



Fox & Roach,
REALTORS®



Patt, White
Real Estate

HomeExpert Market Watch 2009

Center City Philadelphia, PA

RESEARCH DIVISION

The numbers listed below represent the current market conditions. Despite the slow down after record-breaking years, home sales remain strong. The trends indicate that home sellers need to be more careful in how they price their property and might experience a somewhat longer than expected marketing time.

Conversely, buyers will now have a larger inventory from which to select their new home and interest rates remain at very low, affordable levels.

Marketplace Statistics, Second Quarter

Homes for Sale

June 2008.....	2,844	▼ -13%
June 2009.....	2,470	

Median Sale Price

June 2008.....	\$375,000	▼ -4%
June 2009.....	\$359,000	

Months Supply of Inventory*

June 2008.....	11.5 months	▼ -2%
June 2009.....	11.3 months	

Homes Sold Year-to-Date

Second Quarter, 2008.....	1,176	▼ -27%
Second Quarter, 2009.....	854	

Homes Under Contract Year-to-Date

Second Quarter, 2008.....	1,262	▼ -15%
Second Quarter, 2009.....	1,072	

Average Days on Market

June 2008.....	82	▲ +20%
June 2009.....	98	

This HomeExpert Market Watch Report is intended to give you some key performance indicators to help you see, at a glance, what is happening in the current real estate market. In order to get a more precise determination of how much your home is worth, consult your Agent for a complete, competitive market analysis and a comprehensive marketing plan.

* Months Supply of Inventory – how many months it would take to sell the inventory (homes for sale) based on the rate of sales (homes sold).
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