



Fox & Roach,
REALTORS®



Patt, White
Real Estate

HomeExpert Market Watch 2009

Montgomery County, 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.....	7,406	▼ -10%
June 2009.....	6,663	

Median Sale Price

June 2008.....	\$310,000	▼ -3%
June 2009.....	\$300,000	

Months Supply of Inventory*

June 2008.....	7.7 months	▼ -17%
June 2009.....	6.4 months	

Homes Sold Year-to-Date

Second Quarter, 2008.....	4,031	▼ -22%
Second Quarter, 2009.....	3,161	

Homes Under Contract Year-to-Date

Second Quarter, 2008.....	4,593	▼ -12%
Second Quarter, 2009.....	4,042	

Average Days on Market

June 2008.....	66	▲ +35%
June 2009.....	89	

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).
An Independently Owned and Operated Member of the Prudential Real Estate Affiliates, Inc.