

Regional Growth Monitoring 1992 & 1993

**Development Proposals, New Construction,
Labor Force Trends and Home Values
in the Delaware Valley**



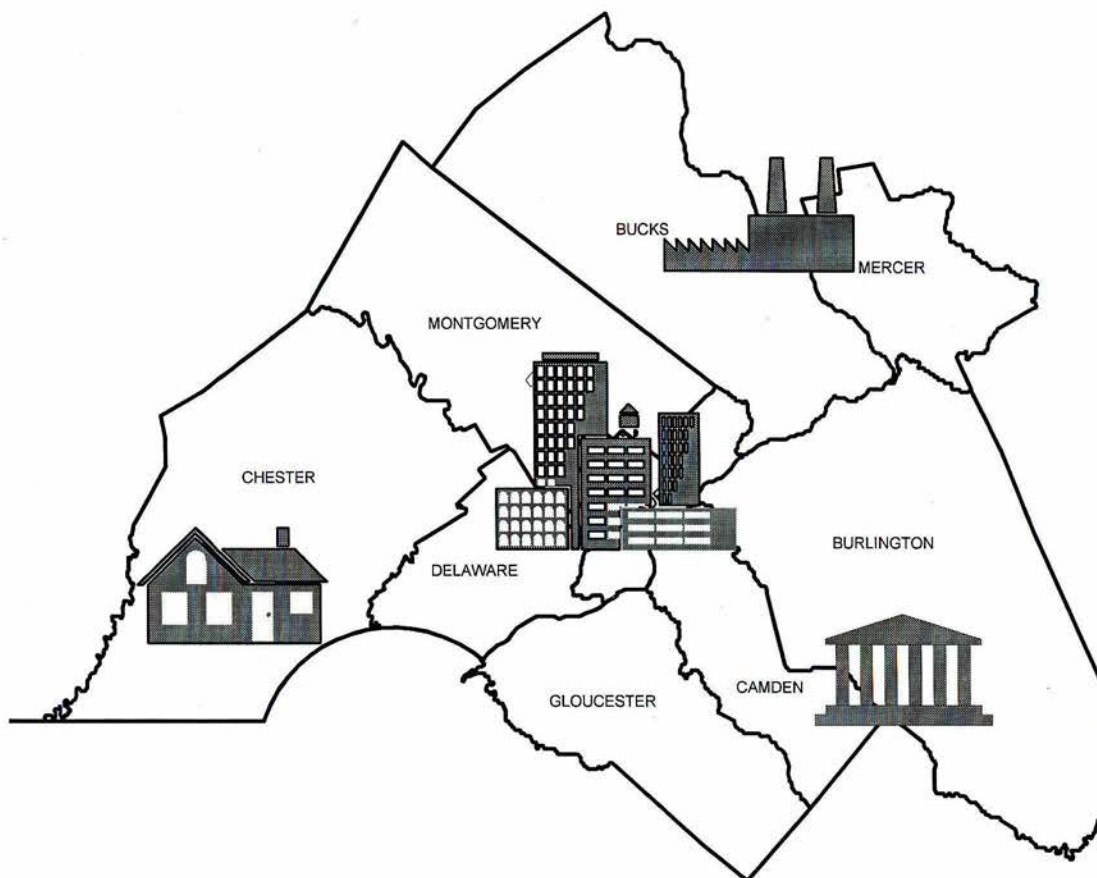
DIRECTION 2020

A Region on the Rise

.....
DELAWARE VALLEY REGIONAL PLANNING COMMISSION

REGIONAL GROWTH MONITORING 1992 & 1993

A REPORT ON DEVELOPMENT PROPOSALS, NEW
CONSTRUCTION, LABOR FORCE TRENDS AND
HOME VALUES IN THE DELAWARE VALLEY



DELAWARE VALLEY REGIONAL PLANNING COMMISSION

111 South Independence Mall East
Philadelphia, Pennsylvania 19106

April 1995

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Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty and intercity agency which provides continuing, comprehensive and coordinated planning for the orderly growth and development of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties as well as the City of Philadelphia in Pennsylvania and Burlington, Camden, Gloucester, and Mercer counties in New Jersey. The Commission is an advisory agency which divides its planning and service functions between the Office of the Executive Director, the Office of Public Affairs, and three line Divisions: Transportation Planning, Regional Planning, and Administration. DVRPC's mission for the 1990s is to emphasize technical assistance and services and to conduct high priority studies for member state and local governments, while determining and meeting the needs of the private sector.



The DVRPC logo is adapted from the official seal of the Commission and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole while the diagonal bar signifies the Delaware River flowing through it. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey. The logo combines these elements to depict the areas served by DVRPC.

DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

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Geographic Area Covered: The nine-county DVRPC region, including Bucks, Chester, Delaware, Montgomery and Philadelphia in Pennsylvania and Burlington, Camden, Gloucester and Mercer in New Jersey.

Key Words: Development, Permit-Authorized, Proposed, Residential, Non-Residential, Employment, Unemployment, Median Sales Price

ABSTRACT

This report is the third in a series of reports issued to date as part of the Delaware Valley Regional Planning Commission's continuing growth monitoring project. It provides a summary of the type, scale and location of proposed and actual development activity in the nine-county DVRPC region in 1992 and 1993, and compares it to 1990 and 1991 data. Cost of permit-authorized non-residential construction is presented, together with the number of residential building permits issued. Residential and non-residential development proposals are presented by county and municipality. In addition to development activity, this report also reviews labor force statistics by county for the years 1990 through 1993, as well as residential real estate value data by municipality between 1988 and 1993.

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EXECUTIVE SUMMARY

This document is the third in a series of reports issued to date as part of the Delaware Valley Regional Planning Commission's (DVRPC's) continuing regional growth monitoring project. The purpose of the regional growth monitoring project is to identify and track the type, scale and location of proposed and actual development activity in the nine-county Delaware Valley region. The first report, completed in March of 1993, charted development activity during 1990. The second report, completed in July of 1993, charted development activity during 1991 and compared the information to the previous years' data to assist in identifying development trends and patterns. The current report reviews development activity during 1992 and 1993 and also compares the information to previous years' data to assist in identifying development trends and patterns. In addition to development activity, the current report also reviews labor force statistics by county for the years 1990 through 1993, as well as residential real estate value data by municipality between 1988 and 1993.

Information on proposed development, the relative location of ongoing development activity, employment and residential real estate values is useful in identifying current and speculative growth areas and estimating the need for transportation improvements and other regional infrastructure in specific areas. Monitoring the pattern of construction and developers' proposals is also an essential element of DVRPC's long range comprehensive land use and transportation plan, Direction 2020.

Methodology

Information on construction activity is based on construction statistics available through the Construction Statistics Division of the United States Bureau of the Census. The number of residential building permits and the cost of non-residential construction listed on building permits issued in each municipality are considered. Although the square footage of non-residential construction would be a more appropriate measure, the relative cost of construction indicates those locations which realized the most significant non-residential development activity in 1992 and 1993. Information on proposed development was collected utilizing county subdivision and land development plan review records. The Pennsylvania Municipalities Planning Code (Act 247 as amended by Act 170 of 1988) requires that all subdivision and land development proposals be submitted by municipalities to their respective county planning commissions for review and comment prior to municipal action. In New Jersey, the Municipal Land Use Law (MLUL) requires that development proposals be submitted by the municipality to the county planning office for review if the proposal is located along a county or state highway or affects the county drainage plan. For this study and its predecessors, it was assumed that most significant development proposals in New Jersey would fit the criteria necessary to require county review prior to municipal action.

Because proposed development information was collected at the county level rather than from each municipality, the accuracy of this information is subject to the accuracy of the planning

commission in reviewing and cataloguing development proposals. Major revisions to previously submitted plans were treated as separate submissions, although only the most current revision was included in this inventory if a plan was submitted more than once during 1992 and 1993. Proposed residential development listed in this inventory includes both proposed lots and proposed residential units.

Findings

Patterns of both non-residential and residential construction activity and proposals in 1992 and 1993 followed the same general patterns noted in 1990 and 1991. Non-residential construction continued to be generally concentrated along the region's major transportation corridors, and residential development continued to disperse and decentralize.

The costs of non-residential construction increased by 42% in 1992 and then declined by 45% in 1993. During 1992 more than \$553 million in non-residential construction was authorized by building permits in the region. Despite a decline in 1993, more than \$303 million in non-residential construction was authorized by building permits in the region. Residential development in the region continued to disperse and decentralize during 1992 and 1993. The number of residential building permits issued increased by 18% in 1992 and increased again in 1993 by 22%. During 1992, more than 13,000 residential building permits were issued in the region, and during 1993 the number of residential building permits issued increased to more than 16,000.

The location of proposed non-residential development in 1992 and 1993 continued to be planned along the region's major highways and in Philadelphia. Proposed non-residential development declined by 37% in 1992 and then increased slightly by 8% in 1993. In total, almost 17.5 million non-residential square feet were proposed in 1992, and nearly 19 million square feet in 1993. Proposed residential development in the region continued to disperse and decentralize in 1992 and 1993. Residential development proposals in the region declined by 21% in 1992, and then increased slightly by 7% in 1993.

The City of Philadelphia continued to lead the region in total employment, however its share of the regional total is declining. Total employment in the region was down by 1.1% in 1992 and increased by 0.2% in 1993. The unemployment rate in the region in 1992 was 7.0% in 1992 and 6.4% in 1993. The City of Philadelphia continued to have the largest unemployment rate of all counties in the region in 1992 and 1993.

Median home prices in the region were greatest in Mercer, Bucks, Chester and Montgomery counties in 1993. Home prices were higher in the Pennsylvania counties of the region than in the New Jersey counties in 1993. Likewise, more homes were sold in the Pennsylvania counties than in the New Jersey counties in 1993. The highest median home price in the region in 1993 was \$337,331 in Upper Makefield Township, Bucks County. The largest number of homes sold during 1993 was 1,018 in the Olney section of the City of Philadelphia.

I. EXISTING CONSTRUCTION ACTIVITY, 1992 and 1993

For the purposes of this section of the report, development patterns were identified by reviewing construction information from building permits issued in each municipality during 1992 and 1993. Although the issuance of a building permit does not guarantee that the structure will actually be constructed, the United States Census Bureau has estimated that over 95% of construction for which permits are issued is eventually completed. Given current economic conditions, the percentage of permitted construction which is actually completed may be even higher, as developers wait to obtain and pay for a permit until the start of construction is imminent. Permitted construction activity in the Delaware Valley during 1992 is summarized by county in Table I-A, and during 1993 in Table I-B. Building permit information is presented by municipality in Appendix-1992-A, and for 1993 in Appendix-1993-A.

1992 and 1993 Non-Residential Construction

Since accurate data on actual square footage of buildings constructed is not available from building permit information, the relative cost of non-residential construction permitted in each municipality was used to identify areas within the region with significant levels of non-residential construction activity. The total cost of non-residential construction authorized by building permits in the nine-county Delaware Valley region in 1992 was \$553,472,222. Figure I-A maps the relative cost of this construction activity by municipality throughout the region during 1992. As shown on Table I-B, during 1993 the total cost of non-residential construction authorized by building permits in the nine-county Delaware Valley region decreased significantly to \$303,742,574. Figure I-B maps the relative cost of this construction activity by municipality throughout the region during 1993. As in previous years, non-residential construction activity was concentrated in areas adjacent to the region's major highways. Significant non-residential construction activity was initiated in areas along and near the Pennsylvania and New Jersey Turnpikes; Interstates 95 and 295; Routes 30 and 202 in Chester County; Routes 202 and 611 in Montgomery County; Route 1 through Bucks and Mercer counties; Routes 42 and 73 in Camden County; and Route 55 in Gloucester County.

As illustrated in Figure I-C, the greatest cost of non-residential construction in the region in 1992 was authorized in Montgomery County (23%), as was also the case in both 1990 and 1991. Moreover, the cost of non-residential construction authorized in Montgomery County in 1992 was nearly as much as the combined cost of construction authorized in all four regional New Jersey counties. Significant non-residential construction activity was also found in Chester County with 21% of the 1992 regional total. As illustrated in Figure I-D, during 1993 the highest cost of non-residential construction activity was authorized in the City of Philadelphia (19%). This figure represents a significant increase over the City's 1992 share of 8% of the region's non-residential activity. Bucks, Chester and Montgomery counties had the next largest percentages of non-residential activity in the region with 16%, 12% and 15% respectively. Camden and Mercer counties accounted for 5% and 4% respectively, of the

region's non-residential activity in 1993.

As illustrated in Figure I-E, Montgomery County accounted for the most significant levels of industrial and institutional construction, while Chester County accounted for the most significant level of commercial construction in the region in 1992. Also of note, Gloucester County in 1992 had industrial construction activity just slightly lower than that of Montgomery County, the regional leader. As illustrated in Figure I-F, during 1993 the City of Philadelphia accounted for the most commercial construction activity; while Bucks County accounted for the most industrial and institutional activity in the region. Also of note are Delaware County which experienced significant commercial activity and Burlington County which experienced significant institutional activity in 1993.

1992 and 1993 Residential Construction

Municipalities in the region issued 13,587 residential building permits for authorized construction in 1992, as shown on Table I-A. Figure I-G maps the locations of these residential permits throughout the region by municipality. During 1993, residential building permits issued by municipalities in the Delaware Valley region increased to 16,608 as shown on Table I-B. Figure I-H maps the locations of these residential permits throughout the region by municipality. As in previous years, residential development continued to decentralize throughout the region in 1992 and 1993. Residential development was authorized in nearly every municipality of the region with the exception of some of the older boroughs and towns during both years.

As illustrated in Figure I-I, the greatest numbers of 1992 residential building permits were issued in Bucks, Chester and Montgomery counties, a combined 60% of the regional total. Bucks County, while accounting for only 8% of the non-residential cost of construction in the region in 1992, accounted for 20% of the region's residential permits. The City of Philadelphia, which in both 1990 and 1991 accounted for between 5% and 6% of the region's residential permits, declined in 1992 to 2%. Within the four New Jersey counties of the region, Burlington County municipalities issued the greatest number of residential permits with 12% of the regional total. Overall, 34% of the region's total residential permits in 1992 were issued by municipalities within the region's four New Jersey counties.

As illustrated in Figure I-J, the greatest numbers of 1993 residential building permits were issued in Bucks, Chester, Montgomery and Burlington counties, accounting for a combined 68% of the region's total. Montgomery County, while accounting for only 9% of the non-residential construction cost in the region in 1993, accounted for 22% of the region's residential permits. Overall, 62% of the region's residential building permits were issued in the five Pennsylvania counties, and 38% within the four New Jersey counties of the region in 1993.

Comparison of 1990, 1991, 1992 and 1993 Construction Activity

Non-Residential Construction Activity

Table I-C compares permit-authorized non-residential construction costs during 1990, 1991, 1992 and 1993 for each of the nine counties of the Delaware Valley region. In the region as a whole, non-residential construction activity declined by 45% between 1992 and 1993; declined by 22% between 1991 and 1993; and declined by 67% between 1990 and 1993. Only Delaware County saw an increase in non-residential construction activity between 1990 and 1993 (14%). The City of Philadelphia's non-residential activity remained relatively constant in 1993 relative to 1990 levels, and along with Bucks County, was one of only two counties in the region to increase over 1992 levels. Between 1990 and 1993, with the exception of Delaware County, all other regional counties decreased in non-residential construction activity by percentages ranging from 1% in Philadelphia to 94% in Montgomery County.

Comparison of the four county New Jersey portion of the region with the five county Pennsylvania portion shows that the New Jersey counties declined far less than the Pennsylvania counties, 57% to 70% respectively, in non-residential construction activity between 1990 and 1993. Comparing the year-to-year trends of non-residential construction activity in the region as a whole between 1990 and 1993 shows that activity fluctuated as follows: decreasing in 1991 from 1990 levels by 58%, increasing in 1992 from 1991 levels by 42%, and decreasing in 1993 from 1992 levels by 45%.

Residential Construction Activity

Table I-D compares permit-authorized residential building permits issued during 1990, 1991, 1992 and 1993 for each of the nine counties of the Delaware Valley region. Residential construction activity increased by 29% in the region as a whole between 1990 and 1993; increased by 45% between 1991 and 1993; and increased by 22% between 1992 and 1993. With the exception of the City of Philadelphia which decreased in residential construction activity by 43%, all other counties of the region increased in residential construction activity by percentages ranging from 10% in Gloucester County to 42% in Montgomery County between 1990 and 1993. General trends in residential construction activity over the four year period in the region were as follows: 2 of 9 counties increased in activity between 1990 and 1991; 8 of 9 counties increased in activity between 1991 and 1992; and 9 of 9 counties increased in activity between 1992 and 1993.

Comparisons of the Pennsylvania and New Jersey portions of the region show that both increased in residential activity between 1990 and 1993 by approximately 29%. Comparing activity within individual years, both portions declined in residential activity between 1990 and 1991; increased in activity between 1991 and 1992; and increased in activity between 1992 and 1993.

TABLE I-A
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
DELAWARE VALLEY
1992

County	Cost of Permit Authorized Commercial Activity	Cost of Permit Authorized Industrial Activity	Cost of Permit Authorized Institutional Activity	Total Cost of Permit Authorized Non-Residential Activity	Residential Building Permits Issued (Units)
Bucks	\$25,607,759	\$8,851,198	\$8,903,207	\$43,362,164	2,715
Chester	\$97,368,480	\$3,381,300	\$14,480,438	\$115,230,218	2,271
Delaware	\$42,800,300	\$3,480,000	\$24,549,465	\$70,829,765	666
Montgomery	\$67,817,046	\$13,822,513	\$43,979,362	\$125,618,921	3,130
Philadelphia	\$31,873,700	\$4,785,572	\$8,989,509	\$45,648,781	250
PA REGION TOTAL	\$265,467,285	\$34,320,583	\$100,901,981	\$400,689,849	9,032
Burlington	\$28,549,696	\$561,500	\$3,959,225	\$33,070,421	1,686
Camden	\$25,423,069	\$2,567,450	\$383,333	\$28,373,852	1,044
Gloucester	\$18,681,012	\$13,775,540	\$18,578,000	\$51,034,552	1,177
Mercer	\$13,839,487	\$18,000	\$26,446,061	\$40,303,548	648
NJ REGION TOTAL	\$86,493,264	\$16,922,490	\$49,366,619	\$152,782,373	4,555
TOTAL DVRPC REGION	\$351,960,549	\$51,243,073	\$150,268,600	\$553,472,222	13,587

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.

Note: Does not include permits authorizing additions, alterations, conversions, demolitions or razings of buildings.

 Delaware Valley Regional Planning Commission, February, 1995.

