



MAY 2011

CONDO YEAR-TO-DATE MARKET SNAPSHOT



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The Year-to-Date Market Snapshot details key statistical information for condominium sales recorded within TREND. This statistical report is organized by county and contains valuable year-to-date information for sales, prices and percentage changes for each of the last three years. This easy-to-read, at-a-glance format empowers you to evaluate current market activity for year-to-date sales as well as to compare it to previous years, so you can quickly and clearly see the annual trends in a particular market area.

Utilizing the Market Snapshot allows you to gain a better understanding of your market. This will give you new insights and increased value when working with consumers. This powerful statistical report is provided exclusively to TREND members.

Contents

Pennsylvania		New Jersey	
Bucks County	3	Burlington County.....	5
Berks County.....	3	Camden County	5
Chester County.....	3	Gloucester County	5
Delaware County.....	4	Mercer County.....	6
Montgomery County.....	4	Salem County.....	6
Philadelphia County.....	4	Delaware	
		Kent County	6
		New Castle County	7

Definitions

Settled Units	The number of condominium listings settled year-to-date (YTD) through the specified month and year.
Average Settled Price	The average price that condominium listings have settled for year-to-date (YTD) through the specified month and year. Determined by dividing the Total Settled Volume by the number of Settled Units.
Median Settled Price	The median price that condominium listings have settled for year-to-date (YTD) through the specified month and year. Determined by arranging all Settled Units year-to-date (YTD) in numerical order by price and then selecting the middle value.
Total Settled Volume	The total dollar volume of condominium listings that have settled year-to-date (YTD) through the specified month and year.
Avg SPrice / OPrice (Average Settled Price / Original Price)	The average percentage of the Original Price that condominium listings have settled for year-to-date (YTD) through the specified month and year. This number is determined by calculating the Settled Price/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.

Notes on Statistics

- All statistics are from TREND's monthly Residential Activity Reports. While each original version of the Residential Activity Report is subsequently updated each of the next two months, any changes will not be reflected in this report. 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 single-family homes 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.

Year-To-Date Market Snapshot: Condo, May 2011

Bucks County, PA

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	161	243	175	50.93%	-27.98%
Average Settled Price	\$228,000	\$229,000	\$216,000	0.44%	-5.68%
Median Settled Price	\$216,000	\$212,000	\$203,000	-1.85%	-4.25%
Total Settled Volume	\$36,733,000	\$55,816,000	\$37,933,000	51.95%	-32.04%
Avg SPrice/OPrice	93.42%	94.25%	90.73%	0.89%	-3.73%

Berks County, PA

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	37	60	38	62.16%	-36.67%
Average Settled Price	\$140,000	\$119,000	\$127,000	-15.00%	6.72%
Median Settled Price	\$147,000	\$114,000	\$117,000	-22.45%	2.63%
Total Settled Volume	\$5,196,000	\$7,184,000	\$4,853,000	38.26%	-32.45%
Avg SPrice/OPrice	94.03%	92.90%	88.79%	-1.20%	-4.42%

Chester County, PA

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	138	141	87	2.17%	-38.30%
Average Settled Price	\$210,000	\$214,000	\$221,000	1.90%	3.27%
Median Settled Price	\$203,000	\$185,000	\$199,000	-8.87%	7.57%
Total Settled Volume	\$28,994,000	\$30,251,000	\$19,239,000	4.34%	-36.40%
Avg SPrice/OPrice	95.12%	95.13%	91.15%	0.01%	-4.18%

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Delaware County, PA

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	106	127	93	19.81%	-26.77%
Average Settled Price	\$180,000	\$184,000	\$223,000	2.22%	21.20%
Median Settled Price	\$165,000	\$164,000	\$160,000	-0.61%	-2.44%
Total Settled Volume	\$19,117,000	\$23,367,000	\$20,770,000	22.23%	-11.11%
Avg SPrice/OPrice	92.27%	93.14%	89.85%	0.94%	-3.53%

