

# MARKET HISTORY

Includes data through 9/2017

## Montgomery County, PA Single-Family



## Market History Report

The Market History Report details current and historical statistical information for single-family listings recorded within TREND. This statistical report is organized by county and contains valuable month-over-month, year-over-year statistical information for each of the last 10 years. The Market History Report details activity in a particular market over a 10-year period – from where it's been to where it's at now. The easy-to-read month-over-month, year-over-year chart and graph enables you to clearly identify the year-over-year changes while accounting for seasonal and market trends.

Utilizing the report allows you to gain a better understanding of your market. This will give you new insights and increase your company's value when working with consumers. This powerful report is provided exclusively to TREND members.

## Contents

Total Inventory .....	3
Inventory Accumulation .....	4
Pending Units .....	5
Settled Units .....	6
Total Settled Volume .....	7
Median Settled Price.....	8
Average Settled Price .....	9
Average Settled Price / Original Price.....	10

## Definitions

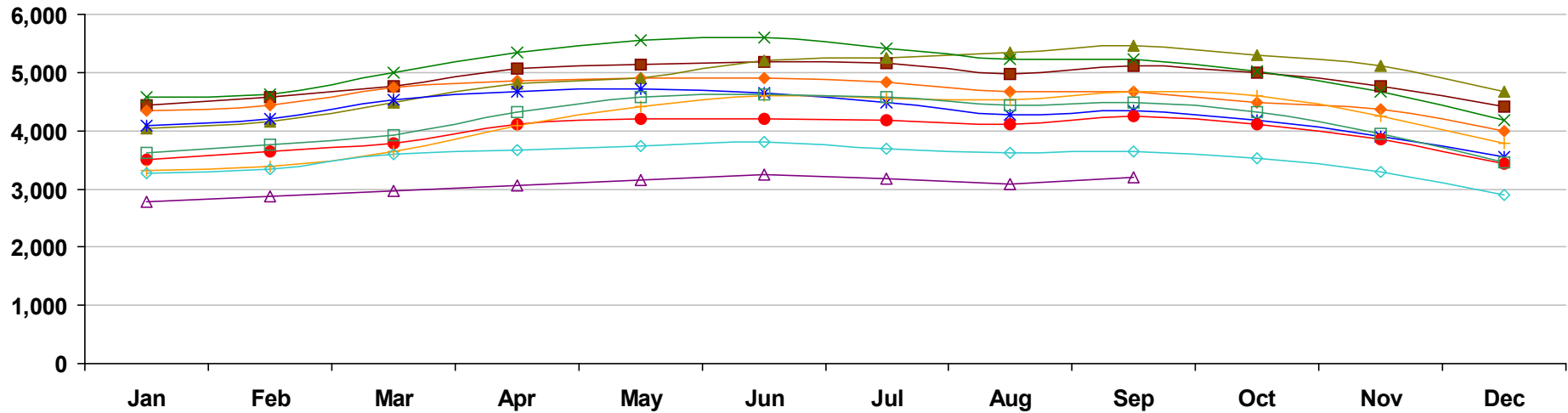
<b>Total Inventory</b>	The number of active single-family listings on the market on the last day of the specified month.
<b>Inventory Accumulation</b>	The number of months it would take to exhaust the current supply of single-family listings at the current absorption rate.
<b>Absorption Rate</b>	The average number of single-family listings sold in the market per month over the previous 12 months.
<b>Pending Units</b>	The number of single-family listings with Pending dates during the specified month.
<b>Settled Units</b>	The number of single-family listings with Settled dates during the specified month.
<b>Total Settled Volume</b>	The total dollar volume of single-family listings that have settled during the specified month.

<b>Median Settled Price</b>	The median price that single-family listings settled for during the specified month. Determined by arranging all Settled Listings in numerical order by price and then selecting the middle value.
<b>Average Settled Price</b>	The average price that single-family listings settled for during the specified month. Determined by dividing the Total Settled Volume by the number of Settled Listings.
<b>Average Settled Price / Original Price</b>	The average percentage of the Original Price that single-family listings settled for during the specified month. This number is determined by dividing the Settled Price by the Original Price for every listing, summing them and then dividing by the number of settled listings. TREND excludes listings if the Settled Price is greater than 150 percent or less than 50 percent of the Original Price. This ensures the percentage is more representative of listings in the market area.
<b>Percent Change</b>	The change in value as compared to the same month of the previous year. Indicated by +/-0.0%.