Figure I-A
Cost of Non-Residential
Construction

Delaware Valley, 1992

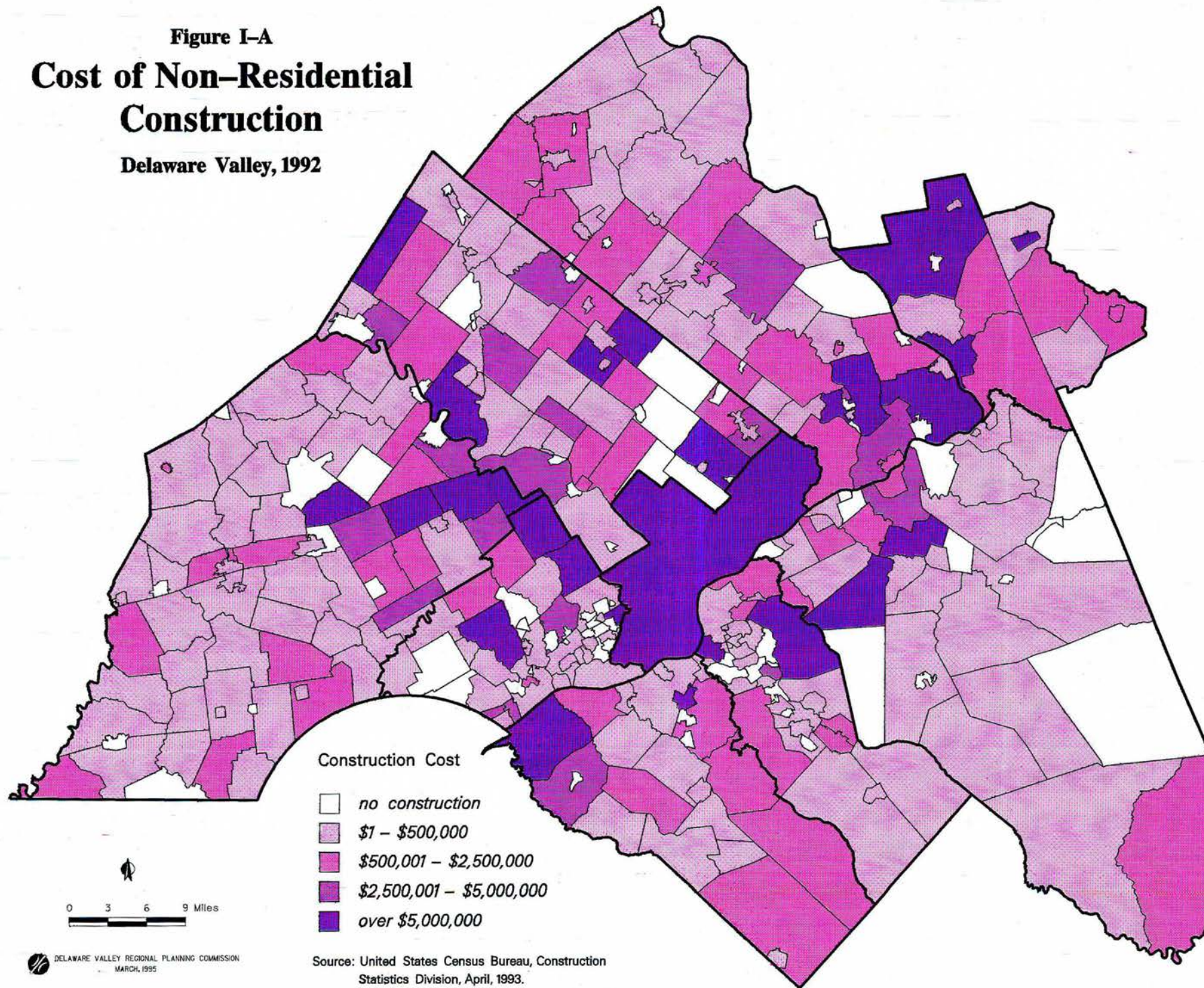


TABLE I-B
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
DELAWARE VALLEY
1993

County	Cost of Permit Authorized Commercial Activity	Cost of Permit Authorized Industrial Activity	Cost of Permit Authorized Institutional Activity	Total Cost of Permit Authorized Non-Residential Activity	Residential Building Permits Issued (Units)
Bucks	\$19,762,830	\$14,668,832	\$15,278,250	\$49,709,912	3,096
Chester	\$23,290,789	\$3,823,018	\$9,250,933	\$36,364,740	2,345
Delaware	\$38,020,084	\$2,834,739	\$5,370,937	\$46,225,760	747
Montgomery	\$19,906,481	\$5,069,371	\$3,369,192	\$28,345,044	3,654
Philadelphia	\$40,555,728	\$4,176,598	\$11,341,869	\$56,074,195	426
PA REGION TOTAL	\$141,535,912	\$30,572,558	\$44,611,181	\$216,719,651	10,268
Burlington	\$17,715,521	\$494,600	\$13,503,878	\$31,713,999	2,171
Camden	\$10,799,420	\$1,070,000	\$1,721,515	\$13,590,935	1,493
Gloucester	\$22,860,118	\$2,236,080	\$5,963,084	\$31,059,282	1,306
Mercer	\$7,092,147	\$1,874,204	\$1,692,356	\$10,658,707	1,370
NJ REGION TOTAL	\$58,467,206	\$5,674,884	\$22,880,833	\$87,022,923	6,340
TOTAL DVRPC REGION	\$200,003,118	\$36,247,442	\$67,492,014	\$303,742,574	16,608

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.

Note: Does not include permits authorizing additions, alterations, conversions, demolitions or razings of buildings.



Delaware Valley Regional Planning Commission, February, 1995.

Figure I-B
Cost of Non-Residential
Construction

Delaware Valley, 1993

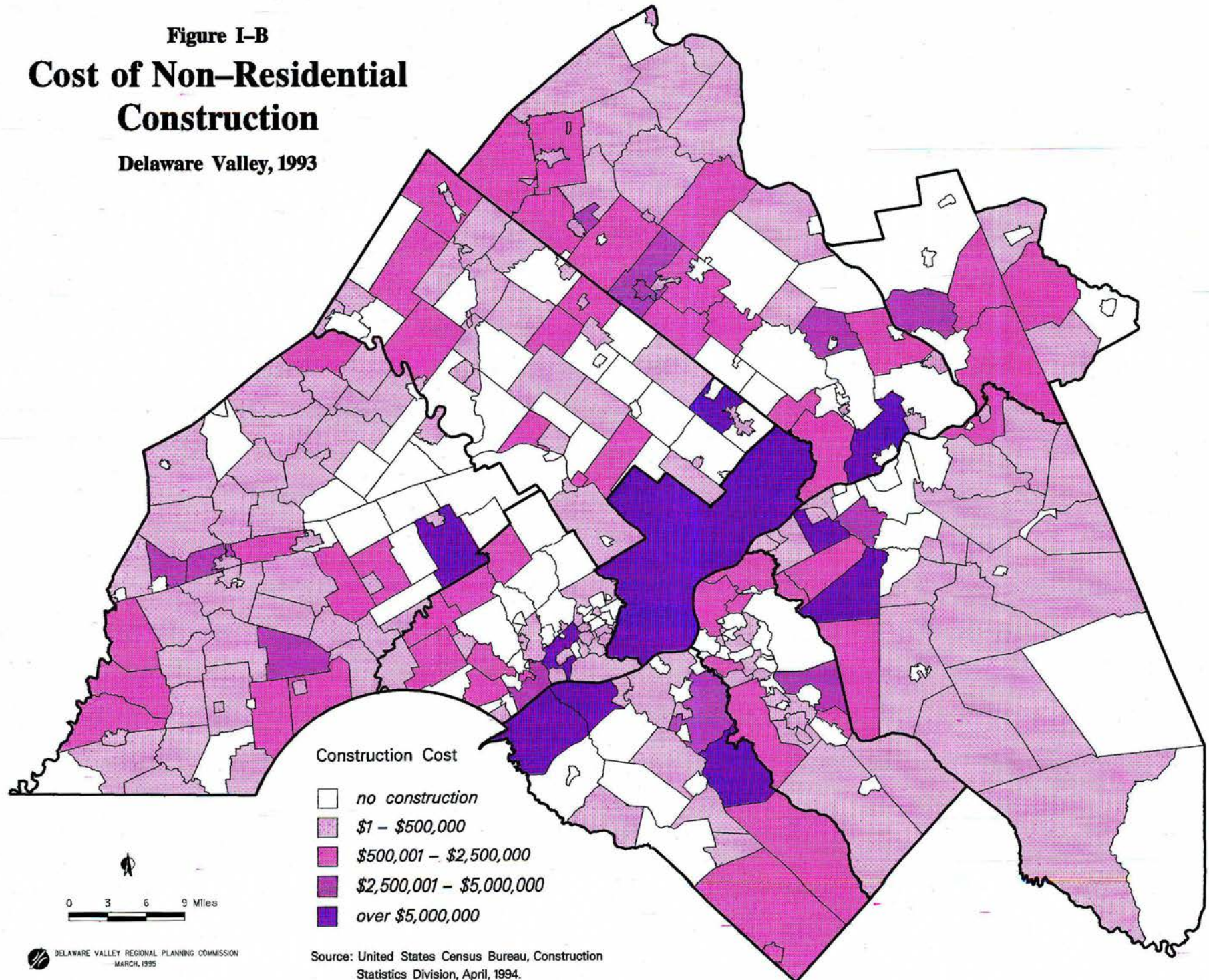
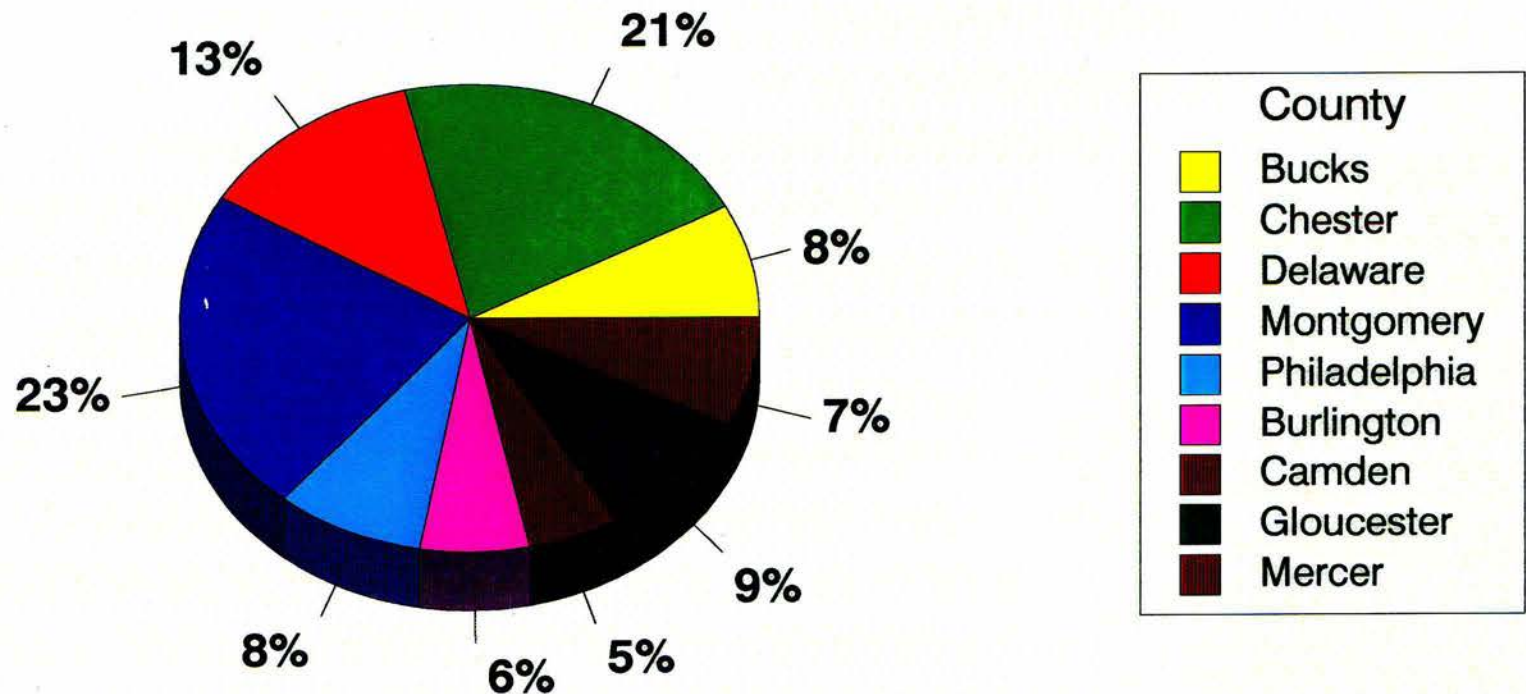


Figure I-C

Cost of Non-Residential Construction by County, 1992

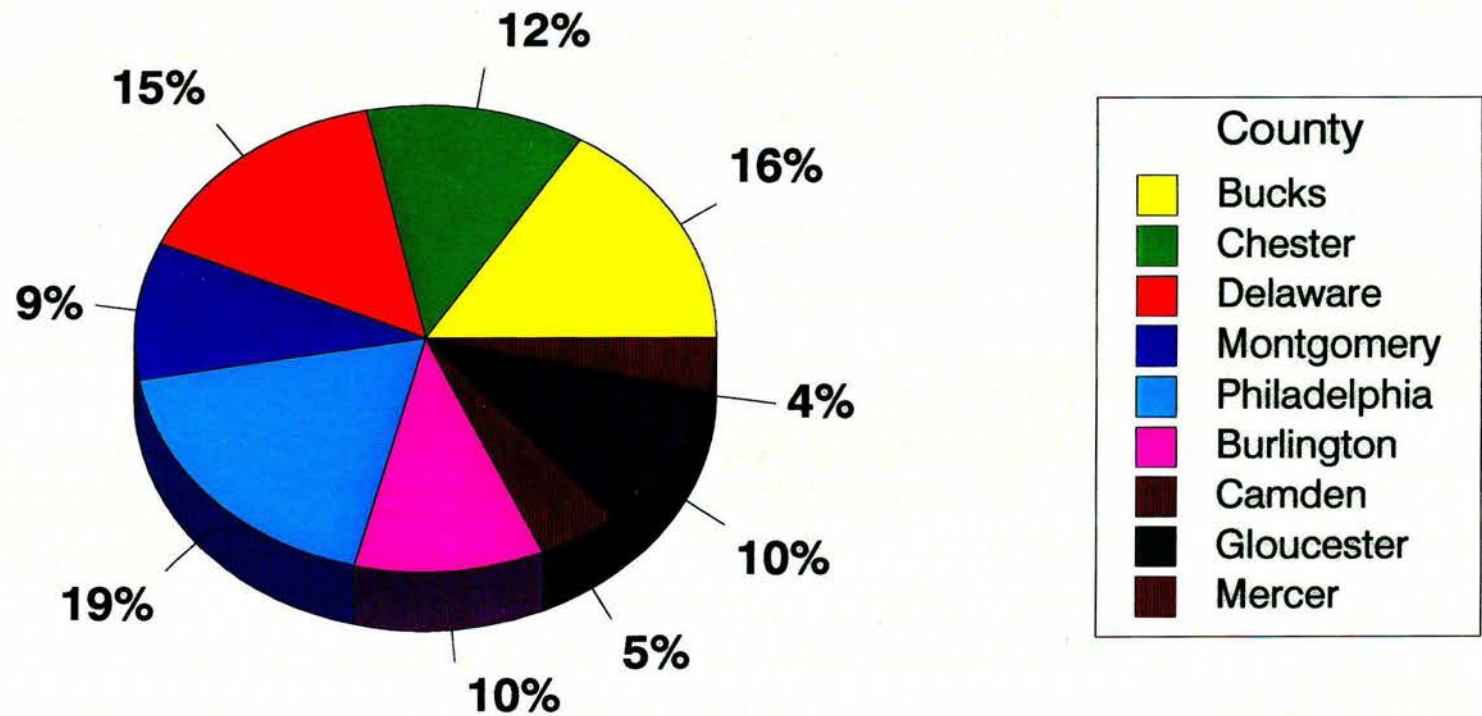


* County's share of total cost of construction listed on building permits issued.



Figure I-D

Cost of Non-Residential Construction by County, 1993



* County's share of total cost of construction listed on building permits issued.



Figure I-E

Cost of Non-Residential Construction by Type, 1992

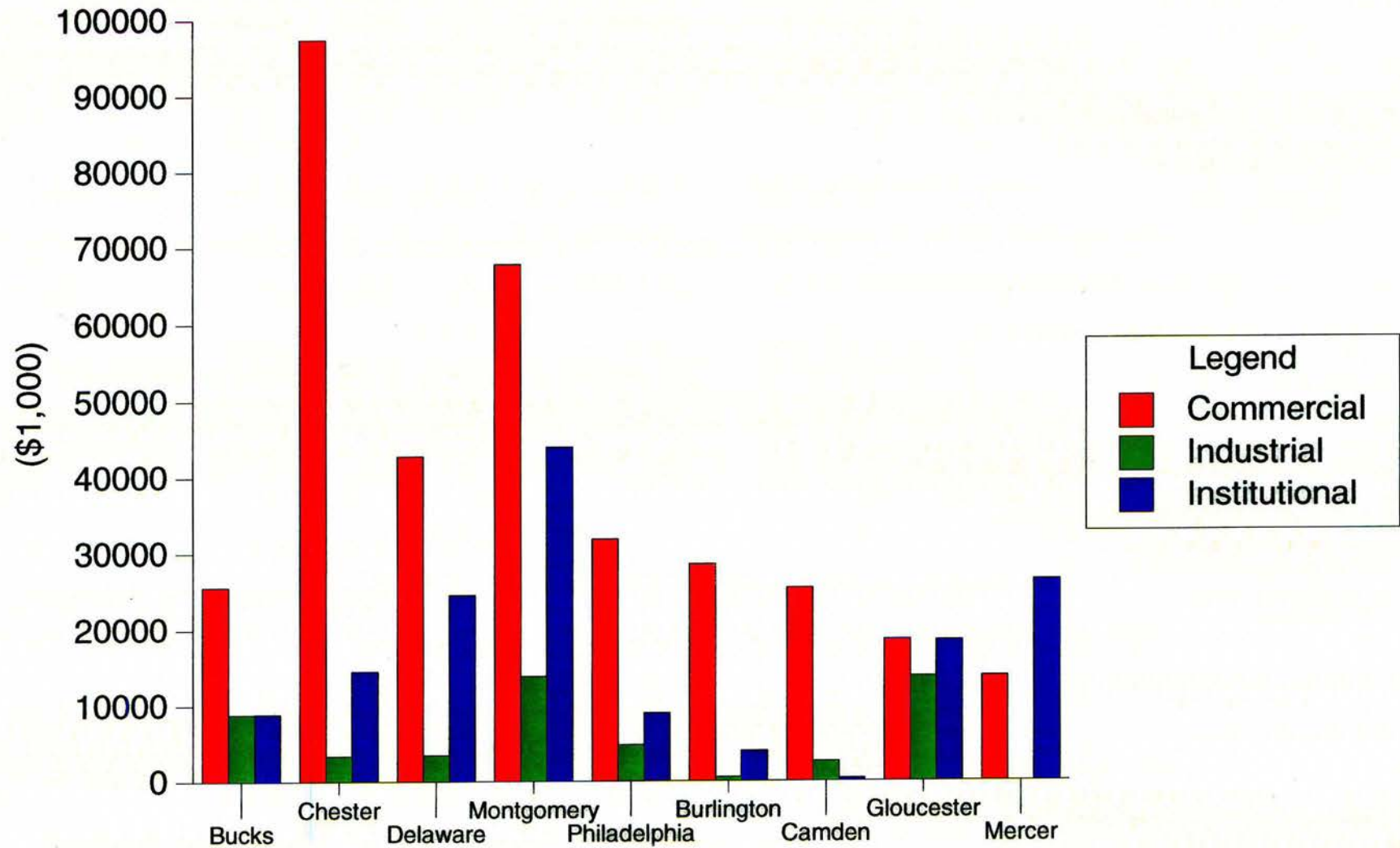
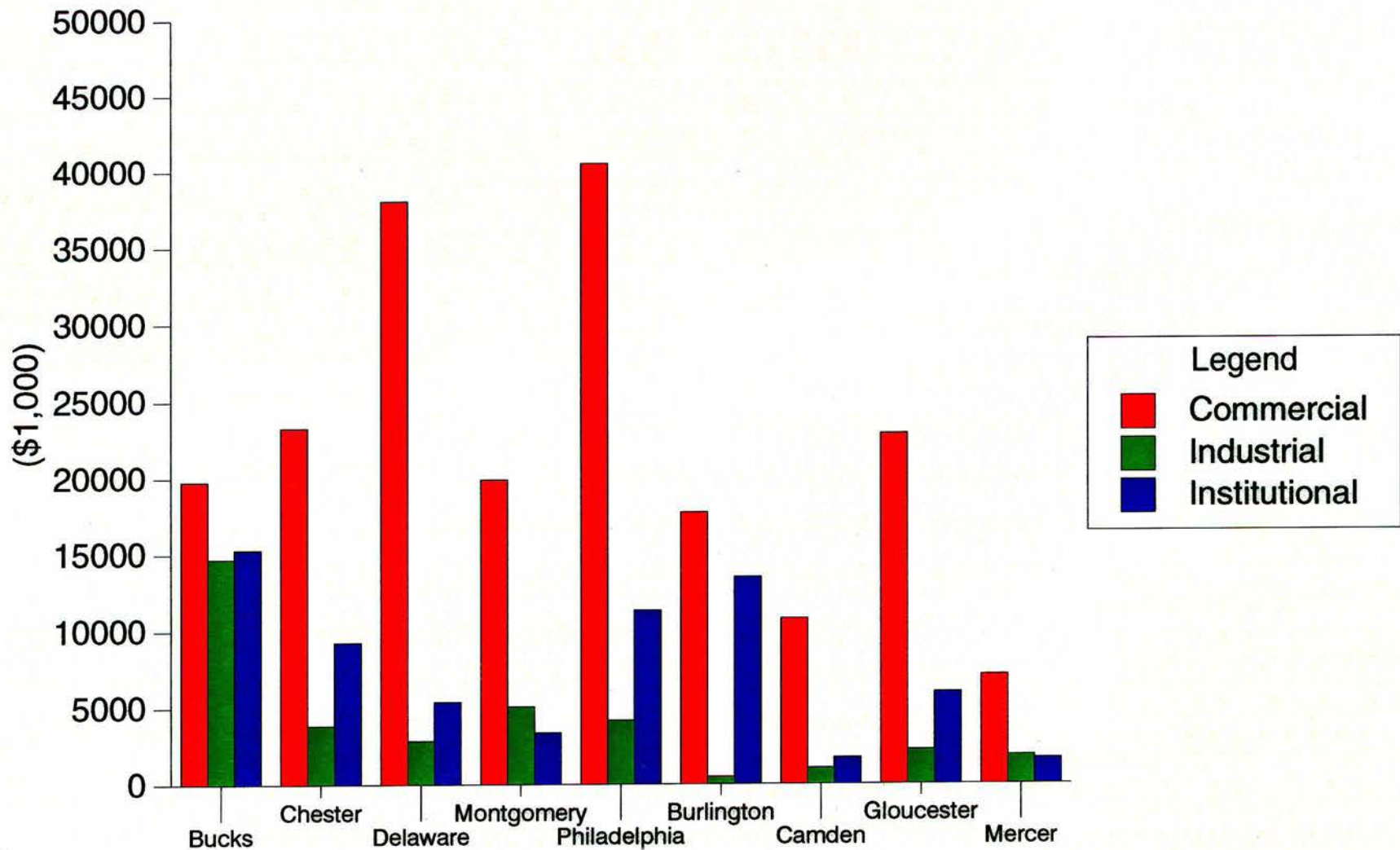