Montgomery County, PA

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	228	269	223	17.98%	-17.10%
Average Settled Price	\$191,000	\$208,000	\$199,000	8.90%	-4.33%
Median Settled Price	\$174,000	\$188,000	\$170,000	8.05%	-9.57%
Total Settled Volume	\$43,652,000	\$56,032,000	\$44,562,000	28.36%	-20.47%
Avg SPrice/OPrice	91.33%	93.33%	89.62%	2.19%	-3.98%

Philadelphia County, PA

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	325	419	399	28.92%	-4.77%
Average Settled Price	\$330,000	\$332,000	\$328,000	0.61%	-1.20%
Median Settled Price	\$270,000	\$271,000	\$255,000	0.37%	-5.90%
Total Settled Volume	\$107,439,000	\$139,149,000	\$131,011,000	29.51%	-5.85%
Avg SPrice/OPrice	91.26%	91.51%	88.72%	0.27%	-3.05%

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Burlington County, NJ

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	205	212	164	3.41%	-22.64%
Average Settled Price	\$181,000	\$171,000	\$161,000	-5.52%	-5.85%
Median Settled Price	\$175,000	\$164,000	\$149,000	-6.29%	-9.15%
Total Settled Volume	\$37,193,000	\$36,301,000	\$26,443,000	-2.40%	-27.16%
Avg SPrice/OPrice	92.08%	93.10%	89.47%	1.11%	-3.90%

Camden County, NJ

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	112	122	93	8.93%	-23.77%
Average Settled Price	\$145,000	\$146,000	\$116,000	0.69%	-20.55%
Median Settled Price	\$145,000	\$140,000	\$110,000	-3.45%	-21.43%
Total Settled Volume	\$16,311,000	\$17,829,000	\$10,830,000	9.31%	-39.26%
Avg SPrice/OPrice	90.37%	90.81%	84.93%	0.49%	-6.48%

Gloucester County, NJ

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	73	90	50	23.29%	-44.44%
Average Settled Price	\$161,000	\$149,000	\$144,000	-7.45%	-3.36%
Median Settled Price	\$159,000	\$148,000	\$140,000	-6.92%	-5.41%
Total Settled Volume	\$11,811,000	\$13,470,000	\$7,229,000	14.05%	-46.33%
Avg SPrice/OPrice	93.73%	94.30%	90.76%	0.61%	-3.75%

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Mercer County, NJ

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	123	183	125	48.78%	-31.69%
Average Settled Price	\$224,000	\$232,000	\$270,000	3.57%	16.38%
Median Settled Price	\$200,000	\$211,000	\$200,000	5.50%	-5.21%
Total Settled Volume	\$27,668,000	\$42,507,000	\$33,859,000	53.63%	-20.34%
Avg SPrice/OPrice	92.24%	94.48%	91.32%	2.43%	-3.34%

Salem County, NJ

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	0	0	0	0.00%	0.00%
Average Settled Price	\$0	\$0	\$0	0.00%	0.00%
Median Settled Price	\$0	\$0	\$0	0.00%	0.00%
Total Settled Volume	\$0	\$0	\$0	0.00%	0.00%
Avg SPrice/OPrice	0.00%	0.00%	0.00%	0.00%	0.00%

Kent County, DE

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	1	7	3	600.00%	-57.14%
Average Settled Price	\$81,000	\$125,000	\$99,000	54.32%	-20.80%
Median Settled Price	\$81,000	\$86,000	\$84,000	6.17%	-2.33%
Total Settled Volume	\$81,000	\$876,000	\$297,000	981.48%	-66.10%
Avg SPrice/OPrice	94.21%	89.65%	84.07%	-4.84%	-6.22%

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New Castle County, DE

	YTD May 2009	YTD May 2010	YTD May 2011	2009/2010 Change	2010/2011 Change
Settled Units	83	94	89	13.25%	-5.32%
Average Settled Price	\$184,000	\$148,000	\$177,000	-19.57%	19.59%
Median Settled Price	\$155,000	\$132,000	\$130,000	-14.84%	-1.52%
Total Settled Volume	\$15,306,000	\$13,957,000	\$15,816,000	-8.81%	13.32%
Avg SPrice/OPrice	90.16%	90.17%	87.57%	0.01%	-2.88%