## Notes on Statistics

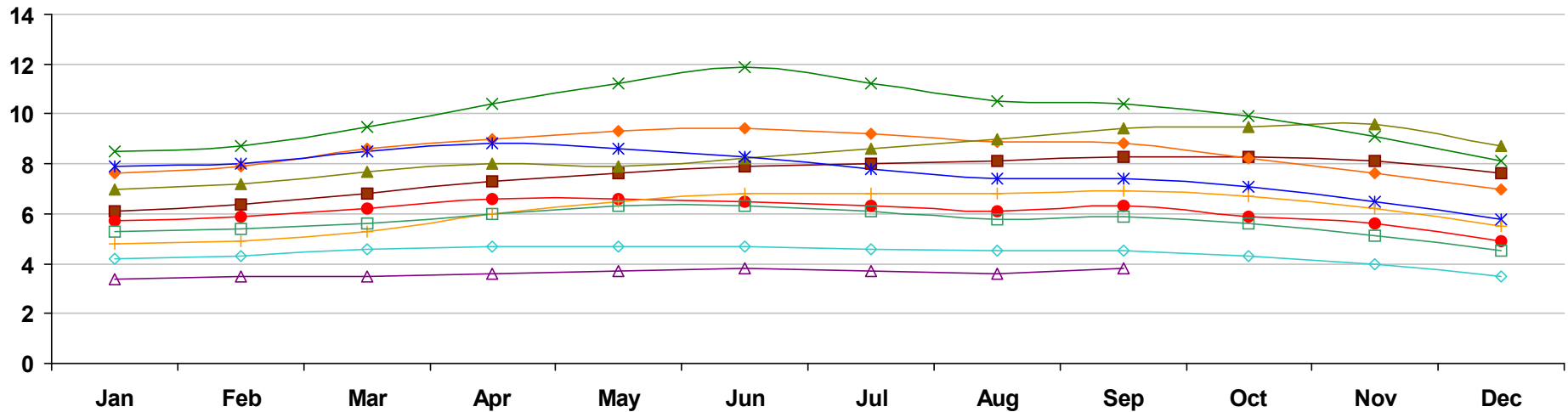
- All statistics are from TREND's monthly Residential Activity Reports. Due to the fluid nature of MLS data, insignificant statistical variations may occur with regard to sales activity between the various TREND reports.
- Mobile homes and condominiums are excluded from these statistics.
- This report includes information on listings and transactions facilitated through TREND and does not reflect the total number of listings and transactions of a given market area.
- All monetary statistics are rounded to the nearest \$10.

# Montgomery County, PA - Single-Family - Total Inventory



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2008	4,427 7.2%	4,583 9.9%	4,760 8.7%	5,057 5.6%	5,146 3.3%	5,193 3.2%	5,154 2.7%	4,980 0.9%	5,109 0.5%	5,007 -0.8%	4,769 -1.2%	4,414 0.5%
◆ 2009	4,335 -2.1%	4,430 -3.3%	4,728 -0.7%	4,849 -4.1%	4,895 -4.9%	4,911 -5.4%	4,822 -6.4%	4,664 -6.3%	4,676 -8.5%	4,481 -10.5%	4,358 -8.6%	3,996 -9.5%
▲ 2010	4,040 -6.8%	4,158 -6.1%	4,488 -5.1%	4,800 -1.0%	4,909 0.3%	5,198 5.8%	5,254 9.0%	5,351 14.7%	5,460 16.8%	5,311 18.5%	5,108 17.2%	4,670 16.9%
✕ 2011	4,580 13.4%	4,621 11.1%	4,990 11.2%	5,341 11.3%	5,567 13.4%	5,601 7.8%	5,412 3.0%	5,240 -2.1%	5,223 -4.3%	5,020 -5.5%	4,676 -8.5%	4,185 -10.4%
✱ 2012	4,091 -10.7%	4,214 -8.8%	4,527 -9.3%	4,680 -12.4%	4,708 -15.4%	4,647 -17.0%	4,489 -17.1%	4,283 -18.3%	4,333 -17.0%	4,184 -16.7%	3,900 -16.6%	3,541 -15.4%
● 2013	3,491 -14.7%	3,644 -13.5%	3,790 -16.3%	4,113 -12.1%	4,193 -10.9%	4,206 -9.5%	4,185 -6.8%	4,105 -4.2%	4,249 -1.9%	4,116 -1.6%	3,841 -1.5%	3,428 -3.2%
✚ 2014	3,326 -4.7%	3,375 -7.4%	3,638 -4.0%	4,090 -0.6%	4,423 5.5%	4,594 9.2%	4,544 8.6%	4,529 10.3%	4,676 10.0%	4,606 11.9%	4,243 10.5%	3,771 10.0%
□ 2015	3,623 8.9%	3,753 11.2%	3,920 7.8%	4,312 5.4%	4,571 3.3%	4,616 0.5%	4,571 0.6%	4,441 -1.9%	4,486 -4.1%	4,323 -6.1%	3,949 -6.9%	3,449 -8.5%
◇ 2016	3,271 -9.7%	3,335 -11.1%	3,595 -8.3%	3,670 -14.9%	3,740 -18.2%	3,807 -17.5%	3,698 -19.1%	3,625 -18.4%	3,637 -18.9%	3,523 -18.5%	3,285 -16.8%	2,893 -16.1%
△ 2017	2,786 -14.8%	2,881 -13.6%	2,959 -17.7%	3,050 -16.9%	3,151 -15.7%	3,235 -15.0%	3,179 -14.0%	3,075 -15.2%	3,201 -12.0%			

