500	\$ 365,500	-5%	6%	43	95	104	-54%	
West Conshohocken Boro	20	37	25	38	40	-46%	\$ 306,000	\$ 242,500	\$ 350,000	\$ 335,000	\$ 297,000	26%	-9%	72	75	57	-4%	
West Norriton Twp	222	271	301	334	335	-18%	\$ 209,250	\$ 216,000	\$ 216,500	\$ 210,000	\$ 185,000	-3%	0%	79	60	46	32%	
West Pottsgrove Twp	45	47	58	47	59	-4%	\$ 138,500	\$ 159,000	\$ 142,500	\$ 145,000	\$ 129,000	-13%	-4%	80	63	62	26%	
Whitmarsh Twp	161	213	193	234	202	-24%	\$ 349,900	\$ 363,000	\$ 336,000	\$ 310,000	\$ 296,000	-4%	13%	73	49	48	49%	
Whitpain Twp	215	324	378	240	256	-34%	\$ 399,900	\$ 366,250	\$ 316,000	\$ 410,000	\$ 390,000	9%	-2%	99	61	50	62%	

Worcester Twp	101	118	142	129	159	-14%	\$ 370,000	\$ 398,750	\$ 408,950	\$ 389,900	\$ 362,000	-7%	-5%	96	71	57	36%
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\* 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.