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REALTORS®



Patt, White  
Real Estate

# HomeExpert Market Watch 2009

## Chester 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.....	5,225	-5%
June 2009.....	4,955	

#### Median Sale Price

June 2008.....	\$367,000	-1%
June 2009.....	\$365,000	

#### Months Supply of Inventory\*

June 2008.....	9.3 months	-17%
June 2009.....	7.7 months	

#### Homes Sold Year-to-Date

Second Quarter, 2008.....	2,407	-18%
Second Quarter, 2009.....	1,970	

#### Homes Under Contract Year-to-Date

Second Quarter, 2008.....	2,799	-11%
Second Quarter, 2009.....	2,477	

#### Average Days on Market

June 2008.....	71	+18%
June 2009.....	84	

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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