

Prudential Fox & Roach, REALTORS HomExpert Market Report

Year End 2008

PHILADELPHIA 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	
	19102	60	54	44	36	23	11%	\$ 352,500	\$ 335,000	\$ 372,500	\$ 394,500	\$ 325,000	5%	-11%	130	89	114	47%
19103	306	296	264	232	247	3%	\$ 438,700	\$ 439,950	\$ 485,000	\$ 530,000	\$ 450,000	0%	-17%	106	111	81	-4%	
19104	138	182	185	173	97	-24%	\$ 87,350	\$ 125,000	\$ 160,000	\$ 86,500	\$ 97,000	-30%	1%	73	85	67	-14%	
19106	223	237	225	234	249	-6%	\$ 350,000	\$ 405,000	\$ 372,500	\$ 412,500	\$ 332,000	-14%	-15%	99	104	88	-5%	
19107	139	208	151	168	136	-33%	\$ 359,900	\$ 356,500	\$ 354,000	\$ 329,000	\$ 262,500	1%	9%	94	101	101	-7%	
19111	593	690	850	856	1,008	-14%	\$ 166,000	\$ 170,000	\$ 177,700	\$ 165,000	\$ 139,900	-2%	1%	69	59	51	16%	
19114	264	358	388	341	327	-26%	\$ 191,500	\$ 200,950	\$ 189,950	\$ 185,000	\$ 158,000	-5%	4%	68	56	41	23%	
19115	253	321	364	377	373	-21%	\$ 217,000	\$ 235,000	\$ 239,950	\$ 235,000	\$ 189,000	-8%	-8%	64	57	51	14%	
19116	242	324	311	329	354	-25%	\$ 227,750	\$ 230,000	\$ 239,900	\$ 227,750	\$ 196,500	-1%	0%	59	54	53	9%	
19118	120	125	125	110	154	-4%	\$ 430,000	\$ 407,500	\$ 395,000	\$ 420,000	\$ 381,250	6%	2%	66	55	56	21%	
19119	263	365	370	371	348	-28%	\$ 225,000	\$ 230,000	\$ 225,000	\$ 188,000	\$ 175,000	-2%	20%	56	65	45	-14%	
19120	508	744	921	858	848	-32%	\$ 87,250	\$ 92,100	\$ 87,500	\$ 79,900	\$ 65,000	-5%	9%	66	56	43	19%	
19121	166	173	205	113	76	-4%	\$ 67,000	\$ 72,000	\$ 65,000	\$ 43,450	\$ 25,250	-7%	54%	61	69	64	-12%	
19122	69	85	100	81	58	-19%	\$ 135,000	\$ 140,000	\$ 129,000	\$ 94,500	\$ 66,250	-4%	43%	79	99	56	-20%	
19123	131	203	510	197	135	-35%	\$ 309,000	\$ 327,500	\$ 329,648	\$ 289,900	\$ 252,000	-6%	7%	95	96	113	-2%	
19124	661	820	1,127	1,145	1,148	-19%	\$ 85,000	\$ 92,900	\$ 89,000	\$ 79,900	\$ 64,900	-9%	6%	67	54	41	25%	
19125	344	389	494	432	427	-12%	\$ 161,625	\$ 150,000	\$ 140,000	\$ 128,000	\$ 85,000	8%	26%	69	71	68	-3%	
19126	93	143	193	153	142	-35%	\$ 122,500	\$ 129,850	\$ 123,000	\$ 110,000	\$ 84,900	-6%	11%	75	54	52	39%	
19127	113	124	166	223	139	-9%	\$ 245,000	\$ 251,250	\$ 235,500	\$ 250,500	\$ 185,000	-2%	-2%	56	47	61	21%	
19128	456	589	616	633	580	-23%	\$ 234,722	\$ 232,500	\$ 221,725	\$ 209,900	\$ 175,000	1%	12%	52	51	48	1%	
19129	131	150	145	139	159	-13%	\$ 223,404	\$ 217,450	\$ 205,000	\$ 190,000	\$ 166,000	3%	18%	51	50	49	1%	
19130	376	489	569	464	516	-23%	\$ 331,500	\$ 308,000	\$ 326,000	\$ 299,815	\$ 265,000	8%	11%	80	69	81	16%	