Figure I-F
Cost of Non-Residential Construction by Type, 1993



DELAWARE VALLEY REGIONAL
PLANNING COMMISSION, FEBRUARY 1995

Figure I-G
Residential Building
Permits

Delaware Valley, 1992

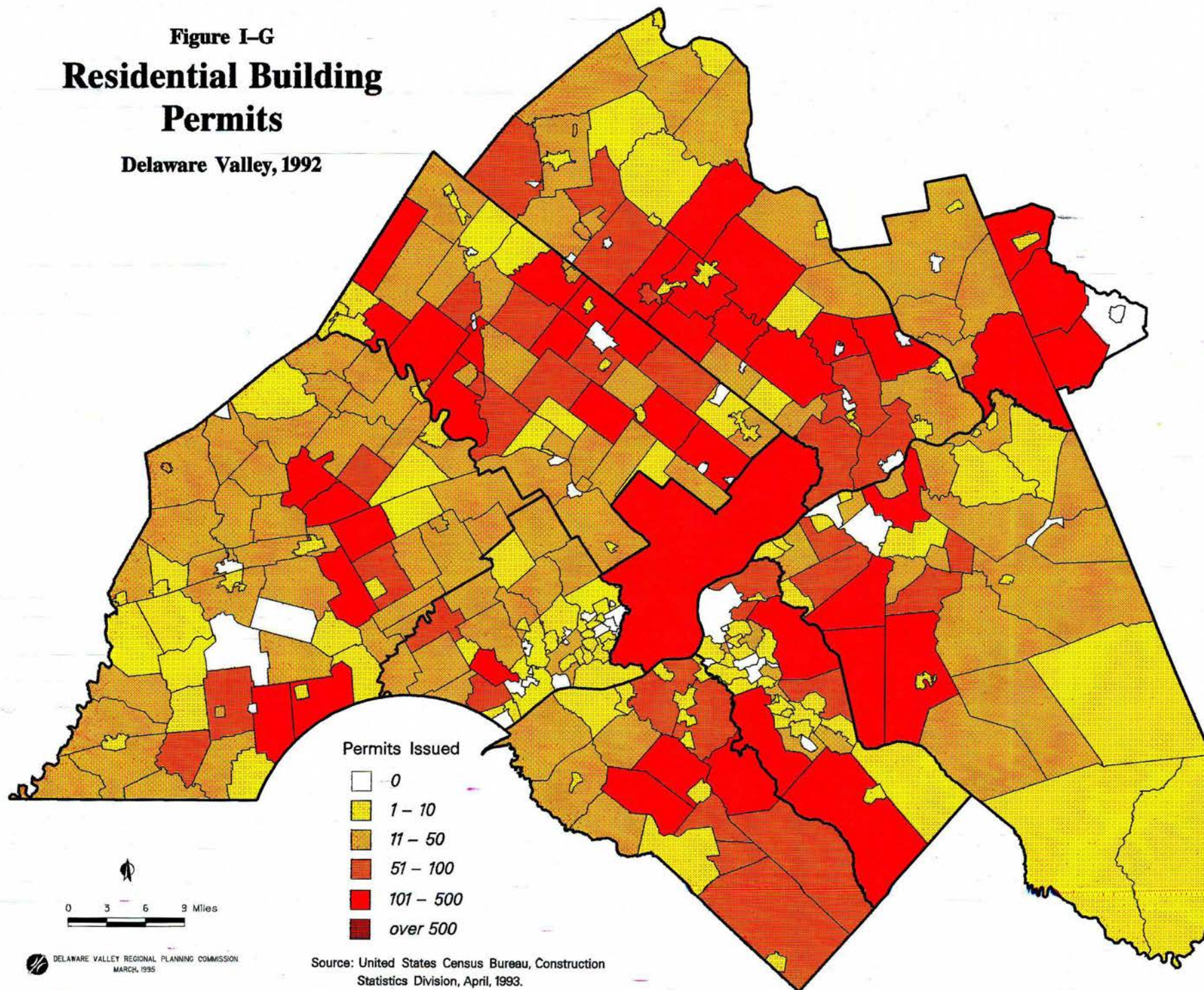


Figure I-H
Residential Building
Permits

Delaware Valley, 1993

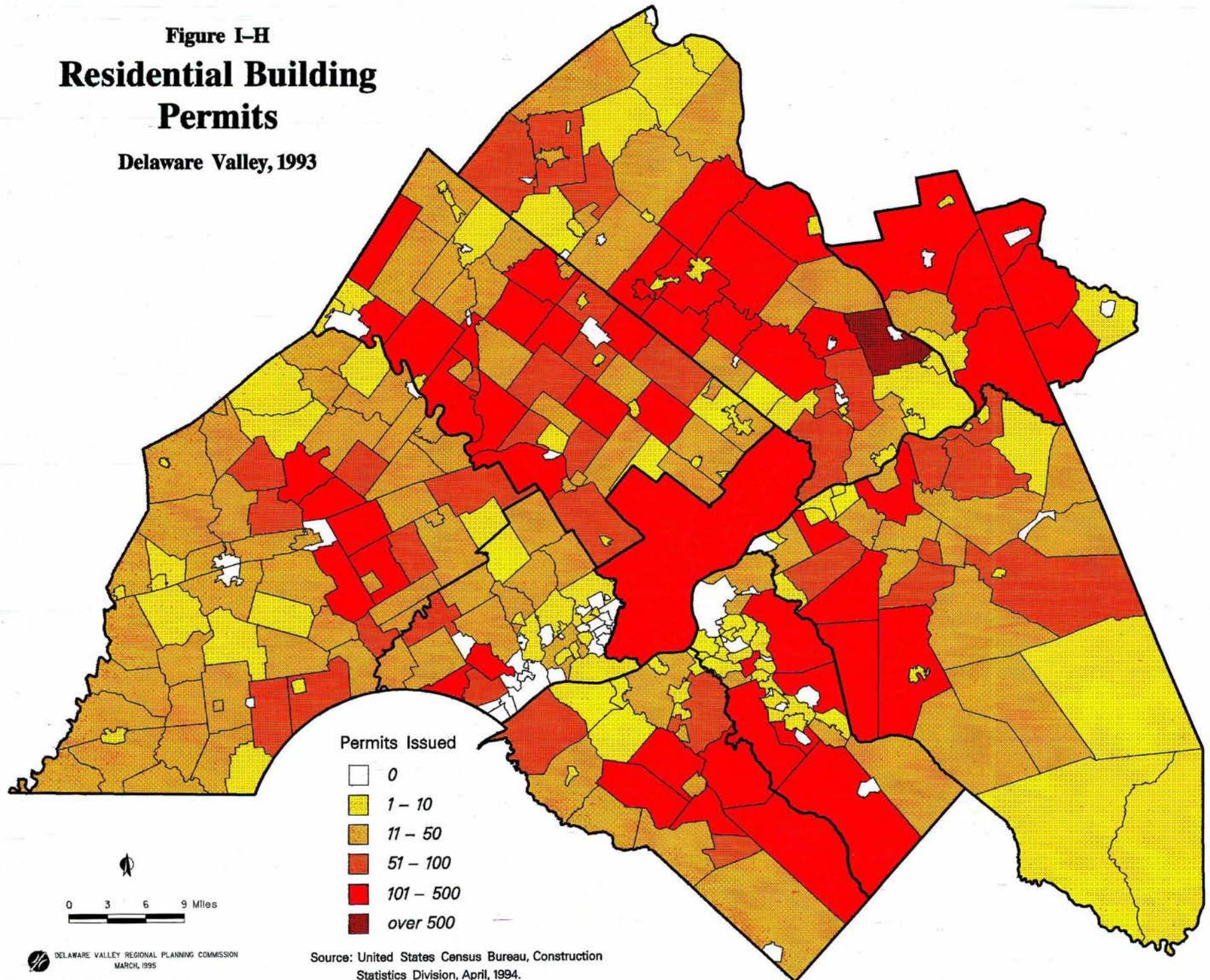
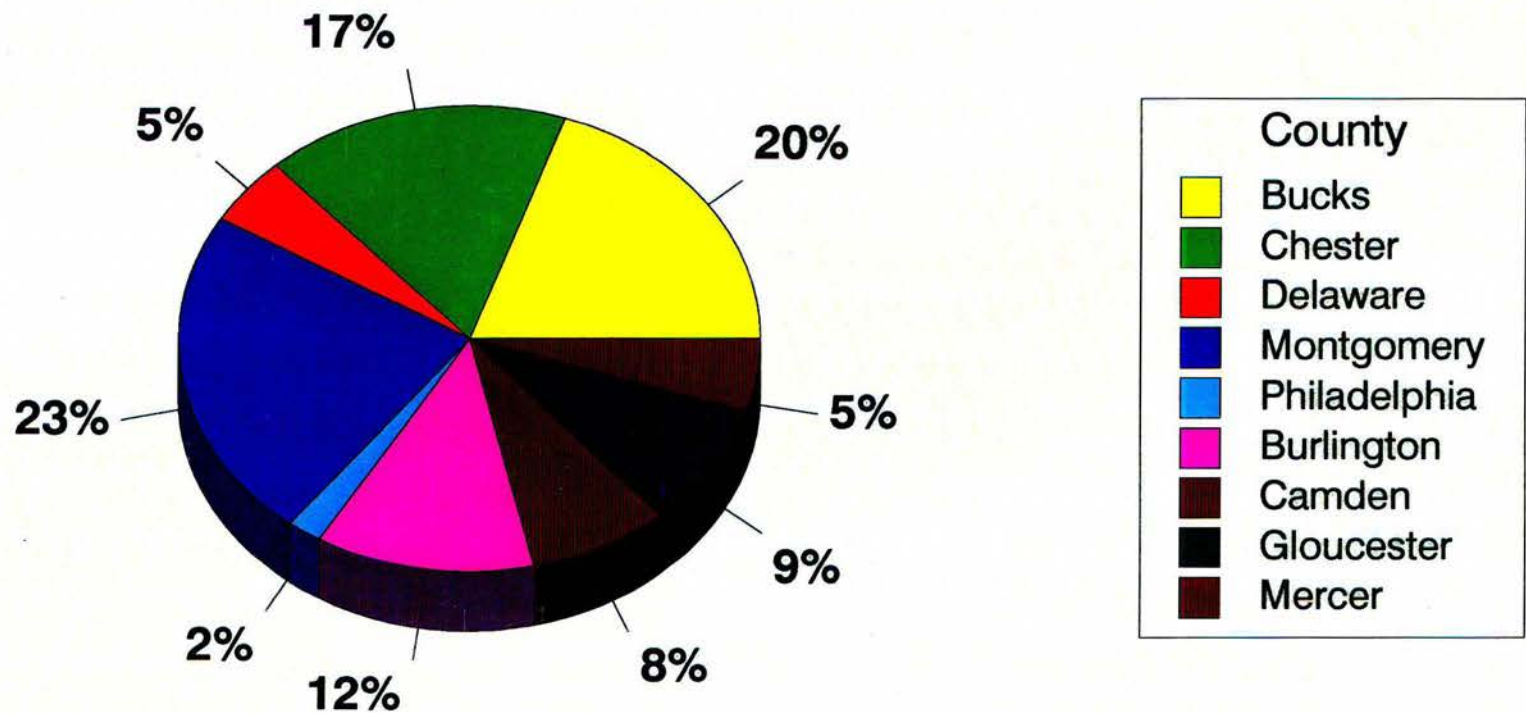


Figure I-I

Residential Building Permits Issued by County, 1992

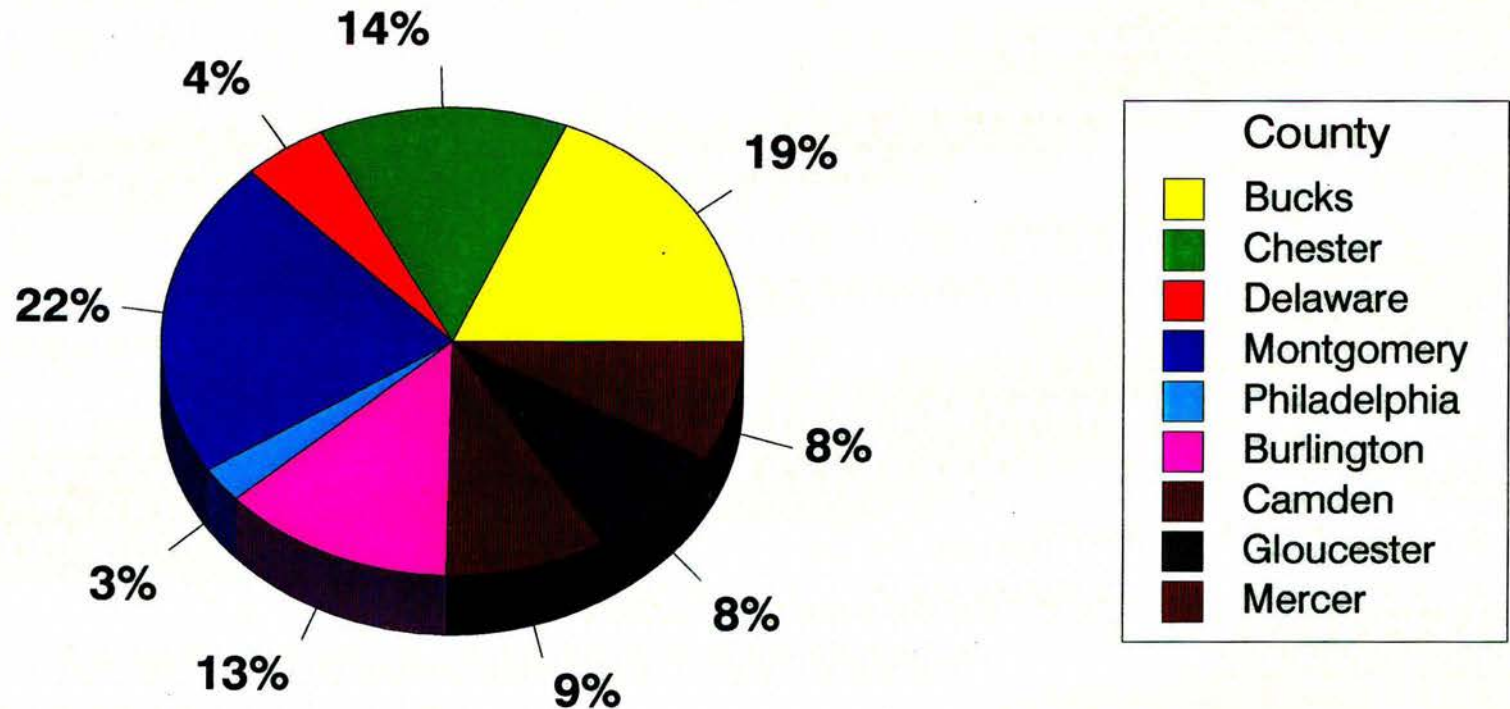


* County's share of residential building permits issued.



Figure I-J

Residential Building Permits Issued by County, 1993



* County's share of total cost of construction listed on building permits issued.



TABLE I-C
NON-RESIDENTIAL CONSTRUCTION COSTS
DELAWARE VALLEY
1990, 1991, 1992 AND 1993

County	Cost of Non-Residential Construction '90	Cost of Non-Residential Construction '91	Cost of Non-Residential Construction '92	Cost of Non-Residential Construction '93	Percent Change 1990 - 1993
Bucks	\$73,726,776	\$28,705,324	\$43,362,164	\$49,709,912	-32.6%
Chester	\$95,632,846	\$51,879,606	\$115,230,218	\$36,364,740	-62.0%
Delaware	\$40,692,776	\$19,066,348	\$70,829,765	\$46,225,760	+13.6%
Montgomery	\$456,294,478	\$117,331,047	\$125,618,921	\$28,345,044	-93.8%
Philadelphia	\$56,606,450	\$47,843,583	\$45,648,781	\$56,074,195	-0.94%
5-COUNTY PA REGION	\$722,953,326	\$264,825,908	\$400,689,849	\$216,719,651	-70.0%
Burlington	\$43,108,325	\$17,926,108	\$33,070,421	\$31,713,999	-26.4%
Camden	\$29,027,626	\$38,998,364	\$28,373,852	\$13,590,935	-53.2%
Gloucester	\$74,214,375	\$41,629,180	\$51,034,552	\$31,059,282	-58.1%
Mercer	\$54,698,285	\$26,001,047	\$40,303,548	\$10,658,707	-80.5%
4-COUNTY NJ REGION	\$201,048,611	\$124,554,699	\$152,782,373	\$87,022,923	-56.7%
TOTAL DVRPC REGION	\$924,001,937	\$389,380,607	\$553,472,222	\$303,742,574	-67.1%

Source: United States Bureau of the Census, Construction Statistics Division, April 1991, 1992, 1993 and 1994.

Note: Does not include the cost of construction listed on permits authorizing additions, alterations, conversions, demolitions or razings of buildings.

 Delaware Valley Regional Planning Commission, February, 1995.

**TABLE I-D
RESIDENTIAL BUILDING PERMITS ISSUED
DELAWARE VALLEY
1990, 1991, 1992 AND 1993**

County	Residential Building Permits, 1990	Residential Building Permits, 1991	Residential Building Permits, 1992	Residential Building Permits, 1993	Percent Change 1990 - 1993
Bucks	2,225	2,573	2,715	3,096	+39.1%
Chester	1,819	1,967	2,271	2,345	+28.9%
Delaware	641	585	666	747	+16.5%
Montgomery	2,567	2,282	3,130	3,654	+42.3%
Philadelphia	747	366	250	426	-43.0%
5-COUNTY PA REGION	7,999	7,773	9,032	10,268	+28.4%
Burlington	1,600	1,228	1,686	2,171	+35.7%
Camden	1,125	956	1,044	1,493	+32.7%
Gloucester	1,183	1,104	1,177	1,306	+10.4%
Mercer	1,004	431	648	1,370	+36.5%
4-COUNTY NJ REGION	4,912	3,719	4,555	6,340	+29.1%
TOTAL DVRPC REGION	12,911	11,492	13,587	16,608	+28.6%

Source: United States Bureau of the Census, Construction Statistics Division, April 1991, 1992, 1993 and 1994.

Note: Does not include the cost of construction listed on permits authorizing additions, alterations, conversions, demolitions or razings of buildings.

 Delaware Valley Regional Planning Commission, February, 1995.

II. PROPOSED DEVELOPMENT ACTIVITY, 1992 and 1993

Proposed development activity was charted utilizing county planning records, which reflect records of development proposals submitted by the individual municipalities to the counties. Thus, the accuracy of the information is somewhat dependent upon the accuracy of the county planning office in charting and cataloguing review information. Additionally, the recording of information in individual counties was not always consistent, which may also affect the relative significance of the data. For example, information in Gloucester County reflects only those developments which were reviewed and ultimately approved; it can be assumed that the amount of proposed development was actually much higher than the recorded number. As noted earlier, information recorded for all New Jersey counties may or may not include all significant development proposals, since the Municipal Land Use Law only requires county review for developments along county or state roads or affecting county drainage plans.