# Montgomery County, PA - Single-Family - Inventory Accumulation

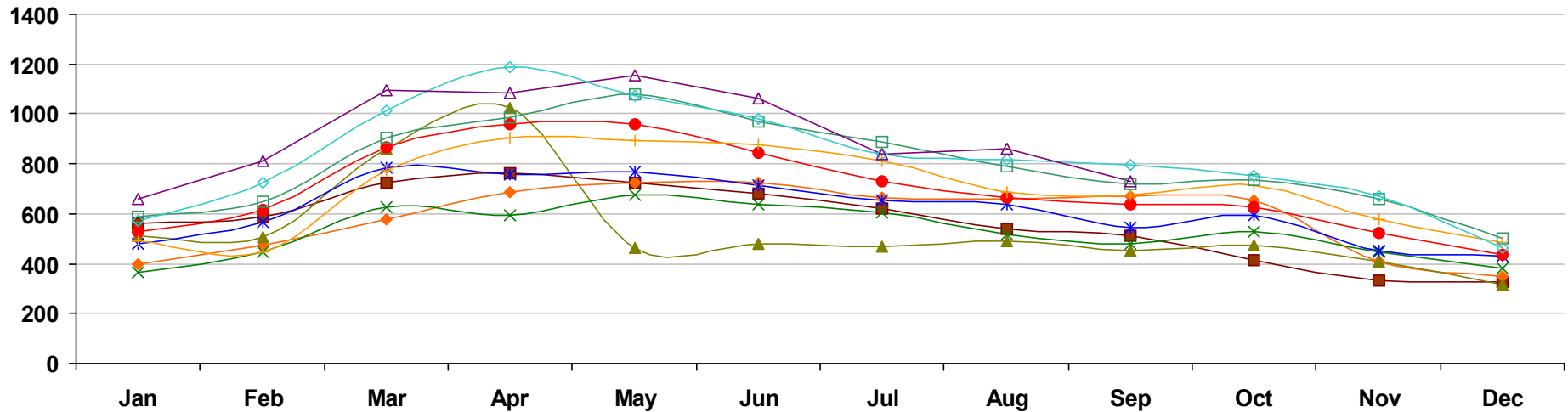


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2008	6.1 17.3%	6.4 23.1%	6.8 23.6%	7.3 19.7%	7.6 18.7%	7.9 21.5%	8.0 23.1%	8.1 26.6%	8.3 23.9%	8.3 23.9%	8.1 24.6%	7.6 26.7%
◆ 2009	7.6 24.6%	7.9 23.4%	8.6 26.5%	9.0 23.3%	9.3 22.4%	9.4 19.0%	9.2 15.0%	8.9 9.9%	8.8 6.0%	8.2 -1.2%	7.6 -6.2%	7.0 -7.9%
▲ 2010	7.0 -7.9%	7.2 -8.9%	7.7 -10.5%	8.0 -11.1%	7.9 -15.1%	8.2 -12.8%	8.6 -6.5%	9.0 1.1%	9.4 6.8%	9.5 15.9%	9.6 26.3%	8.7 24.3%
× 2011	8.5 21.4%	8.7 20.8%	9.5 23.4%	10.4 30.0%	11.2 41.8%	11.9 45.1%	11.2 30.2%	10.5 16.7%	10.4 10.6%	9.9 4.2%	9.1 -5.2%	8.1 -6.9%
✱ 2012	7.9 -7.1%	8.0 -8.0%	8.5 -10.5%	8.8 -15.4%	8.6 -23.2%	8.3 -30.3%	7.8 -30.4%	7.4 -29.5%	7.4 -28.8%	7.1 -28.3%	6.5 -28.6%	5.8 -28.4%
● 2013	5.7 -27.8%	5.9 -26.2%	6.2 -27.1%	6.6 -25.0%	6.6 -23.3%	6.5 -21.7%	6.3 -19.2%	6.1 -17.6%	6.3 -14.9%	5.9 -16.9%	5.6 -13.8%	4.9 -15.5%
+ 2014	4.8 -15.8%	4.9 -16.9%	5.3 -14.5%	6.0 -9.1%	6.5 -1.5%	6.8 4.6%	6.8 7.9%	6.8 11.5%	6.9 9.5%	6.7 13.6%	6.2 10.7%	5.5 12.2%
□ 2015	5.3 10.4%	5.4 10.2%	5.6 5.7%	6.0 0.0%	6.3 -3.1%	6.3 -7.4%	6.1 -10.3%	5.8 -14.7%	5.9 -14.5%	5.6 -16.4%	5.1 -17.7%	4.5 -18.2%
◇ 2016	4.2 -20.8%	4.3 -20.4%	4.6 -17.9%	4.7 -21.7%	4.7 -25.4%	4.7 -25.4%	4.6 -24.6%	4.5 -22.4%	4.5 -23.7%	4.3 -23.2%	4.0 -21.6%	3.5 -22.2%
△ 2017	3.4 -19.0%	3.5 -18.6%	3.5 -23.9%	3.6 -23.4%	3.7 -21.3%	3.8 -19.1%	3.7 -19.6%	3.6 -20.0%	3.8 -15.6%			

Market History Report © 2017 TREND. Compiled 10/11/2017. Information deemed reliable, but not guaranteed. Non-members contact TREND for reprint permission.

TREND • 660 American Avenue, Suite 203 • King of Prussia, PA 19406 • 1-877-330-9900 • www.trendmls.com

