



Prudential

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FOR IMMEDIATE RELEASE

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Delaware County Housing Prices Increased 7.3 Percent in the First Nine Months of 2007; 6.3 Percent Decrease in the Number of Residential Homes Sold

Marcus Hook Borough posted the largest percent increase in median sale price in Delaware County, rising 23.6 percent

DEVON, PA – Delaware County median home prices increased an average of 7.3 percent to \$220,000 in the first nine months of 2007, according to Prudential Fox & Roach Realtors'® HomExpert Market Report[®]. The median sale price during the same period in 2006 was \$205,000.

In the first nine months of 2007, the county saw 5,963 homes sold, a 6.3 percent decrease, compared to 6,366 homes sold in the first nine months of 2006. Additionally, monthly average inventory for the first nine months of 2007 was 1,112 compared to 1,106 in the first nine months of 2006. The average number of days a home remained on the market increased from 46 days in the first nine months of 2006 to 56 days in the same period in 2007.

Marcus Hook Borough posted the largest percent increase in median sale price in Delaware County, increasing 23.6 percent in the first nine months of 2007 to \$97,675, followed by Sharon Hill Borough at 19.1 percent to \$130,250, Brookhaven Borough at 17.9 percent to \$184,000, Media Borough at 16.5 percent to \$303,000 and Thornbury Township at 15.4 percent to \$617,500.

Thornbury Township posted the highest median sale price at \$617,500, followed by Edgmont Township at \$565,000, Radnor Township at \$562,500, Bethel Township at \$423,000 and Upper Providence Township at \$400,000.

Upper Darby Township posted the highest number of homes sold in the first nine months of 2007 at 893, a 16.5 percent decrease, followed by Haverford Township (554, 5.3 percent), Radnor Township (276, 3.4 percent), Ridley Township (276, -4.2 percent) and Springfield Township (215, -4.9 percent).

Other first nine months HomExpert Market Report[®] findings:

- Chester County led the five-county region in median sale price in the first nine months of 2007 at \$312,500, followed by Bucks County at \$300,000, Montgomery County at \$275,000, Delaware County at \$220,000 and Philadelphia County at \$144,000.
- Delaware County led the five-county region with the largest increase in median sale price in the first nine months of 2007 at 7.3 percent, followed by Philadelphia County at 2.9 percent, Chester County at 2.5 percent, Montgomery County at 1.9 percent and Bucks County saw no change.
- Philadelphia County led the five-county region in the number of homes sold in the first nine months of 2007 at 13,545 (-10.6 percent), followed by Montgomery County at 8,082 (-9.3 percent), Delaware County at 5,963 (-6.3 percent), Bucks County at 5,520 (-3.1 percent) and Chester County at 4,652 (-8.5 percent).

First Nine Months of 2007 by Median Sale Price

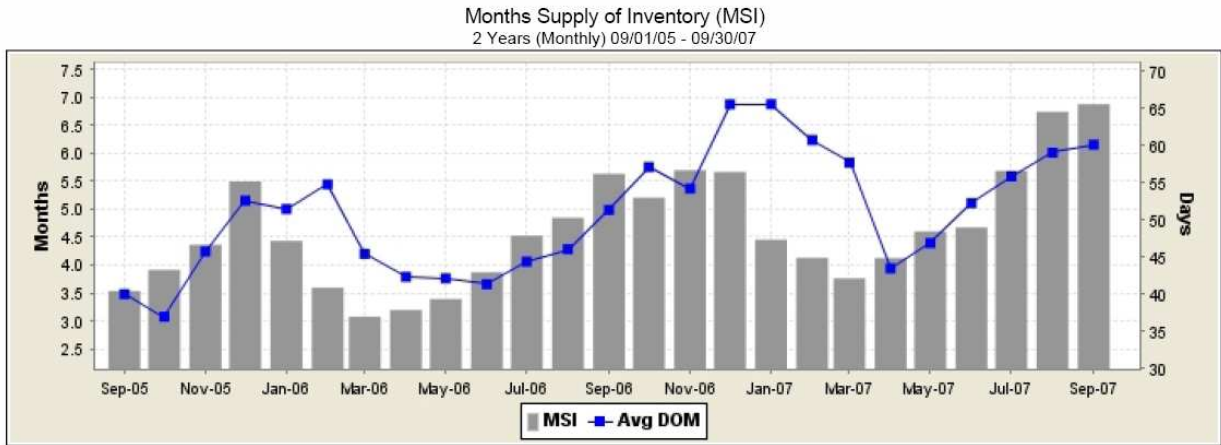
Municipality	2007	2006	% Change
Thornbury Township	\$ 617,500	\$ 535,000	15.4 %
Edgmont Township	\$ 565,000	\$ 534,000	5.8 %
Radnor Township	\$ 562,500	\$ 555,000	1.4%
Bethel Township	\$ 423,000	\$ 470,000	-10.0 %
Upper Providence Township	\$ 400,000	\$ 380,000	5.3 %

*Editor’s Note: Additional charts and graphs available upon request. Top areas listed include 20 or more sales in the first nine months of 2007. Days on Market (DOM) data measures the number of days a property is listed from initial list date in the multiple listing service (MLS) until the property goes under contract.

Delaware County Graphs



2 Year							
	Sep-05	Sep-07	Δ	% Δ	Min	Max	Avg
FS	3,316	4,387	1,071	32.30	2,831	4,470	3,730
UC	661	489	-172	-26.02	383	794	613
Sold	705	493	-212	-30.07	409	917	627



2 Year							
	Sep-05	Sep-07	Δ	% Δ	Min	Max	Avg
MSI	3.5	6.9	3.3	94.58	3.1	6.9	4.6
MSI-NAR	3.5	6.9	3.3	94.58	3.1	6.9	4.6
DOM	40	60	20	50.30	37	66	51

About Prudential Fox & Roach, REALTORS®

Prudential Fox & Roach, REALTORS®, the nation's fourth largest provider of home services, is an independently owned and operated member of the Prudential Real Estate Affiliate, Inc. and the largest Prudential affiliate in the country. As the Tri-State area's real estate leader, the company has more than 64 sales locations and 4,000 associates. Through its affiliate, the Trident Group, the company provides one-stop shopping and facilitated services to its clients including mortgage financing and title, property and casualty insurance. Visit our Website at www.prufoxroach.com.

About HomExpert Data®

The HomExpert Market Report® and HomExpert Pending Home Sales Index® are exclusive products of the Prudential Fox & Roach, REALTORS' Research Division. Findings are compiled using the company's exclusive HomExpert Data, which analyzes TREND Multiple Listing Service (MLS) data and provides the timeliest information available in the industry. The HomExpert Market Report offers exclusive analysis of real estate activity regionally, by county, MLS area or zip code across the Prudential Fox & Roach service area, while the HomExpert Pending Home Sales Index forecasts market activity based on pending home sales.

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