Despite its limitations, the collected information is valuable in identifying areas in the region where the development community is interested in building and which therefore may experience significant levels of growth in future years. The need for additional or improved transportation and other infrastructure can therefore be considered prior to significant development at these locations. Long-range land use and transportation plans, including DVRPC's Direction 2020, will also consider the location of the development proposals. Table II-A summarizes proposed development activity throughout the Delaware Valley region by county during 1992, and Table II-B summarizes the same data for 1993. Proposed residential and non-residential development activity is presented by municipality in Appendix-1992-B, and Appendix-1993-B presents the same data by municipality for 1993.

1992 and 1993 Proposed Non-Residential Development

As shown on Table II-A, the Delaware Valley region saw proposals put forth for nearly 17.5 million square feet of non-residential development, including 9.3 million square feet of commercial uses, 3.8 million square feet of industrial uses and 4.3 million square feet of institutional uses. Figure II-A maps the relative location of proposed non-residential development activity by municipality in the Delaware Valley region in 1992. During 1993, the region saw proposals put forth for nearly 19 million square feet of non-residential development, including nearly 9.8 million square feet of commercial uses, 4 million square feet of industrial uses, and 5 million square feet of institutional uses, as shown on Table II-B. The relative locations of proposed non-residential development activity by municipality in the Delaware Valley region during 1993 are mapped on Figure II-B. As was the case in both 1990 and 1991 the majority of proposed non-residential development, as with non-residential construction activity, was planned along the region's major highway corridors.

Figure II-C shows proposed non-residential development by county in 1992. Unlike 1990 and 1991, the majority of proposed non-residential development was not located in Montgomery County, but in the City of Philadelphia with 32% of the region's non-residential proposed

square footage. The majority of this proposed non-residential square footage was for commercial and institutional uses in Center City. Bucks and Chester counties followed the City, each with 13% of the region's proposed non-residential square footage in 1992. Proposed non-residential square footage by county during 1993 is shown on Figure II-D. Unlike 1990, 1991 and 1992, the majority of proposed non-residential development was located in Bucks County, with 21% of the region's proposed non-residential square footage. Montgomery, Burlington and Chester counties followed with 20%, 16% and 14% of the regional total, respectively.

Proposed commercial, industrial and institutional square footage located in each of the nine counties during 1992 is illustrated in Figure II-E. The largest amount of proposed commercial square footage was located in Philadelphia with more than 3.2 million square feet in 1992. Following were the suburban counties of Bucks, Chester, Delaware, Montgomery and Burlington which ranged from 800,000 to more than 1 million square feet of proposed commercial uses in 1992. Bucks and Chester counties led the region in proposed industrial uses in 1992 with 849,000 and 939,000 square feet respectively. The City of Philadelphia received proposals for 1.8 million square feet of institutional uses, by far the leader in the region in 1992.

Figure II-F shows proposed commercial, industrial and institutional square footage located in each of the nine counties of the region during 1993. The largest amount of proposed commercial square footage was located in Bucks County with more than 2.6 million square feet in 1993. Also of note was Montgomery County with more than 2 million square feet of proposed commercial uses. Proposed industrial uses were most prevalent in Montgomery County where over 1 million square feet were proposed in 1993. Philadelphia and Chester counties led the region in 1993 in proposed institutional uses, each with more than 1 million square feet.

1992 and 1993 Proposed Residential Development

Proposed residential development in 1992 and 1993 continued to disperse and decentralize widely throughout the region and followed patterns similar to those noted in 1990 and 1991. Table II-A shows proposed residential development by county in the region for 1992. In that year, the region saw proposals for 18,055 residential lots/units. Of this total, 69% were proposed in the five Pennsylvania counties of the region, and 31% in the four New Jersey counties. Figure II-G maps the relative location of proposed residential development activity in the region in 1992. As shown on Figure II-H, the majority of proposed residential lots/units were located in Bucks, Chester and Montgomery counties in 1992, with nearly 60% of the region's total proposed residential lots/units located in these counties. However, it must be noted that these three counties experienced significant decreases in the number of proposed residences from 1990 levels. In the New Jersey counties of the region, the majority of proposed residential development was found in Burlington and Mercer counties, which when combined, accounted for 23% of the regional total in 1992.

Table II-B shows proposed residential development by county in the region during 1993. In that year, the region saw proposals for 19,290 residential lots/units. Of this total, 70% were proposed in the five Pennsylvania counties of the region, and 30% in the four New Jersey counties. Figure II-I maps the relative locations of proposed residential development activity in the region in 1993. As shown on Figure II-J, the majority of proposed residential lots/units were located in Bucks, Chester, Montgomery and Burlington counties in 1993, with 73% of the region's total proposed residential lots/units located in these counties. However, these counties have experienced significant decreases in the number of proposed residences from 1990 levels. In the New Jersey counties of the region, Burlington and Mercer counties accounted for the most proposed residential development, which when combined, accounted for 22% of the regional total in 1993.

Comparison of 1990, 1991, 1992 and 1993 Development Proposals

Non-Residential Development Proposals

Table II-C compares non-residential development proposals during 1990, 1991, 1992 and 1993 for each of the nine counties of the Delaware Valley region. Overall, proposed non-residential square footage declined by 34% between 1990 and 1993; declined by 32% between 1991 and 1993; and increased by 8% between 1992 and 1993. Proposed non-residential square footage declined by 33% in the Pennsylvania counties, and declined by 38% in the New Jersey counties between 1990 and 1993. However, both portions of the region saw increases in proposed non-residential square footage over 1992 levels.

The largest decreases in proposed non-residential square footage between 1990 and 1993 were found in Montgomery, Burlington and Camden counties, each decreasing by more than 50%. Increases in proposed non-residential square footage between 1990 and 1993 were found only in Gloucester and Mercer counties, which increased by 41% and 38%, respectively. However, it should be noted that Mercer County decreased from 1992 levels. General trends in proposed non-residential square footage over the four year period are as follows: 4 of 9 counties (all New Jersey counties) increased between 1990 and 1991; 3 of 9 counties increased between 1991 and 1992; and 6 of 9 counties increased between 1992 and 1993.

Comparisons of proposed non-residential square footage in the Pennsylvania and New Jersey portions of the region show that between 1990 and 1991 the Pennsylvania portion decreased and the New Jersey portion increased. Between 1990 and 1992, both portions decreased, and between 1992 and 1993 both portions increased.

Residential Development Proposals

Table II-D compares residential development proposals during 1990, 1991, 1992 and 1993 for each of the nine counties of the Delaware Valley region. Proposed residential development in the region as a whole decreased by 52% between 1990 and 1993; decreased by 16% between

1991 and 1993; and increased by 7% between 1992 and 1993. With the exception of Philadelphia, all other counties of the region saw a decrease in proposed residential development between 1990 and 1993. The most significant decreases were seen in Camden (76%), Burlington (67%), Mercer (67%) and Montgomery (59%). General trends in proposed residential development over the four year period in the region were as follows: 9 of 9 counties decreased between 1990 and 1991; 6 of 9 counties decreased between 1991 and 1992; and 3 of 9 counties decreased between 1992 and 1993.

Comparisons of proposed residential development in the Pennsylvania and New Jersey portions of the region show that both portions decreased between 1990 and 1991; both decreased between 1991 and 1992; and both increased between 1992 and 1993.

**TABLE II-A
PROPOSED DEVELOPMENT ACTIVITY
DELAWARE VALLEY
1992**

County	Proposed Commercial (Sq. Ft.)	Proposed Industrial (Sq. Ft.)	Proposed Institutional (Sq. Ft.)	Total Proposed Non-Residential (Sq. Ft.)	Proposed Residential (Lots/Units)
Bucks	1,063,451	849,205	412,460	2,325,116	3,883
Chester	986,784	939,133	399,408	2,325,325	3,540
Delaware	1,057,123	146,750	308,867	1,512,740	1,391
Montgomery	965,979	510,665	490,643	1,967,287	3,074
Philadelphia	3,291,100	479,810	1,857,173	5,628,083	484
PA REGION TOTAL	7,364,437	2,925,563	3,468,551	13,758,551	12,372
Burlington	840,839	684,502	183,977	1,709,318	2,232
Camden	323,303	45,924	32,730	401,957	859
Gloucester	335,358	180,294	119,979	635,631	665
Mercer	442,987	320	529,191	972,498	1,927
NJ REGION TOTAL	1,942,487	911,040	865,877	3,719,404	5,683
TOTAL DVRPC REGION	9,306,924	3,836,603	4,334,428	17,477,955	18,055

Source: County Planning Commissions and Departments, September, 1994.

Note: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications in the review process which may or may not be approved, rejected or revised by the municipality at a future date.

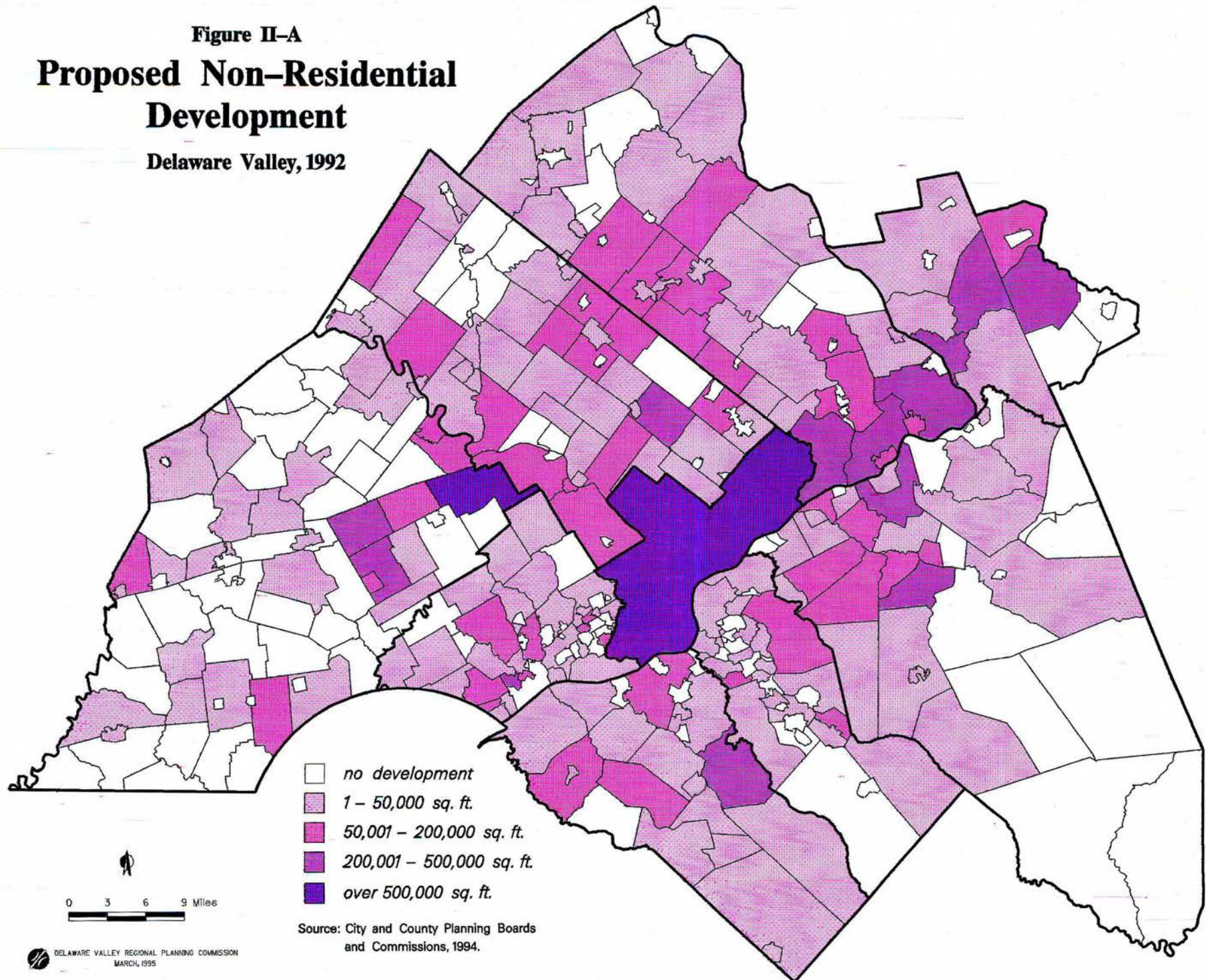
Proposed residential development includes both proposed lots (from residential subdivisions) and proposed units (from residential land development applications).



Delaware Valley Regional Planning Commission, February, 1995.

Figure II-A
Proposed Non-Residential
Development

Delaware Valley, 1992



**TABLE II-B
PROPOSED DEVELOPMENT ACTIVITY
DELAWARE VALLEY
1993**

County	Proposed Commercial (Sq. Ft.)	Proposed Industrial (Sq. Ft.)	Proposed Institutional (Sq. Ft.)	Total Proposed Non-Residential (Sq. Ft.)	Proposed Residential (Lots/Units)
Bucks	2,630,637	739,062	529,737	3,899,436	4,561
Chester	1,081,969	521,011	1,020,753	2,623,733	3,567
Delaware	1,373,336	59,825	283,061	1,716,222	1,319
Montgomery	2,015,551	1,040,782	753,623	3,809,956	3,526
Philadelphia	1,385,606	697,070	1,024,317	3,106,993	542
PA REGION TOTAL	8,487,099	3,057,750	3,611,491	15,156,340	13,515
Burlington	518,373	273,850	240,265	1,032,488	2,338
Camden	261,609	152,510	351,574	765,693	693
Gloucester	229,438	537,036	400,630	1,167,104	2,020
Mercer	282,113	66,184	434,902	783,199	724
NJ REGION TOTAL	1,291,533	1,029,580	1,427,371	3,748,484	5,775
TOTAL DVRPC REGION	9,778,632	4,087,330	5,038,862	18,904,824	19,290

Source: County Planning Commissions and Departments, September, 1994.

Note: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications in the review process which may or may not be approved, rejected or revised by the municipality at a future date.

Proposed residential development includes both proposed lots (from residential subdivisions) and proposed units (from residential land development applications).

 Delaware Valley Regional Planning Commission, February, 1995.