# Montgomery County, PA - Single-Family - Pending Units

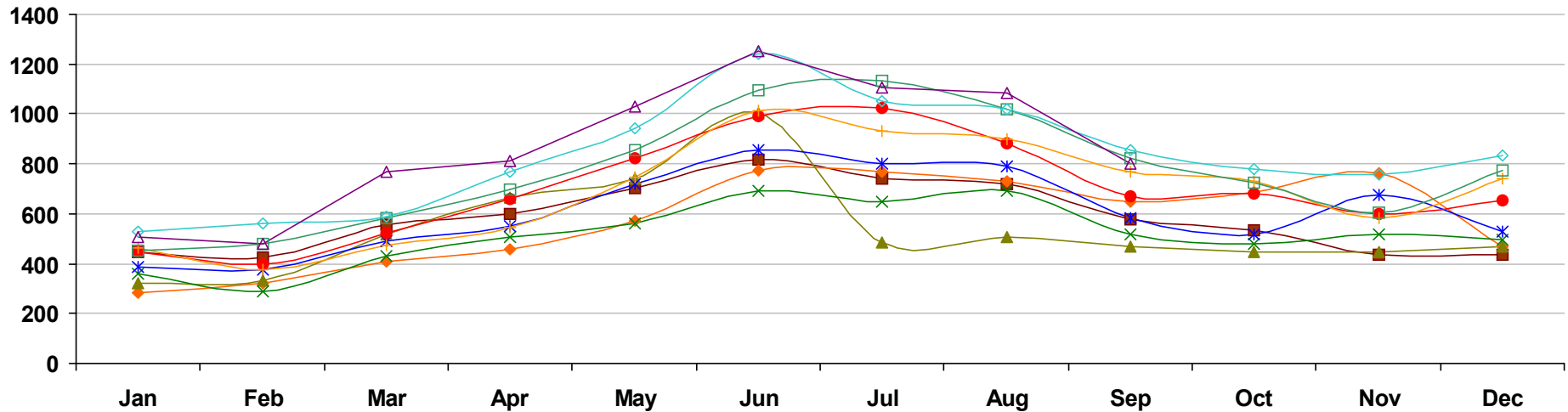


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2008	559 -22.5%	589 -20.4%	723 -16.4%	762 -11.6%	725 -27.0%	679 -25.1%	622 -22.0%	539 -15.9%	510 -7.3%	413 -33.1%	333 -32.5%	326 -18.3%
◆ 2009	397 -29.0%	472 -19.9%	579 -19.9%	684 -10.2%	722 -0.4%	722 6.3%	662 6.4%	659 22.3%	669 31.2%	655 58.6%	407 22.2%	350 7.4%
▲ 2010	512 29.0%	507 7.4%	859 48.4%	1,026 50.0%	464 -35.7%	480 -33.5%	466 -29.6%	489 -25.8%	451 -32.6%	475 -27.5%	410 0.7%	314 -10.3%
✕ 2011	364 -28.9%	447 -11.8%	625 -27.2%	596 -41.9%	678 46.1%	638 32.9%	603 29.4%	516 5.5%	478 6.0%	531 11.8%	445 8.5%	379 20.7%
✱ 2012	482 32.4%	565 26.4%	782 25.1%	757 27.0%	770 13.6%	715 12.1%	652 8.1%	640 24.0%	547 14.4%	592 11.5%	452 1.6%	430 13.5%
● 2013	528 9.5%	613 8.5%	864 10.5%	958 26.6%	961 24.8%	846 18.3%	729 11.8%	662 3.4%	635 16.1%	625 5.6%	522 15.5%	435 1.2%
+ 2014	488 -7.6%	448 -26.9%	776 -10.2%	903 -5.7%	891 -7.3%	878 3.8%	813 11.5%	688 3.9%	676 6.5%	715 14.4%	575 10.2%	486 11.7%
□ 2015	591 21.1%	649 44.9%	905 16.6%	988 9.4%	1,077 20.9%	969 10.4%	887 9.1%	788 14.5%	717 6.1%	736 2.9%	657 14.3%	499 2.7%
◇ 2016	570 -3.6%	725 11.7%	1,011 11.7%	1,190 20.4%	1,073 -0.4%	980 1.1%	837 -5.6%	817 3.7%	795 10.9%	752 2.2%	669 1.8%	465 -6.8%
△ 2017	661 16.0%	809 11.6%	1,097 8.5%	1,086 -8.7%	1,153 7.5%	1,060 8.2%	839 0.2%	861 5.4%	732 -7.9%			

Market History Report © 2017 TREND. Compiled 10/11/2017. Information deemed reliable, but not guaranteed. Non-members contact TREND for reprint permission.

TREND • 660 American Avenue, Suite 203 • King of Prussia, PA 19406 • 1-877-330-9900 • www.trendmls.com