19131	257	302	339	300	276	-15%	\$ 91,500	\$ 90,000	\$ 87,000	\$ 79,000	\$ 64,900	2%	16%	70	57	54	24%	
19132	166	199	238	161	128	-17%	\$ 30,500	\$ 35,000	\$ 32,750	\$ 26,073	\$ 22,000	-13%	17%	72	51	52	40%	
19133	60	89	78	55	41	-33%	\$ 33,750	\$ 45,000	\$ 40,000	\$ 30,000	\$ 24,900	-25%	13%	73	65	40	13%	
19134	527	801	915	891	822	-34%	\$ 62,000	\$ 59,000	\$ 55,000	\$ 47,000	\$ 38,000	5%	32%	60	62	51	-4%	
19135	382	481	591	728	665	-21%	\$ 110,000	\$ 119,900	\$ 121,900	\$ 110,000	\$ 85,000	-8%	0%	61	57	48	7%	
19136	365	433	505	542	537	-16%	\$ 133,000	\$ 137,000	\$ 137,500	\$ 130,000	\$ 98,000	-3%	2%	63	55	52	15%	
19137	92	117	121	81	95	-21%	\$ 128,750	\$ 140,000	\$ 129,000	\$ 102,900	\$ 78,000	-8%	25%	61	57	41	7%	
19138	247	312	395	348	275	-21%	\$ 85,000	\$ 89,450	\$ 88,000	\$ 79,500	\$ 60,077	-5%	7%	66	52	50	26%	
19139	256	315	340	267	199	-19%	\$ 57,250	\$ 55,000	\$ 60,000	\$ 45,000	\$ 37,100	4%	27%	72	61	54	18%	
19140	223	382	423	353	270	-42%	\$ 50,000	\$ 50,000	\$ 47,000	\$ 38,000	\$ 25,000	0%	32%	68	55	55	23%	
19141	176	268	305	210	203	-34%	\$ 83,000	\$ 83,700	\$ 85,000	\$ 69,900	\$ 54,900	-1%	19%	69	50	49	38%	
19142	265	374	465	334	306	-29%	\$ 52,000	\$ 69,900	\$ 67,000	\$ 59,450	\$ 48,500	-26%	-13%	60	61	50	0%	
19143	421	558	550	476	431	-25%	\$ 71,000	\$ 69,900	\$ 67,000	\$ 53,000	\$ 44,900	2%	34%	75	66	53	13%	
19144	263	379	423	339	284	-31%	\$ 103,000	\$ 104,000	\$ 97,500	\$ 90,000	\$ 66,500	-1%	14%	64	60	53	6%	
19145	427	571	596	577	465	-25%	\$ 116,000	\$ 114,500	\$ 114,165	\$ 92,900	\$ 73,000	1%	25%	86	76	62	13%	
19146	648	817	793	731	602	-21%	\$ 229,500	\$ 200,000	\$ 205,000	\$ 190,000	\$ 144,000	15%	21%	82	76	63	7%	
19147	494	688	680	779	613	-28%	\$ 315,500	\$ 320,000	\$ 320,000	\$ 300,800	\$ 250,000	-1%	5%	99	90	74	10%	
19148	570	660	665	731	716	-14%	\$ 149,900	\$ 142,750	\$ 145,000	\$ 130,000	\$ 96,500	5%	15%	76	73	66	4%	
19149	561	834	931	1,283	1,214	-33%	\$ 125,000	\$ 133,000	\$ 138,000	\$ 139,950	\$ 105,000	-6%	-11%	62	58	52	6%	
19150	167	228	269	220	194	-27%	\$ 147,000	\$ 146,600	\$ 143,250	\$ 119,900	\$ 97,100	0%	23%	63	51	38	24%	
19151	295	363	449	371	385	-19%	\$ 115,000	\$ 120,000	\$ 118,000	\$ 100,000	\$ 83,000	-4%	15%	72	58	42	23%	
19152	291	355	379	403	423	-18%	\$ 190,000	\$ 195,000	\$ 195,000	\$ 198,500	\$ 163,500	-3%	-4%	61	56	52	8%	
19153	98	155	143	135	134	-37%	\$ 109,950	\$ 135,000	\$ 116,000	\$ 120,000	\$ 92,250	-19%	-8%	80	59	54	37%	
19154	259	311	362	375	392	-17%	\$ 195,000	\$ 198,500	\$ 194,900	\$ 189,500	\$ 153,750	-2%	3%	56	51	46	10%	

* 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.