Figure II-B
Proposed Non-Residential
Development

Delaware Valley, 1993

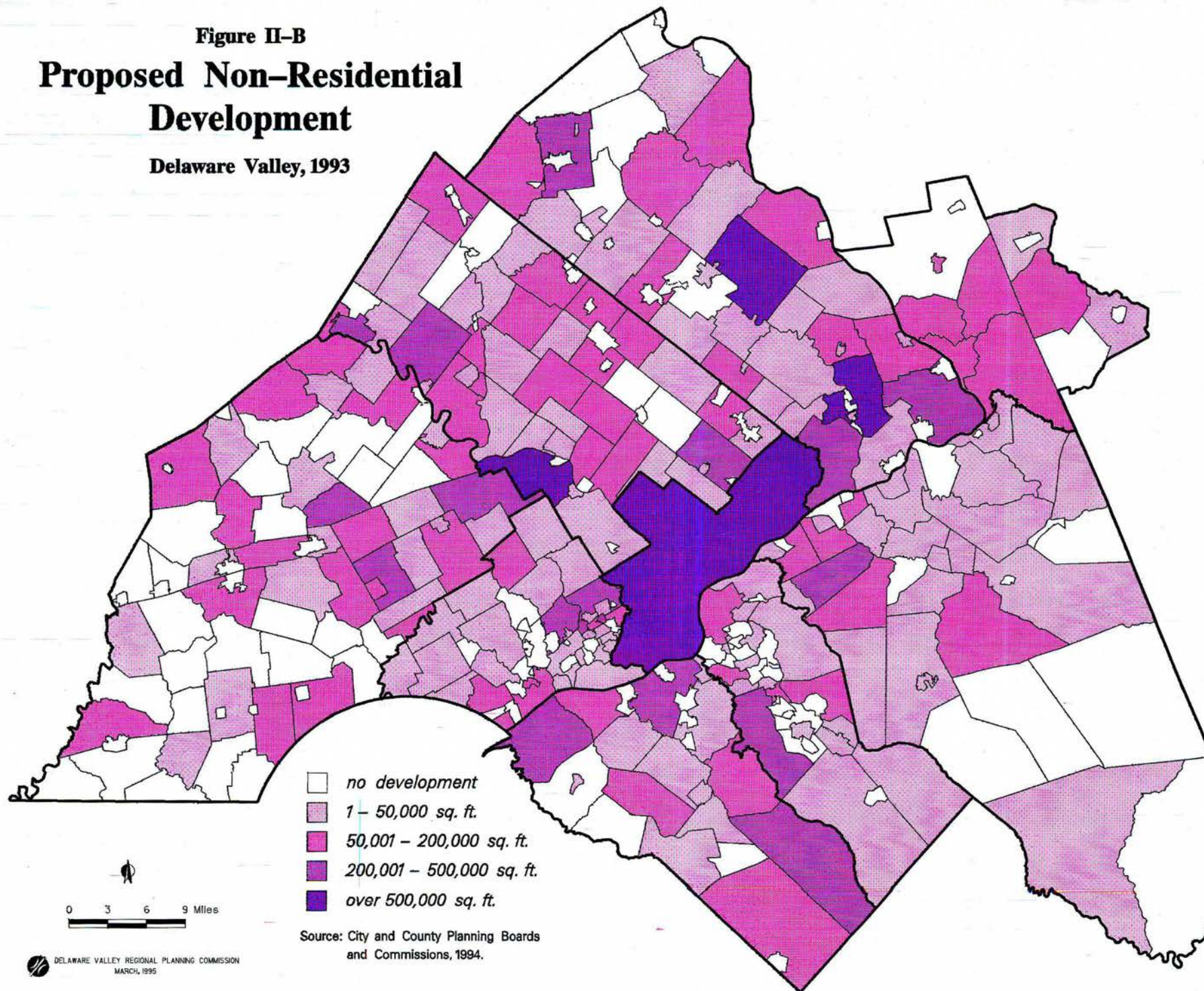


Figure II-C

Proposed Non-Residential Development by County, 1992

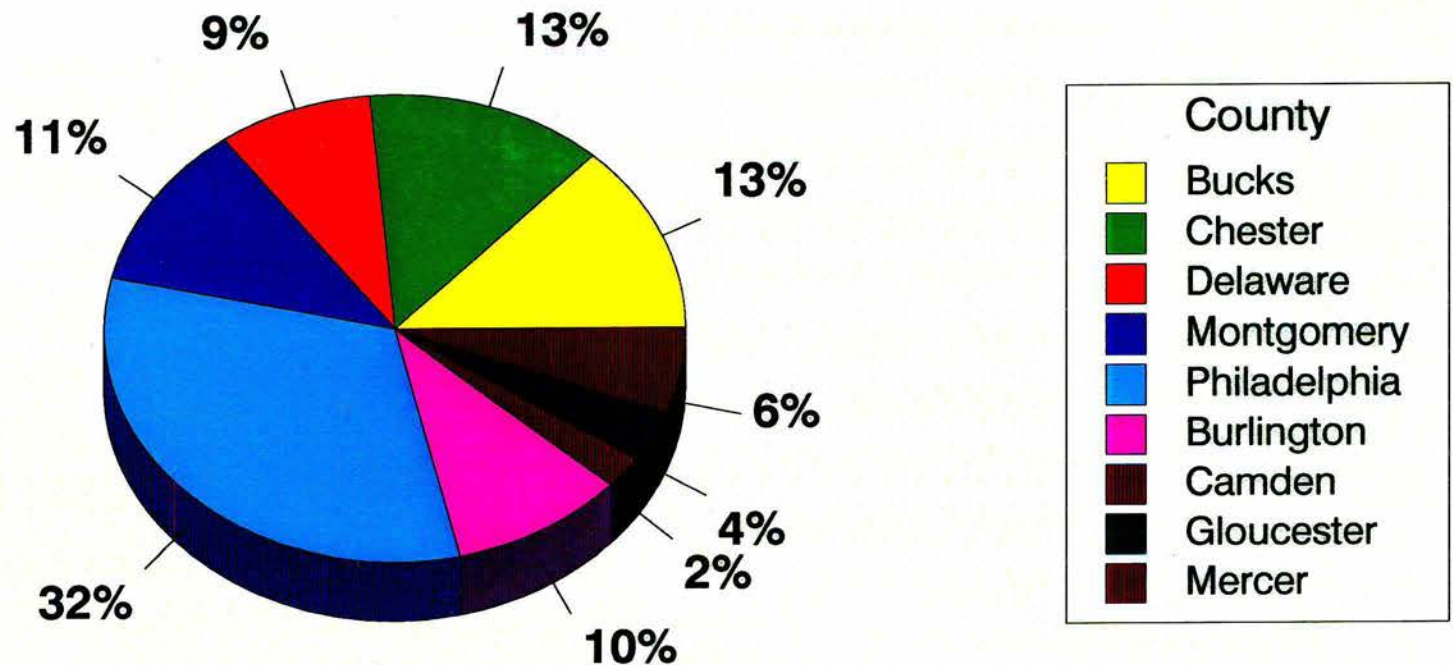


Figure II-D

Proposed Non-Residential Development by County, 1993

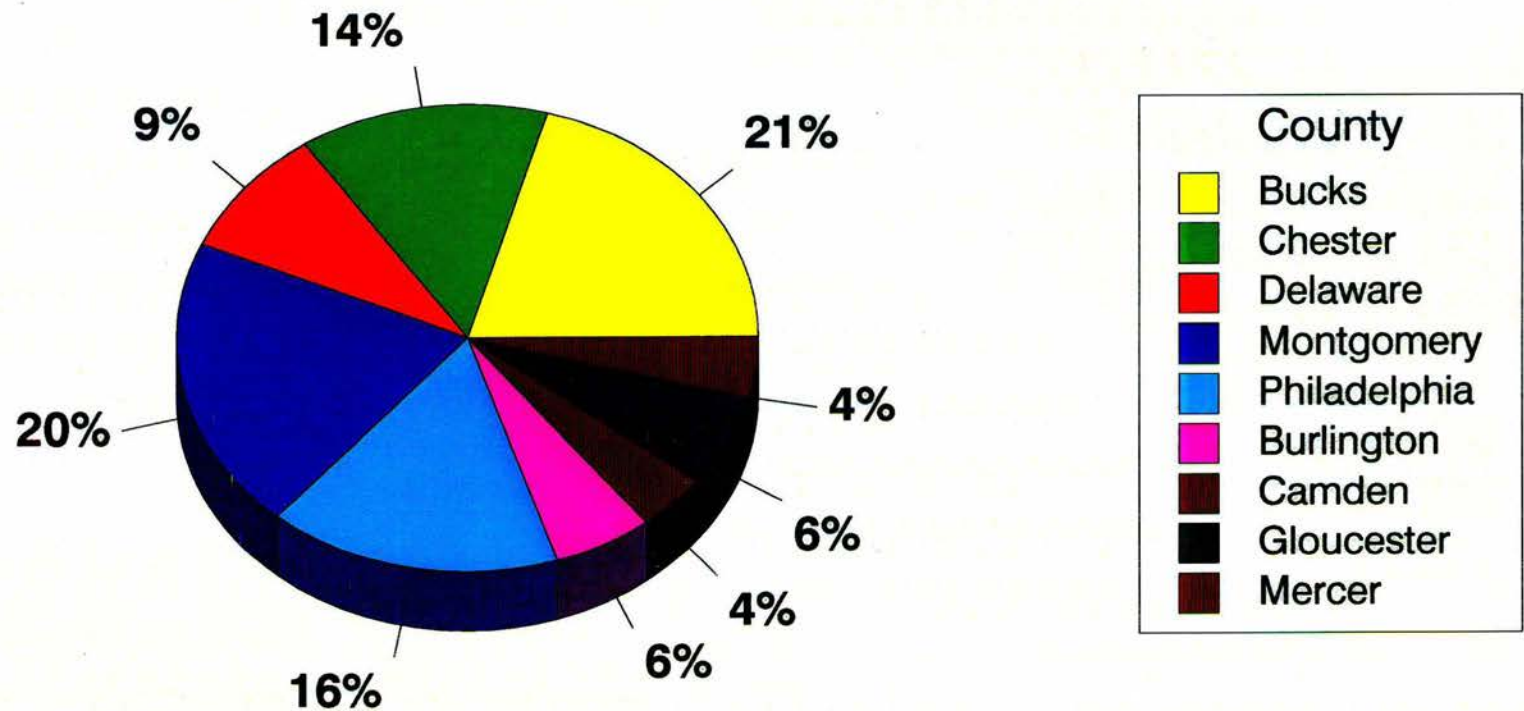


Figure II-E

Proposed Non-Residential Development by Type, 1992

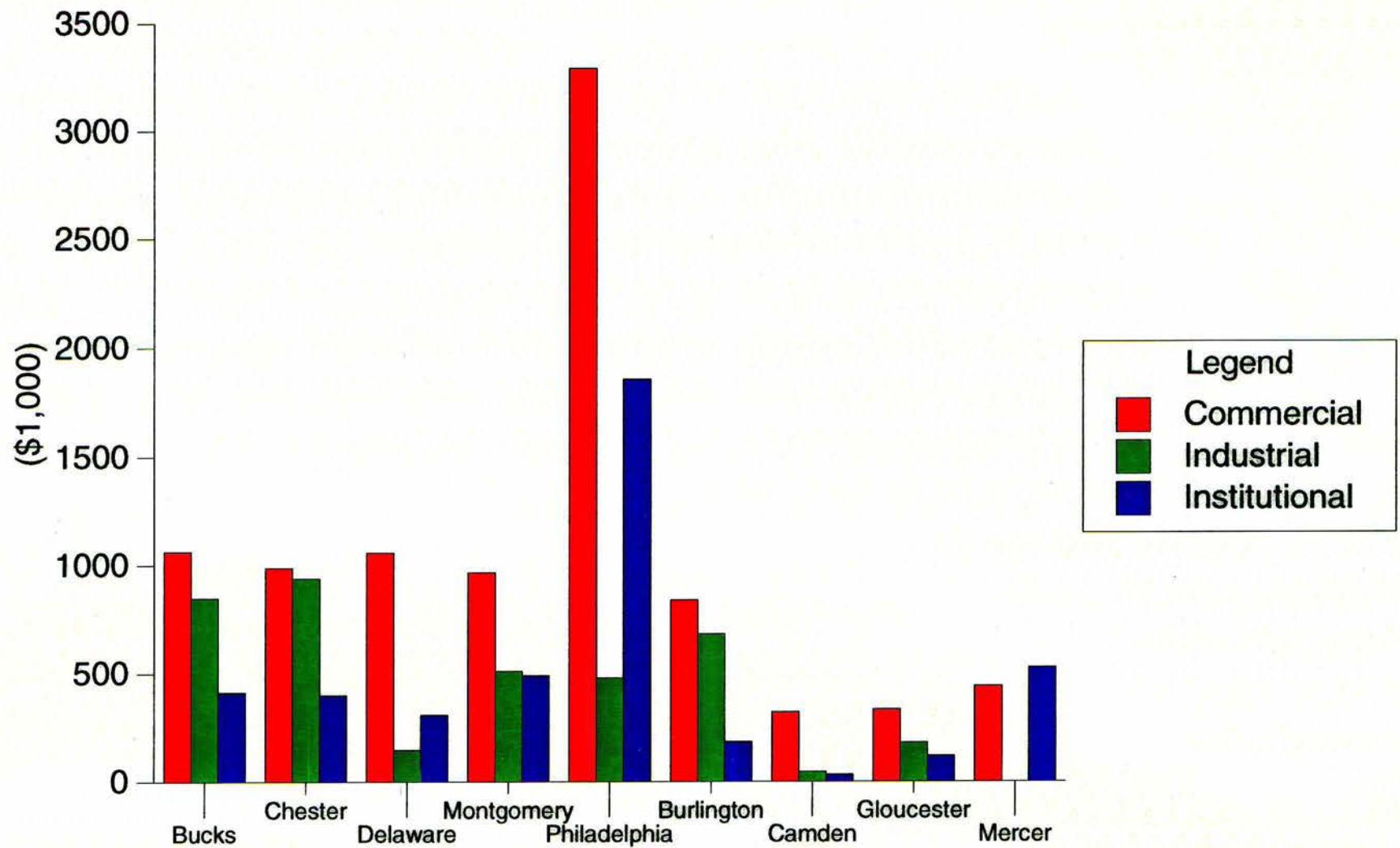


Figure II-F

Proposed Non-Residential Development by Type, 1993

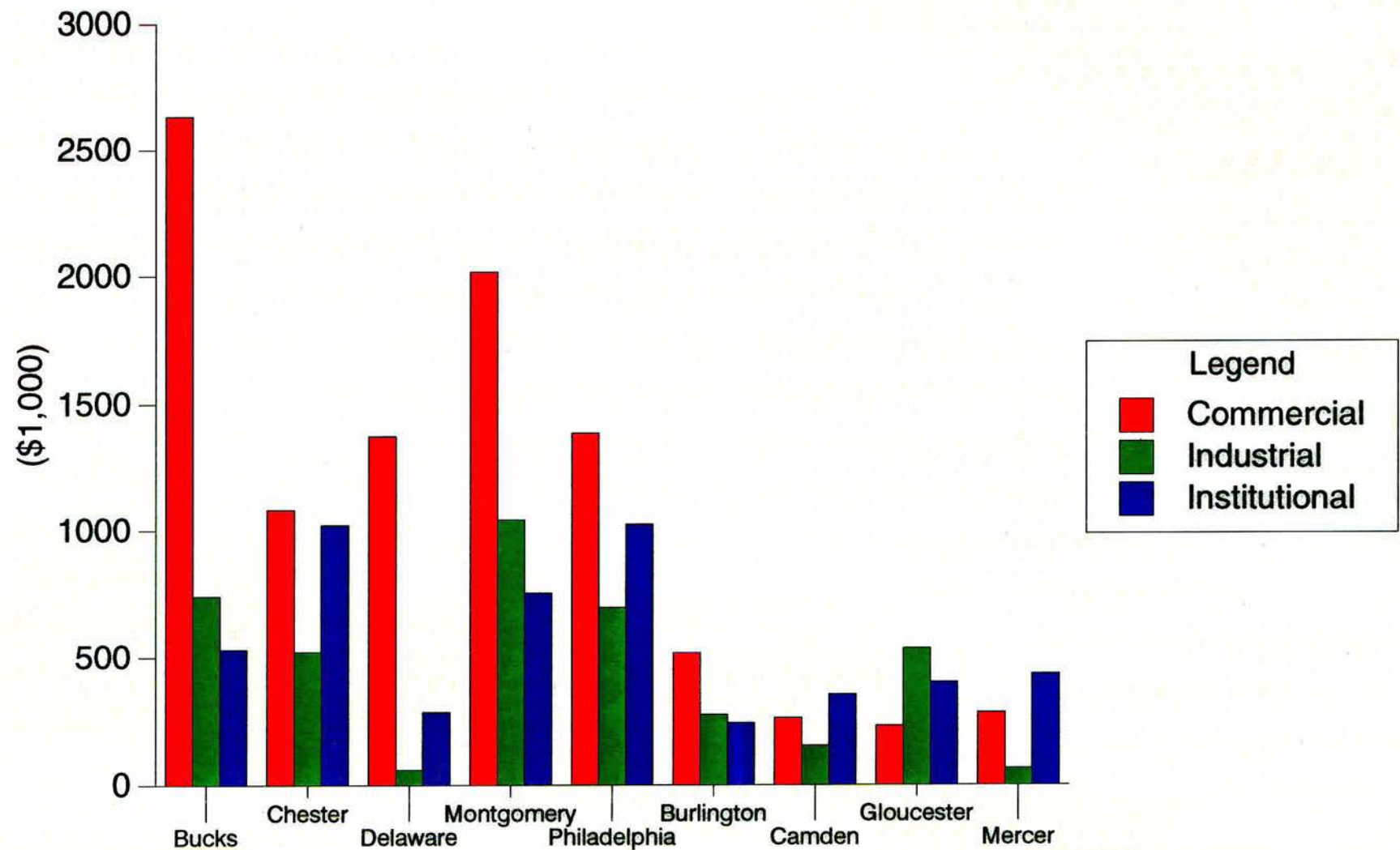


Figure II-G
Proposed Residential
Development

Delaware Valley, 1992

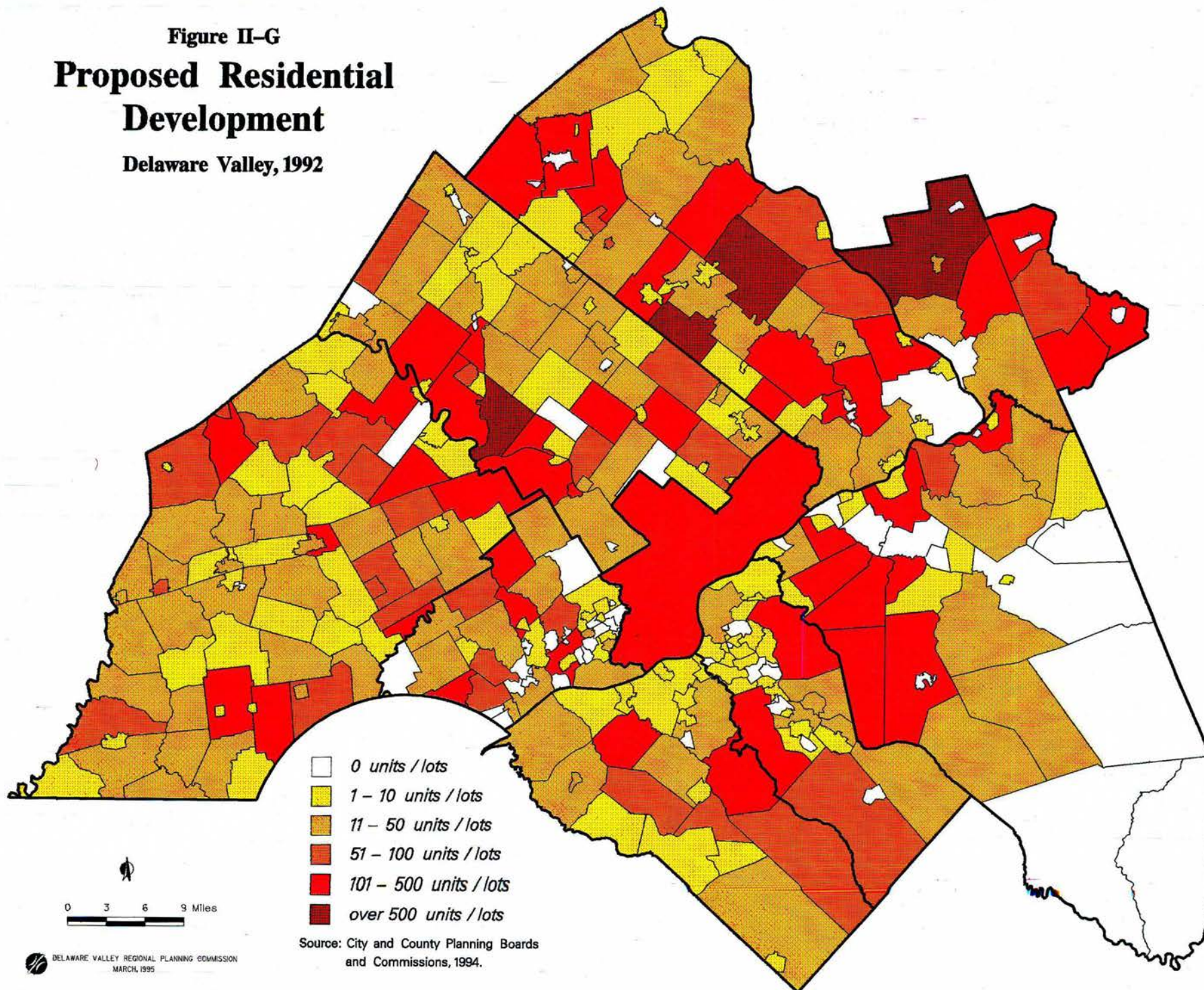


Figure II-H

Proposed Residential Development by County, 1992

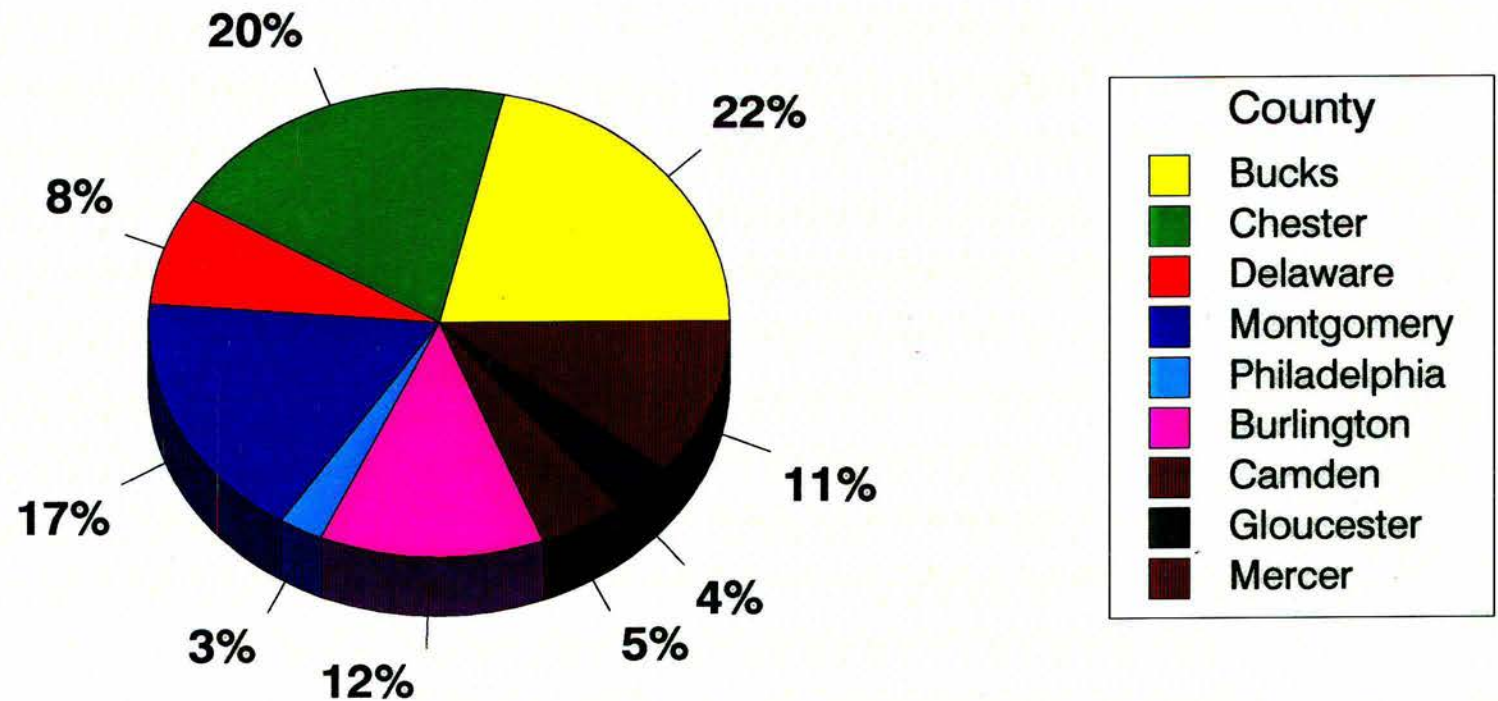


Figure II-I
Proposed Residential
Development

Delaware Valley, 1993

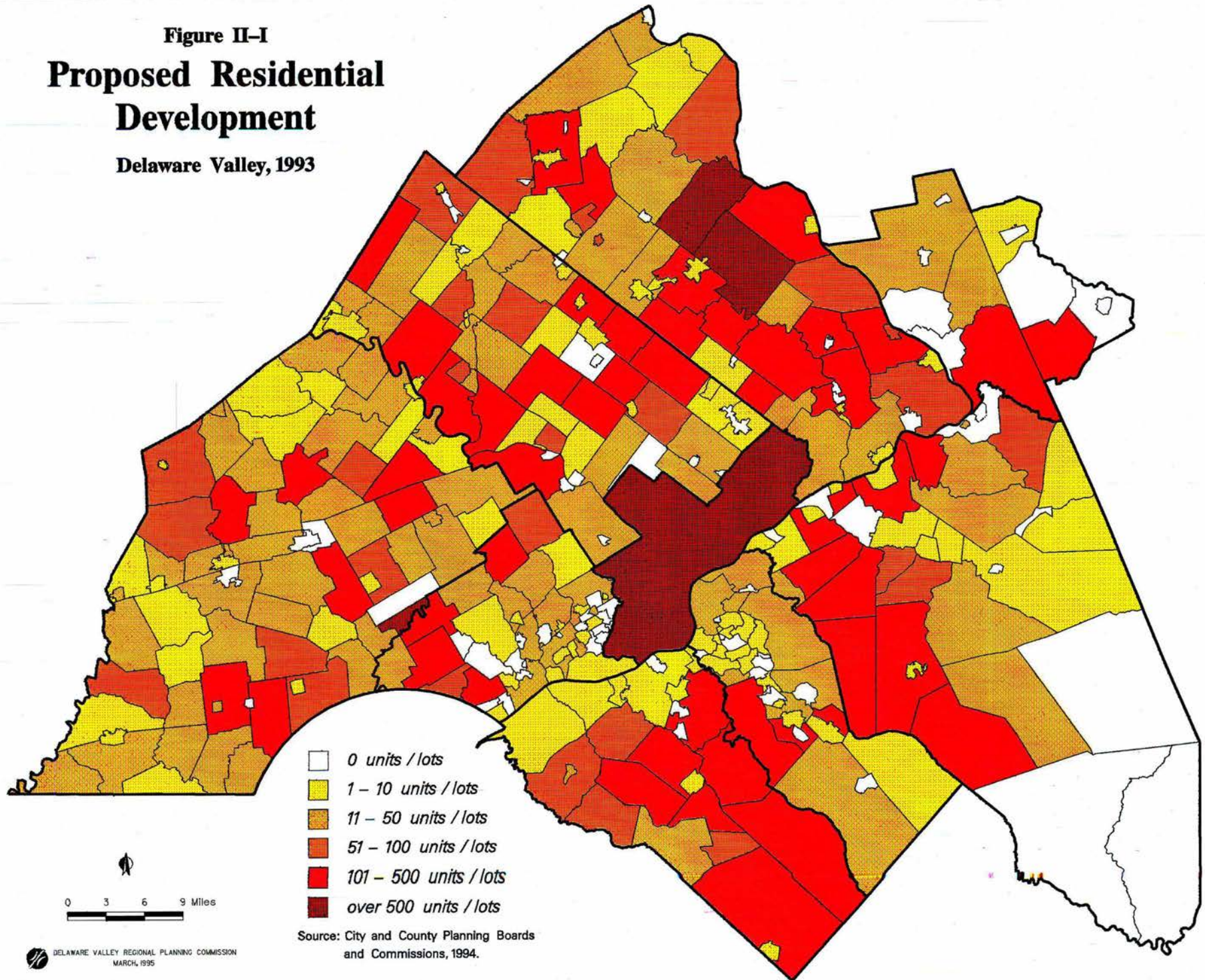
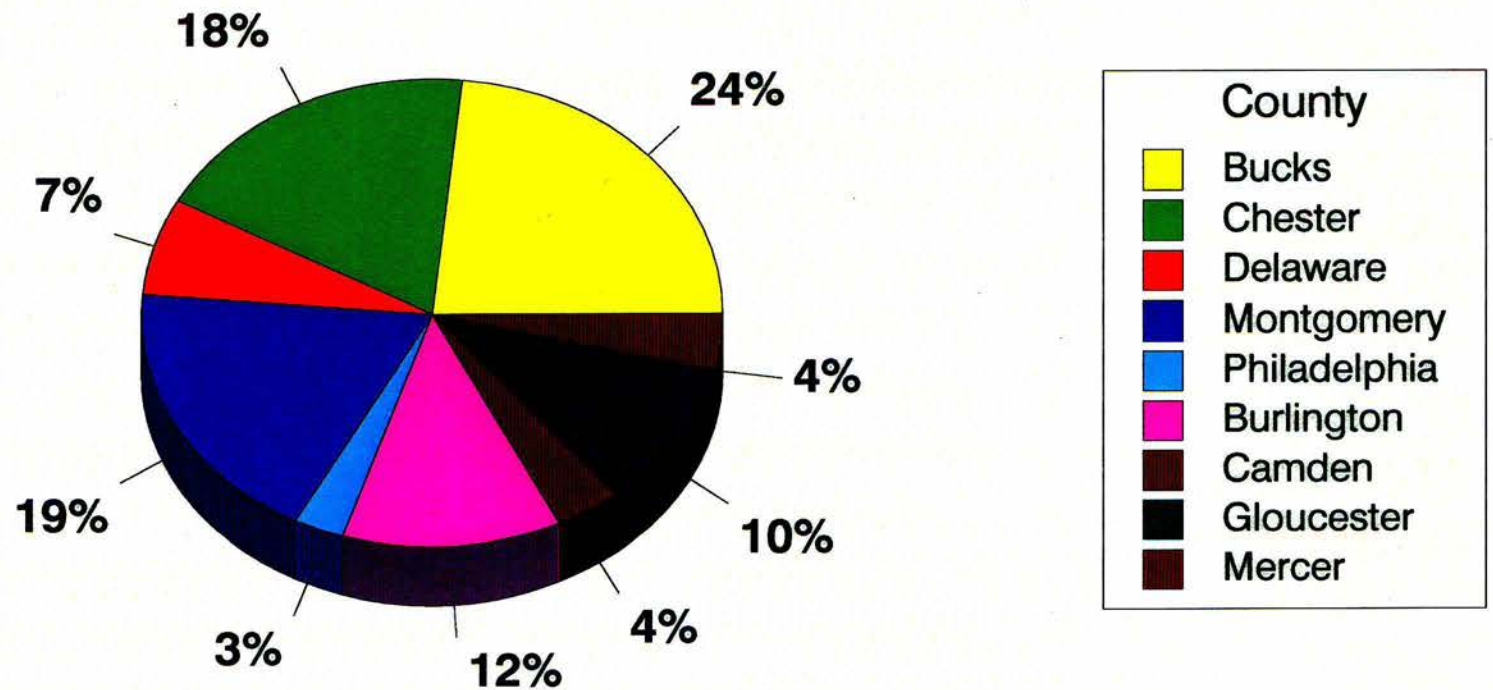


Figure II-J

Proposed Residential Development by County, 1993



**TABLE II-C
PROPOSED NON-RESIDENTIAL DEVELOPMENT
DELAWARE VALLEY
1990, 1991, 1992 AND 1993**

County	Proposed Non- Residential Development 1990 (Sq. Ft.)	Proposed Non- Residential Development 1991 (Sq. Ft.)	Proposed Non- Residential Development 1992 (Sq. Ft.)	Proposed Non- Residential Development 1993 (Sq. Ft.)	Percent Change 1990 - 1993
Bucks	4,796,745	4,469,815	2,325,116	3,899,436	-18.7%
Chester	4,275,823	3,680,448	2,325,325	2,623,733	-38.6%
Delaware	2,446,152	810,304	1,512,740	1,716,222	-29.8%
Montgomery	7,956,896	5,279,192	1,967,287	3,809,956	-52.1%
Philadelphia	3,288,502	3,144,342	5,628,083	3,106,993	-5.5%
PA REGION TOTAL	22,764,118	17,384,101	13,758,551	15,156,340	-33.4%
Burlington	2,918,215	4,915,475	1,709,318	1,032,488	-64.6%
Camden	1,684,889	2,472,931	401,957	765,693	-54.6%
Gloucester	828,689	2,546,730	635,631	1,167,104	+40.8%
Mercer	565,700	569,000	972,498	783,199	+38.4%
NJ REGION TOTAL	5,997,493	10,504,136	3,719,404	3,748,484	-37.5%
TOTAL DVRPC REGION	28,761,611	27,888,237	17,477,955	18,904,824	-34.3%

Source: County Planning Commissions and Departments, September, 1994.



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE II-D
PROPOSED RESIDENTIAL DEVELOPMENT
DELAWARE VALLEY
1990, 1991, 1992 AND 1993**

County	Residential Proposals, 1990 (Lots/Units)	Residential Proposals, 1991 (Lots/Units)	Residential Proposals, 1992 (Lots/Units)	Residential Proposals, 1993 (Lots/Units)	Percent Change 1990 - 1993
Bucks	7,964	6,271	3,883	4,561	-42.7%
Chester	6,740	3,445	3,540	3,567	-47.1%
Delaware	2,160	1,844	1,391	1,319	-38.9%
Montgomery	8,496	3,938	3,074	3,526	-58.5%
Philadelphia	500	445	484	542	+8.4%
PA REGION TOTAL	25,860	15,943	12,372	13,515	-47.7%
Burlington	7,116	2,722	2,232	2,338	-67.1%
Camden	2,933	2,573	859	693	-76.4%
Gloucester	2,440	1,185	665	2,020	-17.2%
Mercer	2,184	456	1,927	724	-66.8%
NJ REGION TOTAL	14,673	6,936	5,683	5,775	-60.6%
TOTAL DVRPC REGION	40,533	22,879	18,055	19,290	-52.4%

Source: County Planning Commissions and Departments, September, 1994.



Delaware Valley Regional Planning Commission, February, 1995.

III. LABOR FORCE TRENDS, 1990 - 1993

The examination of labor force trends below represents the first time such data has been analyzed within DVRPC's continuing Regional Growth Monitoring project. This section of the report examines employment and unemployment data from the U.S. Department of Labor, Bureau of Labor Statistics for each of the nine counties of the Delaware Valley region during 1990, 1991, 1992 and 1993. While there are various available sources of data on employment, DVRPC chose to use the Bureau of Labor Statistics data because they are released most frequently (each month with a three month lag time). Also, sectoral employment data are analyzed from the U.S. Department of Commerce, 1990 Census of Population for each of the nine counties of the region during 1990. Unfortunately, sectoral employment data are not yet available for 1991, 1992 and 1993, and therefore could not be used in a comparative analysis over the four year period as was done with the BLS employment data.

Overall Employment Trends, 1990 - 1993

Table III-A shows for each of the nine counties of the Delaware Valley region, the number of employed persons during 1990, 1991, 1992 and 1993. Overall, employment in the region decreased by 3.6% between 1990 and 1993. The Pennsylvania counties saw a much larger decrease in employment (-4.7%) than the New Jersey counties (-0.9%) during the four year period. The City of Philadelphia remained the job center of the region during the four year period with more than 600,000 jobs in each year. However, the absolute number of jobs in the City has decreased each year, and has decreased as a percentage more than all other counties of the region between 1990 and 1993 (7.3%). Employment in all but Camden and Gloucester counties decreased between 1990 and 1993.