# Montgomery County, PA - Single-Family - Settled Units

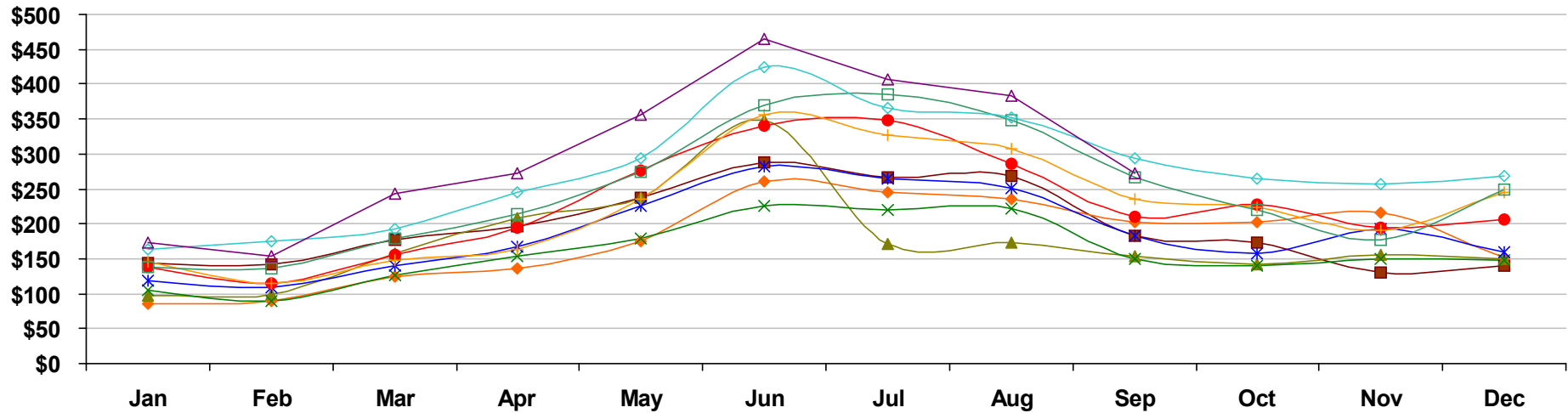


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008	445 -15.9%	427 -15.1%	557 -26.8%	599 -12.2%	705 -16.7%	817 -22.9%	740 -24.3%	718 -29.2%	577 -4.2%	534 -18.7%	435 -28.7%	435 -16.8%
2009	282 -36.6%	322 -24.6%	408 -26.8%	458 -23.5%	572 -18.9%	776 -5.0%	767 3.6%	728 1.4%	648 12.3%	687 28.7%	762 75.2%	467 7.4%
2010	319 13.1%	330 2.5%	520 27.5%	667 45.6%	739 29.2%	1,004 29.4%	485 -36.8%	508 -30.2%	469 -27.6%	449 -34.6%	447 -41.3%	471 0.9%
2011	358 12.2%	286 -13.3%	428 -17.7%	508 -23.8%	563 -23.8%	691 -31.2%	646 33.2%	693 36.4%	515 9.8%	480 6.9%	516 15.4%	496 5.3%
2012	385 7.5%	377 31.8%	490 14.5%	549 8.1%	720 27.9%	857 24.0%	799 23.7%	792 14.3%	582 13.0%	516 7.5%	675 30.8%	529 6.7%
2013	446 15.8%	399 5.8%	523 6.7%	658 19.9%	825 14.6%	991 15.6%	1,024 28.2%	885 11.7%	671 15.3%	679 31.6%	597 -11.6%	655 23.8%
2014	465 4.3%	375 -6.0%	474 -9.4%	547 -16.9%	746 -9.6%	1,012 2.1%	932 -9.0%	898 1.5%	766 14.2%	729 7.4%	581 -2.7%	743 13.4%
2015	453 -2.6%	477 27.2%	584 23.2%	698 27.6%	855 14.6%	1,094 8.1%	1,132 21.5%	1,017 13.3%	822 7.3%	727 -0.3%	604 4.0%	776 4.4%
2016	529 16.8%	561 17.6%	588 0.7%	769 10.2%	941 10.1%	1,243 13.6%	1,049 -7.3%	1,021 0.4%	853 3.8%	778 7.0%	757 25.3%	834 7.5%
2017	509 -3.8%	481 -14.3%	770 31.0%	810 5.3%	1,027 9.1%	1,251 0.6%	1,105 5.3%	1,083 6.1%	801 -6.1%			

Market History Report © 2017 TREND. Compiled 10/11/2017. Information deemed reliable, but not guaranteed. Non-members contact TREND for reprint permission.

TREND • 660 American Avenue, Suite 203 • King of Prussia, PA 19406 • 1-877-330-9900 • www.trendmls.com

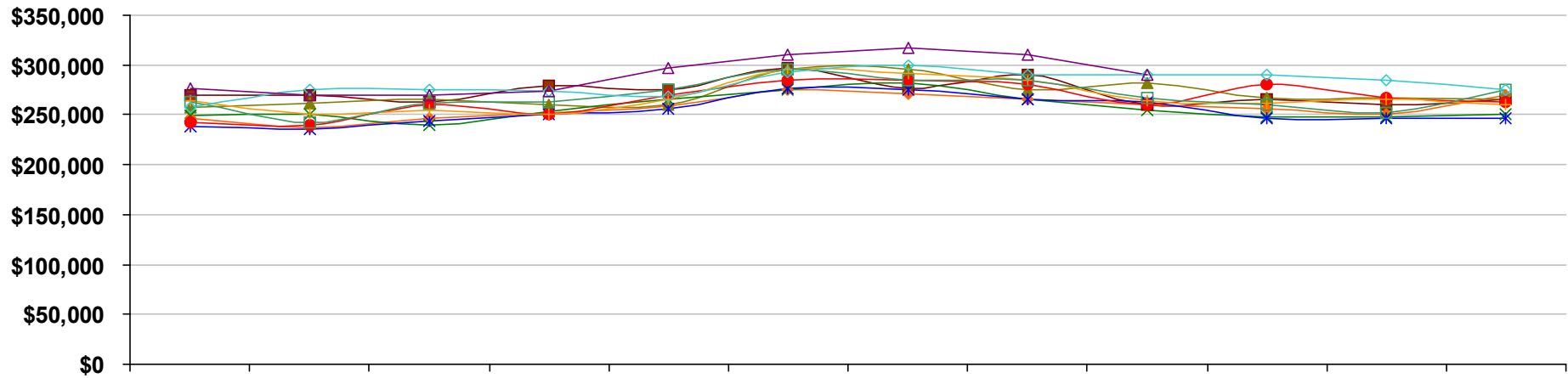
# Montgomery County, PA - Single-Family - Total Settled Volume



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2008	\$144 -22.1%	\$142 -18.0%	\$178 -28.3%	\$196 -14.4%	\$238 -21.3%	\$288 -26.6%	\$266 -25.2%	\$269 -30.2%	\$183 -12.6%	\$174 -23.6%	\$131 -39.6%	\$141 -18.8%
◆ 2009	\$86 -39.9%	\$90 -36.5%	\$125 -29.6%	\$136 -30.7%	\$175 -26.3%	\$260 -9.9%	\$246 -7.4%	\$235 -12.5%	\$202 10.8%	\$203 17.1%	\$216 64.4%	\$151 7.2%
▲ 2010	\$97 11.7%	\$100 11.0%	\$157 25.6%	\$208 53.4%	\$238 35.4%	\$348 33.9%	\$172 -30.4%	\$174 -25.9%	\$154 -24.1%	\$142 -30.3%	\$155 -28.4%	\$149 -1.5%
× 2011	\$105 8.4%	\$89 -10.5%	\$126 -20.0%	\$154 -25.8%	\$179 -24.5%	\$225 -35.3%	\$219 27.5%	\$221 26.6%	\$149 -2.7%	\$141 -0.4%	\$149 -3.4%	\$147 -1.4%
* 2012	\$118 13.1%	\$109 21.9%	\$140 11.1%	\$167 8.1%	\$225 25.5%	\$282 25.2%	\$264 20.5%	\$251 13.7%	\$182 21.9%	\$158 12.4%	\$193 28.8%	\$160 9.0%
● 2013	\$138 16.4%	\$115 5.2%	\$156 11.5%	\$195 16.6%	\$277 23.1%	\$341 20.9%	\$348 32.1%	\$286 13.9%	\$211 15.7%	\$227 43.4%	\$195 1.1%	\$206 28.6%
+ 2014	\$145 5.2%	\$115 0.8%	\$148 -5.1%	\$163 -16.5%	\$236 -15.0%	\$356 4.6%	\$326 -6.5%	\$308 7.5%	\$235 11.4%	\$224 -1.3%	\$190 -2.2%	\$246 19.6%
□ 2015	\$139 -4.4%	\$136 17.4%	\$179 21.3%	\$214 32.0%	\$274 16.2%	\$370 3.9%	\$385 18.3%	\$348 13.1%	\$266 13.1%	\$219 -2.3%	\$178 -6.4%	\$249 1.2%
◇ 2016	\$164 18.0%	\$176 30.0%	\$192 7.0%	\$246 14.7%	\$294 7.3%	\$424 14.6%	\$366 -5.0%	\$352 1.2%	\$294 10.9%	\$264 20.8%	\$256 43.9%	\$268 7.4%
△ 2017	\$174 6.2%	\$153 -13.4%	\$244 27.1%	\$273 11.0%	\$357 21.4%	\$465 9.6%	\$407 11.2%	\$383 8.8%	\$272 -7.5%			

Values on this report are displayed in Millions

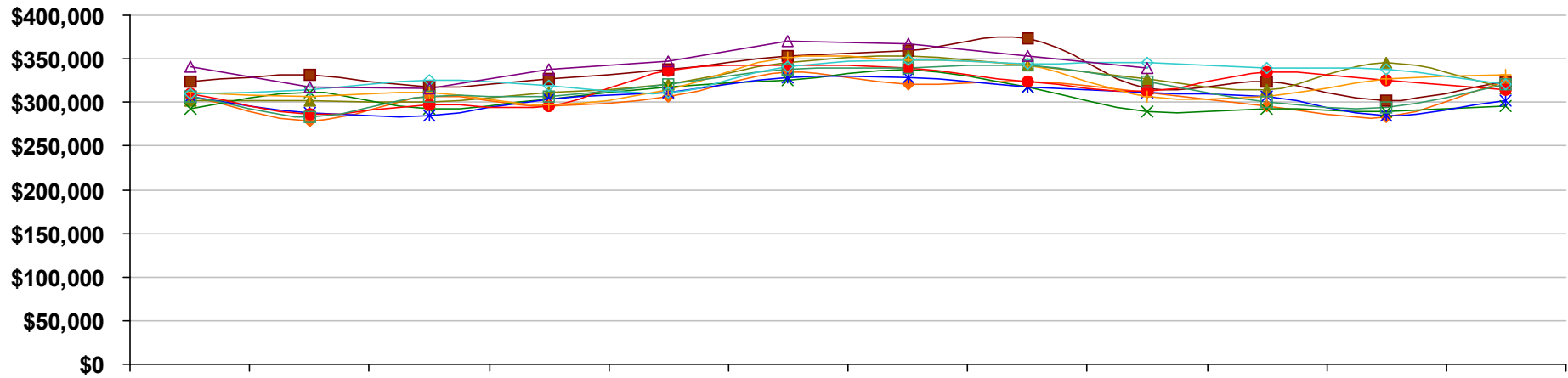
# Montgomery County, PA - Single-Family - Median Settled Price