Figure III-A shows for each of the nine counties of the region the percentage share of total regional employment in each of the years 1990, 1991, 1992 and 1993. The figure is useful for comparing increases or decreases in county shares of regional employment over the four year period, as well as in any one of the four years. In each of the four years, the City of Philadelphia employed the most people, followed in ranking order by Montgomery, Bucks, Delaware, Camden, Chester, Burlington, Mercer and Gloucester counties. Five counties of the region increased their share of regional employment over the four years (Bucks, Chester, Burlington, Camden and Gloucester); while the more urban counties of Delaware, Philadelphia and Mercer decreased their share. It should be noted that share increases in Camden County were realized outside of Camden City, and that decreases in Mercer County were mainly realized in the City of Trenton, the state capital of New Jersey. Montgomery County's share of regional employment remained constant over the four year period.

Sectoral Employment, 1990

Table III-B shows employment by sector as a percentage of total employment for each of the

nine counties of the Delaware Valley region during 1990. The data source for Table III-B is the 1990 Census of Population. Due to unavailability of data for the subsequent years of 1991, 1992 and 1993 from other sources, trend analyses of employment by sector could not be included in this report. However, such data will be included in future Regional Growth Monitoring reports as the necessary data becomes available.

As shown on Table III-B, manufacturing in 1990 comprised the largest sector of employment in the region as a whole, as well as in the five county Pennsylvania portion of the region. In the four county New Jersey portion of the region retail trade comprised the largest sector of employment in 1990. In five of the nine counties of the region (Bucks, Chester, Montgomery, Gloucester and Mercer), manufacturing comprised the largest sector of employment; while in the remaining four counties (Delaware, Philadelphia, Burlington and Camden), retail trade comprised the largest sector. However, when business, personal entertainment, health and educational services are combined, they represent the largest sector of employment in the region. Figure III-B shows sectoral employment for the Delaware Valley region in 1990. The services, manufacturing and retail trade sectors comprised the largest portions of total employment in the region in 1990.

Overall Unemployment Trends, 1990 - 1993

Table III-C shows unemployment rates by county for each of the nine counties of the Delaware Valley region during 1990, 1991, 1992 and 1993. Overall, unemployment rates in the region as a whole increased from 4.6% in 1990 to 6.4% in 1993. The highest unemployment rates in the region as a whole during the four years occurred in 1992. Unemployment rate trends for the region as a whole are shown on Figure III-C. Trends were increasing between 1990 and 1991, and 1991 and 1992, and decreasing between 1992 and 1993. Identical patterns occurred in the five county Pennsylvania portion and the four county New Jersey portion of the region. Each individual county saw significant increases in unemployment rates between 1990 and 1992. The City of Philadelphia, however, has consistently had the highest unemployment rates in the region, and Chester County has consistently had the lowest unemployment rates.

**TABLE III-A
TOTAL EMPLOYMENT BY COUNTY
DELAWARE VALLEY
1990 - 1993**

County	1990 Employ- ment	1991 Employ- ment	1992 Employ- ment	1993 Employ- ment	Actual Employment Increase/ Decrease 1990-93	Percentage Employment Increase/ Decrease 1990-93
Bucks	290,355	282,199	283,386	284,149	-6,206	-2.1%
Chester	203,141	197,579	198,850	199,386	-3,755	-1.8%
Delaware	272,184	260,852	259,314	260,013	-12,171	-4.5%
Montgomery	366,798	354,409	354,378	355,332	-11,466	-3.1%
Philadelphia	666,586	630,158	619,748	621,418	-45,168	-6.8%
PA REGION TOTAL	1,801,054	1,725,197	1,715,676	1,720,298	-80,756	-4.5%
Burlington	192,442	198,422	192,016	192,375	-67	-0.03%
Camden	232,552	238,956	232,793	233,228	676	+0.3%
Gloucester	109,592	114,088	111,848	112,057	2,465	+2.2%
Mercer	169,222	162,576	160,557	159,814	-9,408	-5.6%
NJ REGION TOTAL	703,808	714,042	697,214	697,474	-6,334	-0.9%
TOTAL DVRPC REGION	2,504,862	2,439,239	2,412,890	2,417,772	-87,090	-3.5%

Source: U.S. Department of Labor, Bureau of Labor Statistics, 1990 - 1993.



Delaware Valley Regional Planning Commission (DVRPC), February, 1995.

Figure III-A

Total Employment by County, Delaware Valley, 1990-1993

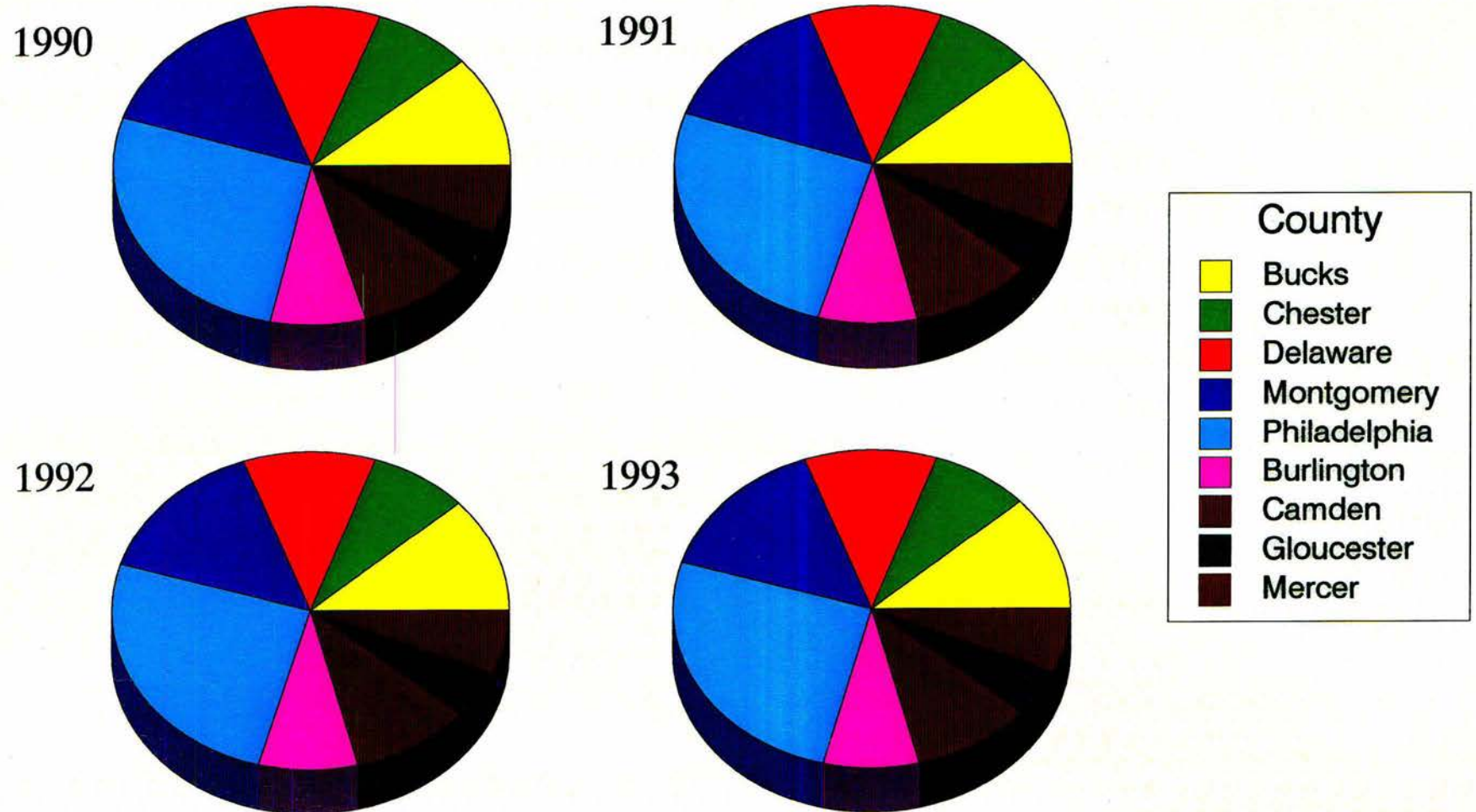


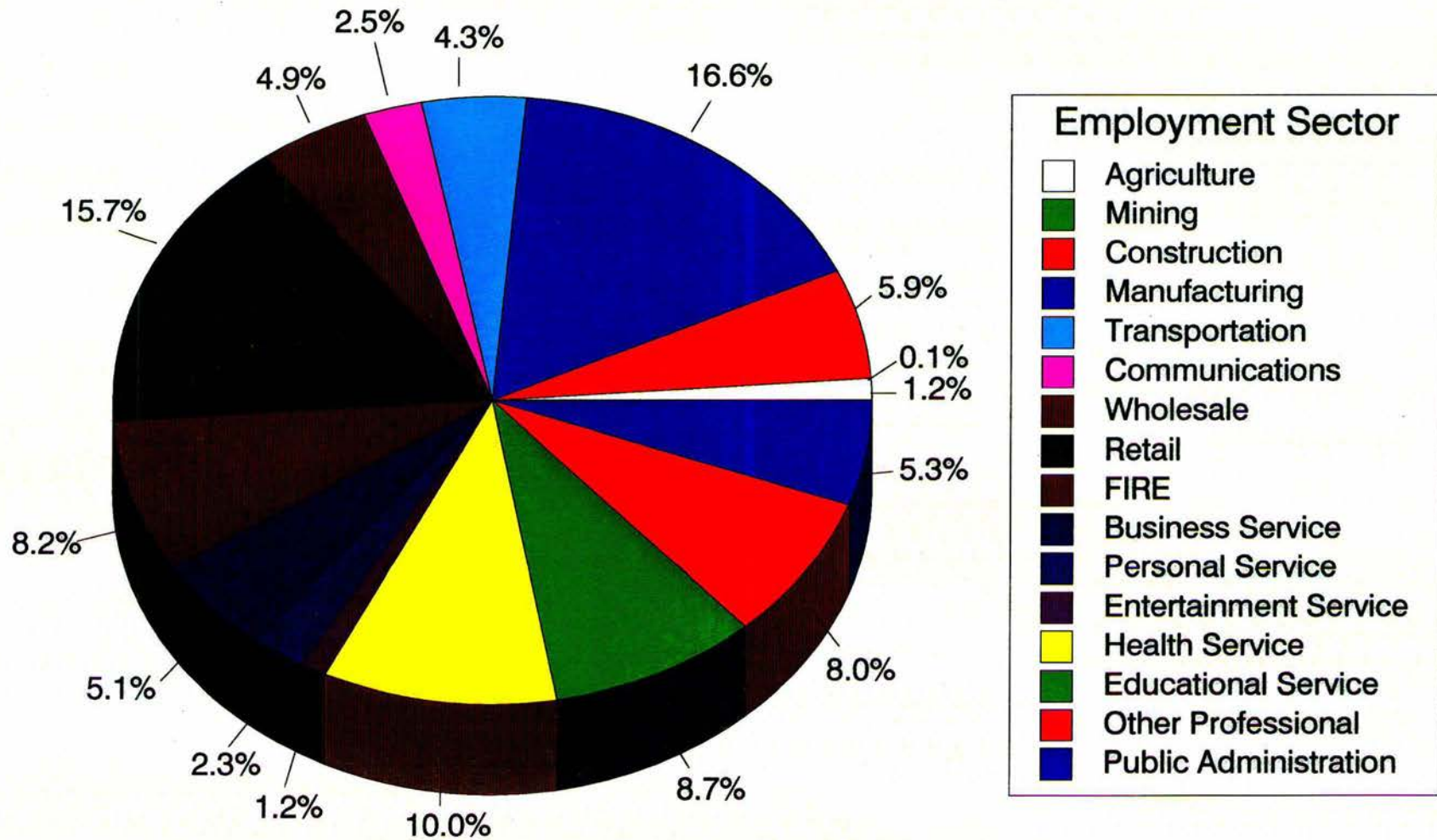
TABLE III-B
EMPLOYMENT BY SECTOR BY COUNTY
PERCENTAGE OF TOTAL EMPLOYMENT
DELAWARE VALLEY
1990

<i>Employment Sector</i>	<i>Bucks County</i>	<i>Chester County</i>	<i>Delaware County</i>	<i>Montgomery County</i>	<i>Philadelphia County</i>	<i>PA Region</i>	<i>Burlington County</i>	<i>Camden County</i>	<i>Gloucester County</i>	<i>Mercer County</i>	<i>NJ Region</i>	<i>DVRPC Region</i>
Agriculture	1.4%	3.6%	1.0%	1.1%	0.5%	1.2%	1.4%	0.8%	1.5%	1.0%	1.1%	1.2%
Mining	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.2%	0.1%	0.1%
Construction	7.1%	6.3%	6.1%	6.1%	4.4%	5.6%	6.3%	6.9%	8.1%	4.5%	6.4%	5.9%
Manufacturing	20.7%	19.7%	15.2%	20.5%	13.6%	17.1%	15.6%	14.9%	17.2%	14.9%	15.4%	16.6%
Transportation	3.6%	3.4%	5.3%	2.9%	5.1%	4.3%	4.9%	4.8%	5.3%	3.1%	4.5%	4.3%
Communications	2.2%	2.7%	3.0%	2.3%	2.4%	2.5%	2.7%	2.6%	3.0%	2.3%	2.6%	2.5%
Wholesale	5.8%	5.6%	4.5%	5.3%	4.1%	4.9%	5.3%	5.6%	5.7%	3.7%	5.1%	4.9%
Retail	17.2%	14.5%	16.2%	15.1%	15.6%	15.7%	16.2%	16.6%	17.1%	12.6%	15.6%	15.7%
FIRE	7.6%	8.5%	8.8%	9.2%	8.2%	8.4%	7.5%	8.3%	6.1%	7.5%	7.5%	8.2%
Business Service	5.3%	5.7%	5.0%	5.3%	4.9%	5.2%	5.2%	5.2%	4.4%	4.7%	5.0%	5.1%
Personal Service	1.9%	2.1%	2.3%	2.0%	2.8%	2.3%	2.0%	2.5%	2.0%	2.0%	2.2%	2.3%
Entertainment Service	0.9%	1.0%	1.0%	1.1%	1.2%	1.1%	1.3%	1.9%	1.6%	1.3%	1.5%	1.2%
Health Service	8.1%	8.4%	11.0%	10.1%	12.0%	10.4%	8.9%	9.7%	8.8%	7.7%	8.9%	10.0%
Educational Service	7.3%	8.4%	9.1%	8.0%	9.1%	8.5%	8.1%	7.9%	8.9%	12.2%	9.1%	8.7%
Other Professional	7.2%	8.1%	8.2%	8.5%	8.4%	8.2%	6.8%	7.7%	6.0%	10.1%	7.7%	8.0%
Public Administration	3.4%	1.8%	3.4%	2.4%	7.5%	4.5%	7.5%	4.6%	4.0%	12.3%	7.1%	5.3%
TOTAL:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

SOURCE: U.S. Department of Commerce, 1990 Census of Population.
Delaware Valley Regional Planning Commission, February, 1995.

Figure III-B

Sectoral Employment, Delaware Valley, 1990



**TABLE III-C
UNEMPLOYMENT RATE BY COUNTY
DELAWARE VALLEY
1990 - 1993**

County	1990 Unemploy- ment Rate	1991 Unemploy- ment Rate	1992 Unemploy- ment Rate	1993 Unemploy- ment Rate
Bucks	4.2%	6.6%	6.9%	6.1%
Chester	3.2%	4.4%	5.0%	4.5%
Delaware	3.9%	5.5%	6.6%	6.0%
Montgomery	3.7%	5.1%	5.9%	5.3%
Philadelphia	6.2%	8.3%	8.8%	8.9%
PA REGION TOTAL	4.7%	6.5%	6.6%	6.2%
Burlington	3.9%	5.3%	6.9%	5.9%
Camden	5.0%	6.7%	8.2%	7.1%
Gloucester	4.7%	6.5%	7.8%	7.1%
Mercer	4.1%	5.8%	6.8%	5.9%
NJ REGION TOTAL	4.4%	6.1%	7.4%	6.5%
TOTAL DVRPC REGION	4.6%	6.4%	7.0%	6.4%

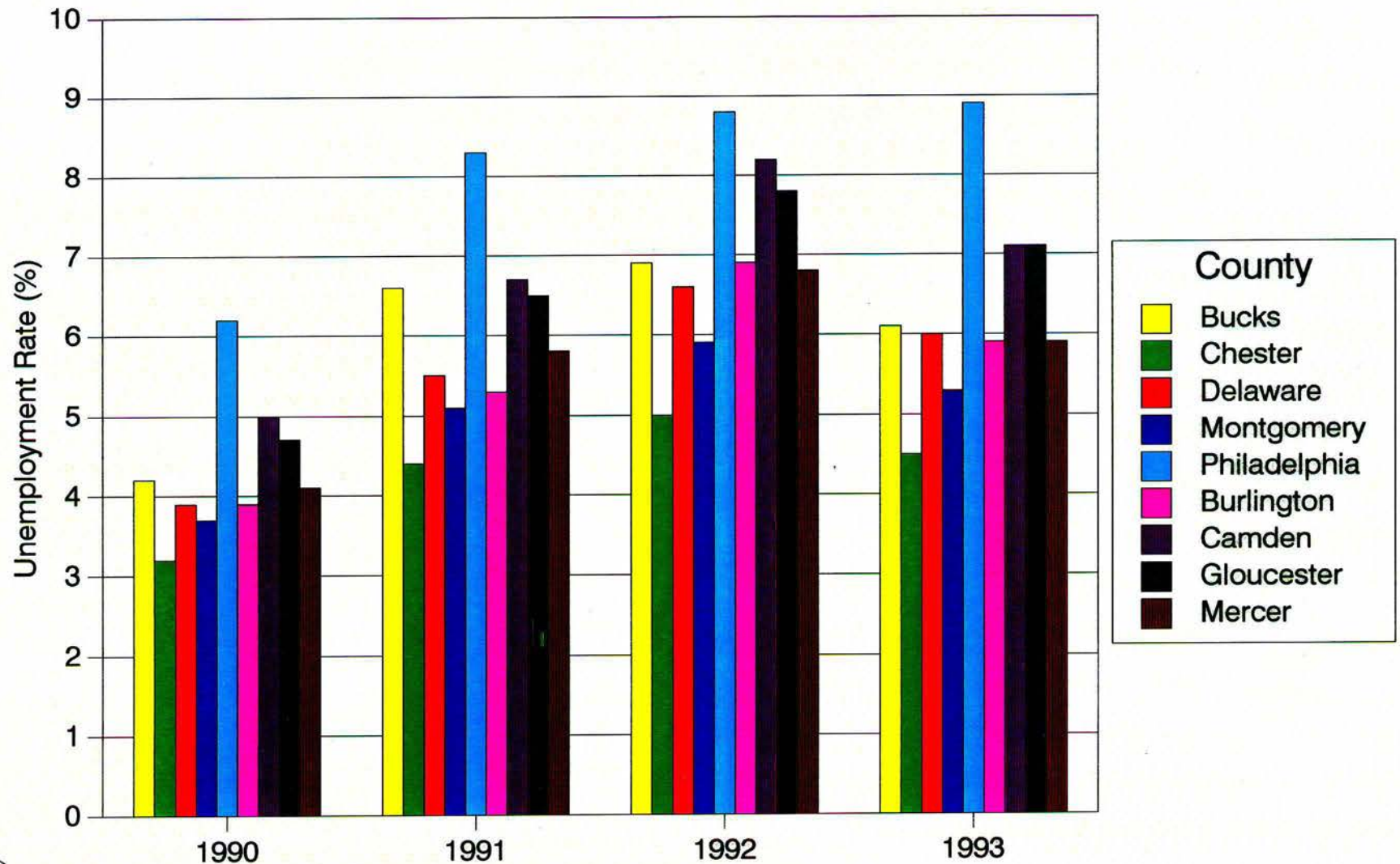
Source: U.S. Department of Labor, Bureau of Labor Statistics, 1990 - 1993.



Delaware Valley Regional Planning Commission, February, 1995.

Figure III-C

Unemployment Rate by County, Delaware Valley, 1990 - 1993



DELAWARE VALLEY REGIONAL
PLANNING COMMISSION, FEBRUARY 1995

IV. RESIDENTIAL REAL ESTATE VALUE DATA, 1988 - 1993

Residential sales and median price data has been compiled for each municipality in the region for the years 1988 through 1993 from the Pennsylvania State Tax Equalization Board, the New Jersey Division of Taxation and Realist, Inc. a Philadelphia based corporation. Residential sales activity and median home prices by county are summarized on Table IV-A. The top 25 municipalities in the region in 1993 median sales price are listed on Table IV-B, and the top 25 municipalities in 1993 home sales are listed on Table IV-C. For the purposes of this section of the report, the City of Philadelphia has been broken down into 46 areas which are considered municipalities. Residential sales activity and mean/median sales prices by municipality are presented in Appendix C.

1993 Median Sales Prices and Home Sales

The median sales price of residential real estate in the Delaware Valley region was \$116,157 in 1993. Table IV-A shows 1993 median prices and the total number of home sales for each of the nine counties in the Delaware Valley region. The most expensive residential real estate in the region in 1993 was in Mercer County with a median price of \$150,000. However, the counties of Bucks, Chester and Montgomery each had median home prices greater than \$130,000 in 1993. The lowest home prices in the region were found in the City of Philadelphia with a median price of \$58,450. Median prices were higher in 1993 within the five Pennsylvania counties (\$117,294) of the region than in the four New Jersey counties (\$97,750).

In 1993, 51,954 homes were sold in the Delaware Valley region. Of this total, 40,692 or 78% were sold in the five Pennsylvania counties, and 11,262 or 22% were sold in the four New Jersey counties. Although the City of Philadelphia had the lowest median home prices in the region, more than 12,000 homes were sold in the City during 1993, more than any other county. Bucks and Montgomery counties also had high numbers of homes sold during 1993 with 9,108 and 8,197 respectively.

Highest Median Sales Prices, 1993

As shown on Table IV-B, Upper Makefield Township, Bucks County had the highest median sales price in the region in 1993 with \$337,331. Of the top 25 municipalities in 1993 median sales prices, 21 were located in the suburban Pennsylvania counties of Bucks, Chester, Delaware and Montgomery. Only 4 municipalities in the top 25 in 1993 were located in New Jersey, and all were in Mercer County. Each of the top 25 municipalities had median sales prices in 1993 greater than \$230,000.

Highest Number of Home Sales, 1993

As shown on Table IV-C, the Olney section of the City of Philadelphia had the largest number

of home sales in 1993 with 1,018. Of the top 25 municipalities in 1993 homes sales, 21 were located in the five Pennsylvania counties of the region, 15 of which were in Bucks and Philadelphia counties. Only 4 municipalities in the top 25 in 1993 were located in the four New Jersey counties of the region. Each of the top 25 municipalities had at least 390 home sales in 1993.

TABLE IV-A
RESIDENTIAL SALES ACTIVITY AND MEDIAN HOME PRICES
DELAWARE VALLEY
1988 - 1993

COUNTY	1993 MEDIAN PRICE*	1993 HOME SALES
Bucks	\$141,723	9,108
Chester	\$142,781	4,631
Delaware	\$99,713	6,538
Montgomery	\$131,755	8,197
Philadelphia	\$58,450	12,218
PA REGION TOTAL	\$117,294	40,692
Burlington	\$103,250	3,306
Camden	\$94,971	3,534
Gloucester	\$95,000	1,963
Mercer	\$150,000	2,459
NJ REGION TOTAL	\$97,750	11,262
TOTAL DVRPC REGION	\$116,157	51,954

Source: Pennsylvania State Tax Equalization Board; New Jersey Division of Taxation; and Realist, Inc, Philadelphia PA.

***Note:** Median prices for each county are the median of the municipal median prices within each county. Median prices for the Pennsylvania and New Jersey portions of the region are medians of the municipal median prices within each portion; and the median price for the Delaware Valley is the median of all municipal median prices in the entire region.

 Delaware Valley Regional Planning Commission, March, 1995.

**TABLE IV-B
TOP 25 MUNICIPALITIES
1993 MEDIAN SALES PRICE
DELAWARE VALLEY**

RANK	MUNICIPALITY	COUNTY	1993 MEDIAN SALES PRICE	1993 HOME SALES
1	Upper Makefield Township	Bucks	\$337,331	96
2	Solebury Township	Bucks	\$297,031	116
3	Princeton Township	Mercer	\$292,000	146
4	Birmingham Township	Chester	\$290,400	50
5	Pennsbury Township	Chester	\$288,368	37
6	Radnor Township	Delaware	\$286,735	361
7	Easttown Township	Chester	\$285,919	132
8	Lower Merion Township	Montgomery	\$282,579	790
9	Rose Valley Borough	Delaware	\$274,357	14
10	Bryn Athyn Borough	Montgomery	\$271,650	8
11	Thornbury Township	Delaware	\$269,745	53
12	West Vincent Township	Chester	\$262,083	21
13	Kennett Township	Chester	\$257,877	70
14	Durham Township	Bucks	\$256,227	11
15	Princeton Borough	Mercer	\$255,435	72
16	West Windsor Township	Mercer	\$255,000	58
17	Buckingham Township	Bucks	\$252,932	206
18	Tinicum Township	Bucks	\$252,864	56
19	Edgmont Township	Delaware	\$250,424	64
20	Charlestown Township	Chester	\$247,352	30
21	Pennington Borough	Mercer	\$245,000	11
22	West Pikeland Township	Chester	\$243,138	40
23	Upper Uwchlan Township	Chester	\$241,441	62
24	Lower Gwynedd Township	Montgomery	\$239,840	142
25	Wrightstown Township	Bucks	\$233,822	22

Source: Pennsylvania State Tax Equalization Board; New Jersey Division of Taxation; and Realist, Inc., Philadelphia, PA.
Delaware Valley Regional Planning Commission, March, 1995.

**TABLE IV-C
TOP 25 MUNICIPALITIES
1993 HOME SALES
DELAWARE VALLEY**

RANK	MUNICIPALITY	COUNTY	1993 MEDIAN SALES PRICE	1993 HOME SALES
1	19120 - Olney	Philadelphia	\$45,000	1,018
2	Hamilton Township	Mercer	\$117,000	921
3	Upper Darby Township	Delaware	\$96,197	874
4	Lower Makefield Township	Bucks	\$198,506	862
5	Lower Merion Township	Montgomery	\$282,579	790
6	Northampton Township	Bucks	\$182,302	779
7	19134 - Richmond	Philadelphia	\$26,500	740
8	Haverford Township	Delaware	\$161,673	685
9	19124 - Frankford	Philadelphia	\$43,900	662
10	Bristol Township	Bucks	\$95,602	654
11	Abington Township	Montgomery	\$149,186	634
12	Middletown Township	Bucks	\$151,712	614
13	Newtown Township	Bucks	\$153,368	588
14	19149 - Boulevard	Philadelphia	\$65,000	584
15	Mt. Laurel Township	Burlington	\$110,990	568
16	Bensalem Township	Bucks	\$109,484	561
17	Tredyffrin Township	Chester	\$193,265	557
18	Washington Township	Gloucester	\$115,000	529
19	19111 - Fox Chase	Philadelphia	\$82,000	518
20	Evesham Township	Burlington	\$125,000	513
21	19148 - Passyunk	Philadelphia	\$43,000	423
22	Cheltenham Township	Montgomery	\$146,275	422
23	19140 - Nicetown	Philadelphia	\$17,900	418
24	19128 - Roxborough	Philadelphia	\$88,000	397
25	Warminster Township	Bucks	\$129,282	390

Source: Pennsylvania State Tax Equalization Board; New Jersey Division of Taxation; and Realist, Inc., Philadelphia, PA.
Delaware Valley Regional Planning Commission, March, 1995.