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2008	\$269,000 -7.2%	\$269,000 -5.6%	\$263,000 -4.7%	\$279,000 -1.1%	\$275,000 -2.8%	\$297,000 -1.0%	\$277,000 -7.4%	\$290,000 -6.1%	\$260,000 -7.8%	\$265,000 -6.4%	\$260,000 -7.1%	\$265,000 -3.6%
◆ 2009	\$247,000 -8.2%	\$237,000 -11.9%	\$247,000 -6.1%	\$252,000 -9.7%	\$259,000 -5.8%	\$275,000 -7.4%	\$271,000 -2.2%	\$265,000 -8.6%	\$260,000 0.0%	\$256,000 -3.4%	\$250,000 -3.8%	\$269,000 1.5%
▲ 2010	\$258,000 4.5%	\$261,000 10.1%	\$265,000 7.3%	\$260,000 3.2%	\$260,000 0.4%	\$295,000 7.3%	\$296,000 9.2%	\$275,000 3.8%	\$282,000 8.5%	\$267,000 4.3%	\$267,000 6.8%	\$265,000 -1.5%
✕ 2011	\$249,000 -3.5%	\$250,000 -4.2%	\$240,000 -9.4%	\$253,000 -2.7%	\$265,000 1.9%	\$275,000 -6.8%	\$282,000 -4.7%	\$265,000 -3.6%	\$255,000 -9.6%	\$248,000 -7.1%	\$248,000 -7.1%	\$250,000 -5.7%
✱ 2012	\$239,000 -4.0%	\$236,000 -5.6%	\$244,000 1.7%	\$250,000 -1.2%	\$256,000 -3.4%	\$276,000 0.4%	\$275,000 -2.5%	\$265,000 0.0%	\$263,000 3.1%	\$246,000 -0.8%	\$246,000 -0.8%	\$247,000 -1.2%
● 2013	\$243,000 1.7%	\$240,000 1.7%	\$260,000 6.6%	\$250,000 0.0%	\$270,000 5.5%	\$284,000 2.9%	\$285,000 3.6%	\$280,000 5.7%	\$260,000 -1.1%	\$280,000 13.8%	\$267,000 8.5%	\$263,000 6.5%
✚ 2014	\$264,000 8.6%	\$250,000 4.2%	\$255,000 -1.9%	\$250,000 0.0%	\$265,000 -1.9%	\$295,000 3.9%	\$292,000 2.5%	\$285,000 1.8%	\$264,000 1.5%	\$262,000 -6.4%	\$265,000 -0.7%	\$260,000 -1.1%
▣ 2015	\$263,000 -0.4%	\$243,000 -2.8%	\$262,000 2.7%	\$263,000 5.2%	\$275,000 3.8%	\$295,000 0.0%	\$285,000 -2.4%	\$285,000 0.0%	\$267,000 1.1%	\$260,000 -0.8%	\$252,000 -4.9%	\$275,000 5.8%
◇ 2016	\$257,000 -2.3%	\$275,000 13.2%	\$275,000 5.0%	\$274,000 4.2%	\$268,000 -2.5%	\$293,000 -0.7%	\$299,000 4.9%	\$290,000 1.8%	\$290,000 8.6%	\$290,000 11.5%	\$285,000 13.1%	\$275,000 0.0%
△ 2017	\$276,000 7.4%	\$270,000 -1.8%	\$270,000 -1.8%	\$274,000 0.0%	\$297,000 10.8%	\$310,000 5.8%	\$317,000 6.0%	\$310,000 6.9%	\$290,000 0.0%			

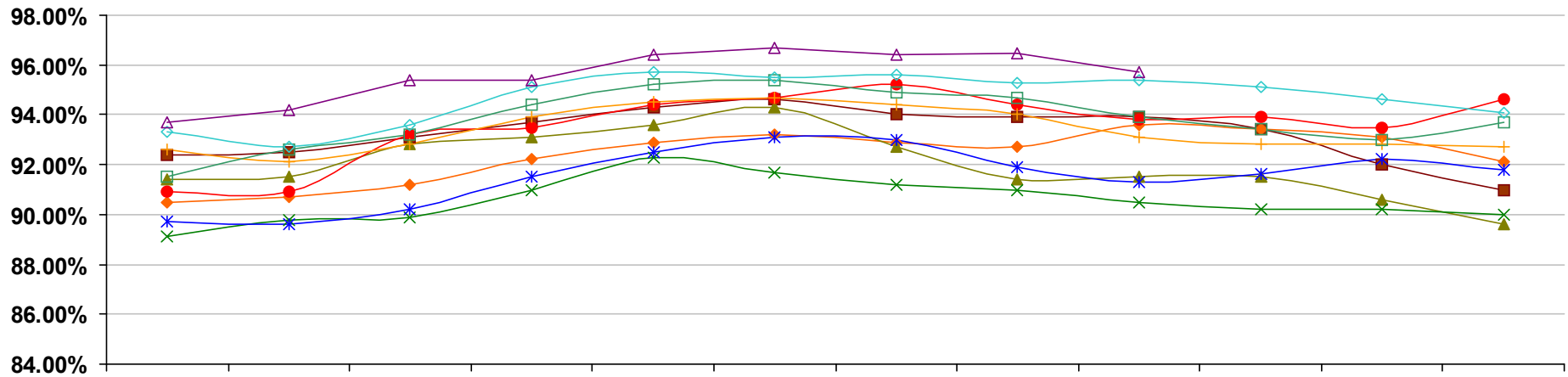


# Montgomery County, PA - Single-Family - Average Settled Price



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2008	\$323,000 -7.4%	\$331,000 -3.5%	\$318,000 -2.2%	\$327,000 -2.4%	\$337,000 -5.6%	\$353,000 -4.9%	\$359,000 -1.1%	\$374,000 -1.6%	\$316,000 -8.9%	\$324,000 -6.1%	\$302,000 -15.4%	\$324,000 -2.4%
◆ 2009	\$306,000 -5.3%	\$279,000 -15.7%	\$306,000 -3.8%	\$296,000 -9.5%	\$306,000 -9.2%	\$334,000 -5.4%	\$321,000 -10.6%	\$323,000 -13.6%	\$312,000 -1.3%	\$295,000 -9.0%	\$283,000 -6.3%	\$323,000 -0.3%
▲ 2010	\$302,000 -1.3%	\$302,000 8.2%	\$301,000 -1.6%	\$312,000 5.4%	\$321,000 4.9%	\$346,000 3.6%	\$353,000 10.0%	\$343,000 6.2%	\$327,000 4.8%	\$315,000 6.8%	\$346,000 22.3%	\$316,000 -2.2%
✕ 2011	\$292,000 -3.3%	\$312,000 3.3%	\$293,000 -2.7%	\$304,000 -2.6%	\$318,000 -0.9%	\$325,000 -6.1%	\$338,000 -4.2%	\$318,000 -7.3%	\$289,000 -11.6%	\$293,000 -7.0%	\$289,000 -16.5%	\$296,000 -6.3%
✱ 2012	\$307,000 5.1%	\$288,000 -7.7%	\$285,000 -2.7%	\$304,000 0.0%	\$312,000 -1.9%	\$328,000 0.9%	\$329,000 -2.7%	\$317,000 -0.3%	\$312,000 8.0%	\$306,000 4.4%	\$285,000 -1.4%	\$302,000 2.0%
● 2013	\$309,000 0.7%	\$287,000 -0.3%	\$297,000 4.2%	\$295,000 -3.0%	\$336,000 7.7%	\$343,000 4.6%	\$340,000 3.3%	\$323,000 1.9%	\$313,000 0.3%	\$334,000 9.2%	\$326,000 14.4%	\$314,000 4.0%
✚ 2014	\$312,000 1.0%	\$307,000 7.0%	\$311,000 4.7%	\$297,000 0.7%	\$315,000 -6.2%	\$352,000 2.6%	\$349,000 2.6%	\$342,000 5.9%	\$306,000 -2.2%	\$307,000 -8.1%	\$327,000 0.3%	\$331,000 5.4%
▣ 2015	\$306,000 -1.9%	\$284,000 -7.5%	\$307,000 -1.3%	\$307,000 3.4%	\$320,000 1.6%	\$338,000 -4.0%	\$340,000 -2.6%	\$342,000 0.0%	\$323,000 5.6%	\$300,000 -2.3%	\$294,000 -10.1%	\$321,000 -3.0%
◇ 2016	\$309,000 1.0%	\$314,000 10.6%	\$326,000 6.2%	\$319,000 3.9%	\$312,000 -2.5%	\$341,000 0.9%	\$348,000 2.4%	\$344,000 0.6%	\$345,000 6.8%	\$339,000 13.0%	\$338,000 15.0%	\$321,000 0.0%
△ 2017	\$341,000 10.4%	\$317,000 1.0%	\$316,000 -3.1%	\$337,000 5.6%	\$347,000 11.2%	\$371,000 8.8%	\$368,000 5.7%	\$353,000 2.6%	\$340,000 -1.4%			

# Montgomery County, PA - Single-Family - Average Settled Price/Original Price



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2008</b>	92.4% -1.8%	92.5% -1.4%	93.1% -1.8%	93.7% -1.8%	94.3% -1.3%	94.6% -1.3%	94.0% -1.4%	93.9% -1.2%	93.9% -0.7%	93.4% -0.7%	92.0% -1.7%	91.0% -1.9%
<b>2009</b>	90.5% -2.0%	90.7% -2.0%	91.2% -2.0%	92.2% -1.7%	92.9% -1.5%	93.2% -1.5%	92.9% -1.2%	92.7% -1.2%	93.6% -0.3%	93.4% 0.0%	93.1% 1.2%	92.1% 1.3%
<b>2010</b>	91.4% 1.0%	91.5% 0.9%	92.8% 1.7%	93.1% 1.1%	93.6% 0.7%	94.3% 1.2%	92.7% -0.2%	91.4% -1.5%	91.5% -2.3%	91.5% -2.0%	90.6% -2.7%	89.6% -2.8%
<b>2011</b>	89.1% -2.5%	89.8% -1.9%	89.9% -3.1%	91.0% -2.4%	92.3% -1.3%	91.7% -2.7%	91.2% -1.7%	91.0% -0.4%	90.5% -1.0%	90.2% -1.4%	90.2% -0.4%	90.0% 0.4%
<b>2012</b>	89.7% 0.7%	89.6% -0.2%	90.2% 0.3%	91.5% 0.6%	92.5% 0.1%	93.1% 1.5%	93.0% 2.0%	91.9% 1.0%	91.3% 0.8%	91.6% 1.6%	92.2% 2.3%	91.8% 2.0%
<b>2013</b>	90.9% 1.3%	90.9% 1.4%	93.2% 3.3%	93.5% 2.2%	94.4% 2.1%	94.7% 1.7%	95.2% 2.4%	94.4% 2.7%	93.8% 2.8%	93.9% 2.5%	93.5% 1.4%	94.6% 3.0%
<b>2014</b>	92.6% 2.0%	92.1% 1.3%	92.8% -0.5%	93.9% 0.4%	94.5% 0.1%	94.7% 0.0%	94.4% -0.8%	94.0% -0.4%	93.1% -0.8%	92.8% -1.1%	92.8% -0.8%	92.7% -2.0%
<b>2015</b>	91.5% -1.3%	92.6% 0.5%	93.2% 0.5%	94.4% 0.5%	95.2% 0.7%	95.4% 0.7%	94.9% 0.5%	94.7% 0.7%	93.9% 0.9%	93.4% 0.6%	93.0% 0.3%	93.7% 1.1%
<b>2016</b>	93.3% 2.0%	92.7% 0.1%	93.6% 0.4%	95.1% 0.7%	95.7% 0.6%	95.5% 0.1%	95.6% 0.8%	95.3% 0.7%	95.4% 1.7%	95.1% 1.8%	94.6% 1.7%	94.1% 0.5%
<b>2017</b>	93.7% 0.5%	94.2% 1.7%	95.4% 1.9%	95.4% 0.4%	96.4% 0.7%	96.7% 1.2%	96.4% 0.9%	96.5% 1.2%	95.7% 0.3%			