APPENDIX-1992-A

**PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
BY MUNICIPALITY IN THE DELAWARE VALLEY**

1992

TABLE A-I
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
BUCKS COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Bedminster Township	\$203,400	\$0	\$0	\$203,400	8
Bensalem Township	\$1,629,345	\$96,500	\$0	\$1,725,845	77
Bridgeton Township	\$17,800	\$0	\$0	\$17,800	1
Bristol Borough	\$559,218	\$0	\$0	\$559,218	0
Bristol Township	\$1,777,537	\$2,081,349	\$0	\$3,858,886	52
Buckingham Township	\$1,639,800	\$0	\$1,134,000	\$2,773,800	212
Chalfont Borough	\$227,200	\$0	\$0	\$227,200	59
Doylestown Borough	\$0	\$0	\$1,092,195	\$1,092,195	9
Doylestown Township	\$58,858	\$0	\$169,729	\$228,587	242
Dublin Borough	\$107,600	\$0	\$0	\$107,600	7
Durham Township	\$5,000	\$0	\$0	\$5,000	1
East Rockhill Township	\$59,968	\$0	\$0	\$59,968	66
Falls Township	\$109,730	\$3,932,000	\$1,625,211	\$5,666,941	24
Haycock Township	\$123,630	\$0	\$0	\$123,630	9
Hilltown Township	\$1,481,000	\$900,000	\$0	\$2,381,000	90
Hulmeville Borough	\$0	\$0	\$0	\$0	6
Ivyland Borough	\$0	\$0	\$0	\$0	0
Langhorne Borough	\$0	\$0	\$3,172,572	\$3,172,572	0
Langhorne Manor Borough	\$0	\$0	\$0	\$0	0
Lower Makefield Township	\$916,225	\$0	\$0	\$916,225	436
Lower Southampton Township	\$53,788	\$0	\$0	\$53,788	20
Middletown Township	\$9,368,934	\$0	\$0	\$9,368,934	94
Milford Township	\$175,707	\$0	\$610,000	\$785,707	53
Morrisville Borough	\$26,205	\$0	\$0	\$26,205	9
New Britain Borough	\$32,546	\$0	\$0	\$32,546	6
New Britain Township	\$25,349	\$0	\$0	\$25,349	111
New Hope Borough	\$0	\$0	\$0	\$0	6
Newtown Borough	\$1,477,100	\$0	\$0	\$1,477,100	0
Newtown Township	\$396,599	\$0	\$0	\$396,599	226
Nockamixon Township	\$142,000	\$0	\$0	\$142,000	13
Northampton Township	\$387,006	\$400,000	\$0	\$787,006	216
Penndel Borough	\$5,300	\$0	\$40,000	\$45,300	2
Perkasie Borough	\$17,000	\$0	\$0	\$17,000	35
Plumstead Township	\$207,000	\$515,000	\$275,000	\$997,000	108
Quakertown Borough	\$407,147	\$0	\$0	\$407,147	7
Richland Township	\$1,052,696	\$345,000	\$0	\$1,397,696	44
Richlandtown Borough	\$0	\$0	\$0	\$0	19
Riegelsville Borough	\$0	\$0	\$0	\$0	1

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Sellersville Borough	\$1,500	\$0	\$386,000	\$387,500	12
Silverdale Borough	\$0	\$0	\$0	\$0	0
Solebury Township	\$71,750	\$0	\$0	\$71,750	27
Springfield Township	\$13,950	\$0	\$0	\$13,950	11
Telford Borough (part)	\$0	\$0	\$0	\$0	0
Tinicum Township	\$57,400	\$0	\$0	\$57,400	13
Trumbauersville Borough	\$12,800	\$0	\$0	\$12,800	0
Tullytown Borough	\$0	\$0	\$0	\$0	2
Upper Makefield Township	\$0	\$0	\$0	\$0	29
Upper Southampton Township	\$235,500	\$0	\$0	\$235,500	10
Warminster Township	\$750,000	\$0	\$100,000	\$850,000	15
Warrington Township	\$149,785	\$0	\$298,500	\$448,285	187
Warwick Township	\$17,680	\$0	\$0	\$17,680	119
West Rockhill Township	\$1,475,706	\$581,349	\$0	\$2,057,055	13
Wrightstown Township	\$131,000	\$0	\$0	\$131,000	8
Yardley Borough	\$0	\$0	\$0	\$0	0
COUNTY TOTALS:	\$25,607,759	\$8,851,198	\$8,903,207	\$43,362,164	2,715

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-II
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
CHESTER COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Atglen Borough	\$100,000	\$0	\$0	\$100,000	9
Avondale Borough	\$0	\$0	\$0	\$0	0
Birmingham Township	\$64,000	\$0	\$0	\$64,000	41
Caln Township	\$486,659	\$0	\$24,000	\$510,659	34
Charlestown Township	\$15,900	\$550,000	\$0	\$565,900	8
Coatesville City	\$83,283	\$0	\$0	\$83,283	0
Downingtown Borough	\$20,676	\$0	\$0	\$20,676	8
East Bradford Township	\$305,040	\$0	\$0	\$305,040	148
East Brandywine Township	\$41,404	\$0	\$0	\$41,404	50
East Caln Township	\$0	\$0	\$0	\$0	43
East Coventry Township	\$12,687	\$0	\$0	\$12,687	11
East Fallowfield Township	\$67,765	\$0	\$173,050	\$240,815	15
East Goshen Township	\$857,200	\$0	\$0	\$857,200	50
East Marlborough Township	\$2,305,084	\$0	\$0	\$2,305,084	44
East Nantmeal Township	\$153,000	\$0	\$0	\$153,000	11
East Nottingham Township	\$208,465	\$0	\$0	\$208,465	25
East Pikeland Township	\$682,300	\$0	\$0	\$682,300	30
East Vincent Township	\$119,340	\$0	\$0	\$119,340	39
East Whiteland Township	\$987,720	\$0	\$5,509,000	\$6,496,720	10
Easttown Township	\$1,205,720	\$0	\$1,336,293	\$2,542,013	27
Elk Township	\$0	\$0	\$0	\$0	28
Elverson Borough	\$0	\$0	\$0	\$0	0
Franklin Township	\$13,326	\$0	\$620,000	\$633,326	32
Highland Township	\$154,900	\$0	\$0	\$154,900	6
Honey Brook Borough	\$773,742	\$0	\$0	\$773,742	11
Honey Brook Township	\$313,779	\$0	\$0	\$313,779	26
Kennett Square Borough	\$5,978	\$0	\$0	\$5,978	8
Kennett Township	\$843,735	\$0	\$0	\$843,735	169
London Britain Township	\$56,650	\$0	\$0	\$56,650	8
London Grove Township	\$218,000	\$0	\$0	\$218,000	54
Londonderry Township	\$6,500	\$350,000	\$0	\$356,500	8
Lower Oxford Township	\$32,714	\$0	\$0	\$32,714	14
Malvern Borough	\$5,200	\$0	\$0	\$5,200	35
Modena Borough	\$17,502	\$0	\$0	\$17,502	1
New Garden Township	\$444,566	\$0	\$34,500	\$479,066	119
New London Township	\$34,000	\$0	\$0	\$34,000	52
Newlin Township	\$179,000	\$0	\$0	\$179,000	0
North Coventry Township	\$865,659	\$0	\$15,000	\$880,659	18

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Oxford Borough	\$0	\$0	\$0	\$0	3
Parkeburg Borough	\$0	\$0	\$0	\$0	5
Penn Township	\$251,437	\$0	\$0	\$251,437	10
Pennsbury Township	\$39,700	\$0	\$0	\$39,700	3
Phoenixville Borough	\$0	\$0	\$0	\$0	7
Pocopson Township	\$48,600	\$0	\$0	\$48,600	8
Sadsbury Township	\$15,000	\$93,000	\$0	\$108,000	4
Schuylkill Township	\$35,965	\$0	\$3,102,645	\$3,138,610	18
South Coatesville Borough	\$0	\$0	\$40,000	\$40,000	2
South Coventry Township	\$10,800	\$0	\$0	\$10,800	14
Spring City Borough	\$0	\$0	\$0	\$0	2
Thornbury Township	\$500	\$0	\$0	\$500	23
Tredyffrin Township	\$70,931,225	\$0	\$0	\$70,931,225	48
Upper Oxford Township	\$62,500	\$0	\$0	\$62,500	24
Upper Uwchlan Township	\$0	\$0	\$0	\$0	122
Uwchlan Township	\$7,000,000	\$0	\$227,950	\$7,227,950	142
Valley Township	\$1,295,500	\$105,000	\$248,000	\$1,648,500	41
Wallace Township	\$231,915	\$0	\$0	\$231,915	34
Warwick Township	\$8,000	\$0	\$0	\$8,000	8
West Bradford Township	\$88,177	\$0	\$0	\$88,177	36
West Brandywine Township	\$37,840	\$0	\$0	\$37,840	30
West Caln Township	\$173,600	\$0	\$0	\$173,600	43
West Chester Borough	\$0	\$0	\$0	\$0	8
West Fallowfield Township	\$922,274	\$0	\$0	\$922,274	8
West Goshen Township	\$169,000	\$590,000	\$0	\$759,000	67
West Grove Borough	\$5,685	\$0	\$0	\$5,685	33
West Marlborough Township	\$28,405	\$0	\$0	\$28,405	0
West Nantmeal Township	\$1,700	\$0	\$150,000	\$151,700	11
West Nottingham Township	\$1,882,275	\$0	\$0	\$1,882,275	11
West Pikeland Township	\$0	\$0	\$0	\$0	60
West Sadsbury Township	\$364,950	\$0	\$0	\$364,950	12
West Vincent Township	\$199,100	\$0	\$0	\$199,100	32
West Whiteland Township	\$1,616,858	\$1,693,300	\$0	\$3,310,158	139
Westtown Township	\$33,700	\$0	\$3,000,000	\$3,033,700	26
Willistown Township	\$232,280	\$0	\$0	\$232,280	45
COUNTY TOTALS:	\$97,368,480	\$3,381,300	\$14,480,438	\$115,230,218	2,271

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-III
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
DELAWARE COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Aldan Borough	\$0	\$0	\$0	\$0	6
Aston Township	\$300,000	\$0	\$0	\$300,000	182
Bethel Township	\$0	\$0	\$0	\$0	50
Birmingham Township	\$18,000	\$0	\$0	\$18,000	23
Brookhaven Borough	\$50,569	\$0	\$0	\$50,569	4
Chester City	\$2,590	\$0	\$160,100	\$162,690	4
Chester Township	\$0	\$0	\$0	\$0	0
Chester Heights Borough	\$5,000	\$0	\$0	\$5,000	2
Clifton Heights Borough	\$0	\$0	\$0	\$0	0
Collingdale Borough	\$0	\$0	\$0	\$0	0
Colwyn Borough	\$0	\$35,000	\$0	\$35,000	0
Concord Township	\$0	\$0	\$0	\$0	14
Darby Borough	\$0	\$0	\$0	\$0	0
Darby Township	\$0	\$0	\$0	\$0	2
East Lansdowne Borough	\$0	\$0	\$0	\$0	0
Eddystone Borough	\$0	\$180,000	\$0	\$180,000	0
Edgmont Township	\$2,278,590	\$0	\$0	\$2,278,590	21
Folcroft Borough	\$0	\$0	\$0	\$0	2
Glenolden Borough	\$433,000	\$0	\$0	\$433,000	8
Haverford Township	\$32,714	\$0	\$6,049,000	\$6,081,714	22
Lansdowne Borough	\$0	\$0	\$0	\$0	1
Lower Chichester Township	\$0	\$2,800,000	\$0	\$2,800,000	1
Marcus Hook Borough	\$91,000	\$0	\$0	\$91,000	0
Marple Township	\$0	\$115,000	\$0	\$115,000	41
Media Borough	\$0	\$0	\$0	\$0	1
Middletown Township	\$18,960,000	\$0	\$17,530,339	\$36,490,339	30
Millbourne Borough	\$0	\$0	\$0	\$0	0
Morton Borough	\$0	\$0	\$0	\$0	0
Nether Providence Township	\$17,104	\$16,000	\$0	\$33,104	7
Newtown Township	\$1,826,816	\$0	\$0	\$1,826,816	4
Norwood Borough	\$61,779	\$0	\$0	\$61,779	1
Parkside Borough	\$0	\$0	\$0	\$0	0
Prospect Park Borough	\$61,000	\$0	\$0	\$61,000	7
Radnor Township	\$6,456,096	\$0	\$0	\$6,456,096	43
Ridley Township	\$183,400	\$0	\$35,300	\$218,700	12
Ridley Park Borough	\$144,700	\$0	\$0	\$144,700	1
Rose Valley Borough	\$6,500	\$0	\$0	\$6,500	0
Rutledge Borough	\$0	\$0	\$0	\$0	0

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Sharon Hill Borough	\$145,000	\$0	\$0	\$145,000	3
Springfield Township	\$3,282,701	\$0	\$0	\$3,282,701	5
Swarthmore Borough	\$0	\$0	\$0	\$0	1
Thornbury Township	\$87,050	\$0	\$362,710	\$449,760	51
Tinicum Township	\$182,610	\$0	\$0	\$182,610	4
Trainer Borough	\$2,654,000	\$304,000	\$0	\$2,958,000	4
Upland Borough	\$723,685	\$0	\$0	\$723,685	0
Upper Chichester Township	\$185,146	\$30,000	\$0	\$215,146	73
Upper Darby Township	\$11,250	\$0	\$0	\$11,250	5
Upper Providence Township	\$0	\$0	\$0	\$0	31
Yeadon Borough	\$4,600,000	\$0	\$412,016	\$5,012,016	0
COUNTY TOTALS:	\$42,800,300	\$3,480,000	\$24,549,465	\$70,829,765	666

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-IV
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
MONTGOMERY COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Abington Township	\$6,303,939	\$0	\$26,000,000	\$32,303,939	108
Ambler Borough	\$0	\$0	\$0	\$0	1
Bridgeport Borough	\$0	\$0	\$0	\$0	0
Bryn Athyn Borough	\$16,885	\$0	\$0	\$16,885	4
Cheltenham Township	\$0	\$0	\$0	\$0	20
Collegeville Borough	\$201,000	\$0	\$0	\$201,000	86
Conshohocken Borough	\$204,175	\$120,000	\$200,000	\$524,175	12
Douglass Township	\$5,200,200	\$481,000	\$0	\$5,681,200	110
East Greenville Borough	\$0	\$0	\$0	\$0	1
East Norriton Township	\$2,000	\$60,000	\$4,198,496	\$4,260,496	2
Franconia Township	\$260,618	\$120,000	\$2,137,950	\$2,518,568	239
Green Lane Borough	\$1,000	\$0	\$0	\$1,000	0
Hatboro Borough	\$0	\$0	\$0	\$0	0
Hatfield Borough	\$32,300	\$0	\$0	\$32,300	2
Hatfield Township	\$642,550	\$80,000	\$0	\$722,550	105
Horsham Township	\$0	\$0	\$0	\$0	86
Jenkintown Borough	\$799	\$0	\$0	\$799	0
Lansdale Borough	\$365,480	\$0	\$0	\$365,480	0
Limerick Township	\$947,552	\$0	\$0	\$947,552	211
Lower Frederick Township	\$0	\$0	\$0	\$0	61
Lower Gwynedd Township	\$613,498	\$0	\$0	\$613,498	48
Lower Merion Township	\$405,000	\$0	\$0	\$405,000	38
Lower Moreland Township	\$127,000	\$0	\$3,100,000	\$3,227,000	15
Lower Pottsgrove Township	\$63,113	\$473,000	\$2,750,000	\$3,286,113	120
Lower Providence Township	\$246,000	\$0	\$0	\$246,000	84
Lower Salford Township	\$238,471	\$0	\$0	\$238,471	100
Marlborough Township	\$0	\$76,000	\$0	\$76,000	7
Montgomery Township	\$4,647,104	\$3,000,000	\$0	\$7,647,104	388
Narberth Borough	\$0	\$0	\$0	\$0	1
New Hanover Township	\$133,602	\$55,000	\$695,000	\$883,602	16
Norristown Borough	\$360,705	\$0	\$53,000	\$413,705	13
North Wales Borough	\$350,000	\$0	\$0	\$350,000	6
Pennsburg Borough	\$2,200	\$0	\$0	\$2,200	3
Perkiomen Township	\$216,012	\$0	\$0	\$216,012	161
Plymouth Township	\$1,152,000	\$0	\$0	\$1,152,000	34
Pottstown Borough	\$0	\$0	\$0	\$0	3
Red Hill Borough	\$0	\$0	\$0	\$0	8
Rockledge Borough	\$0	\$0	\$0	\$0	0

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Royersford Borough	\$0	\$0	\$0	\$0	14
Salford Township	\$39,550	\$0	\$0	\$39,550	8
Schwenksville Borough	\$0	\$0	\$0	\$0	0
Skippack Township	\$1,048,636	\$581,349	\$1,707,767	\$3,337,752	27
Souderton Borough	\$0	\$0	\$0	\$0	12
Springfield Township	\$0	\$0	\$0	\$0	3
Telford Borough (part)	\$15,082	\$487,000	\$0	\$502,082	19
Towamencin Township	\$367,294	\$0	\$316,000	\$683,294	112
Trappe Borough	\$35,000	\$0	\$0	\$35,000	24
Upper Dublin Township	\$0	\$0	\$0	\$0	187
Upper Frederick Township	\$17,200	\$0	\$0	\$17,200	39
Upper Gwynedd Township	\$20,361,358	\$6,374,000	\$1,038,581	\$27,773,939	83
Upper Hanover Township	\$0	\$100,000	\$0	\$100,000	17
Upper Merion Township	\$3,400,000	\$1,335,164	\$0	\$4,735,164	41
Upper Moreland Township	\$1,866,237	\$450,000	\$0	\$2,316,237	5
Upper Pottsgrove Township	\$2,820	\$0	\$0	\$2,820	2
Upper Providence Township	\$17,344,950	\$0	\$0	\$17,344,950	198
Upper Salford Township	\$46,300	\$0	\$0	\$46,300	16
West Conshohocken Borough	\$0	\$0	\$0	\$0	0
West Norriton Township	\$0	\$30,000	\$0	\$30,000	1
West Pottsgrove Township	\$2,200	\$0	\$0	\$2,200	3
Whitemarsh Township	\$98,142	\$0	\$1,707,568	\$1,805,710	26
Whitpain Township	\$369,074	\$0	\$75,000	\$444,074	135
Worcester Township	\$70,000	\$0	\$0	\$70,000	65
COUNTY TOTALS:	\$67,817,046	\$13,822,513	\$43,979,362	\$125,618,921	3,130

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August 1994.

TABLE A-V
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
BURLINGTON COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Bass River Township	\$117,495	\$0	\$464,781	\$582,276	5
Beverly City	\$0	\$0	\$0	\$0	5
Bordentown City	\$490,000	\$0	\$0	\$490,000	1
Bordentown Township	\$30,289	\$0	\$0	\$30,289	35
Burlington City	\$263,683	\$0	\$420,000	\$683,683	13
Burlington Township	\$1,416,930	\$197,500	\$2,786,444	\$4,400,874	198
Chesterfield Township	\$327,700	\$0	\$0	\$327,700	2
Cinnaminson Township	\$20,305	\$0	\$0	\$20,305	45
Delanco Township	\$1,500	\$0	\$0	\$1,500	0
Delran Township	\$606,195	\$69,000	\$200,000	\$875,195	100
Eastampton Township	\$0	\$0	\$0	\$0	56
Edgewater Park Township	\$0	\$0	\$0	\$0	14
Evesham Township	\$0	\$0	\$0	\$0	208
Fieldsboro Borough	\$10,000	\$0	\$0	\$10,000	2
Florence Township	\$0	\$0	\$0	\$0	45
Hainesport Township	\$0	\$295,000	\$0	\$295,000	38
Lumberton Township	\$401,800	\$0	\$0	\$401,800	91
Mansfield Township	\$20,000	\$0	\$0	\$20,000	8
Maple Shade Township	\$1,900,000	\$0	\$0	\$1,900,000	10
Medford Township	\$38,647	\$0	\$0	\$38,647	128
Medford Lakes Borough	\$0	\$0	\$0	\$0	4
Moorestown Township	\$230,300	\$0	\$0	\$230,300	81
Mt. Holly Township	\$323,688	\$0	\$0	\$323,688	11
Mt. Laurel Township	\$13,010,146	\$0	\$48,000	\$13,058,146	405
New Hanover Township	\$0	\$0	\$0	\$0	15
North Hanover Township	\$0	\$0	\$0	\$0	30
Palmyra Borough	\$0	\$0	\$0	\$0	5
Pemberton Borough	\$0	\$0	\$0	\$0	1
Pemberton Township	\$10,000	\$0	\$0	\$10,000	21
Riverside Township	\$6,525	\$0	\$0	\$6,525	8
Riverton Borough	\$532	\$0	\$0	\$532	1
Shamong Township	\$128,946	\$0	\$0	\$128,946	15
Southampton Township	\$408,240	\$0	\$0	\$408,240	19
Springfield Township	\$23,000	\$0	\$0	\$23,000	21
Tabernacle Township	\$270,275	\$0	\$40,000	\$310,275	26
Washington Township	\$8,500	\$0	\$0	\$8,500	5
Westampton Township	\$7,835,000	\$0	\$0	\$7,835,000	10
Willingboro Township	\$650,000	\$0	\$0	\$650,000	0

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Woodland Township	\$0	\$0	\$0	\$0	4
Wrightstown Borough	\$0	\$0	\$0	\$0	0
COUNTY TOTALS:	\$28,549,696	\$561,500	\$3,959,225	\$33,070,421	1,686

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-VI
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
CAMDEN COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Audubon Borough	\$0	\$20,000	\$0	\$20,000	1
Audubon Park Borough	\$1,000	\$0	\$0	\$1,000	0
Barrington Borough	\$0	\$0	\$0	\$0	0
Bellmawr Borough	\$0	\$0	\$0	\$0	6
Berlin Borough	\$2,028,374	\$0	\$13,333	\$2,041,707	21
Berlin Township	\$880,000	\$677,250	\$200,000	\$1,757,250	3
Brooklawn Borough	\$250,000	\$0	\$0	\$250,000	0
Camden City	\$100,000	\$0	\$3,000	\$103,000	0
Cherry Hill Township	\$6,825,000	\$0	\$0	\$6,825,000	115
Chesilhurst Borough	\$700	\$0	\$0	\$700	3
Clementon Borough	\$38,500	\$0	\$0	\$38,500	4
Collingswood Borough	\$5,000	\$0	\$0	\$5,000	1
Gibbsboro Borough	\$6,800	\$0	\$0	\$6,800	1
Gloucester Township	\$202,300	\$1,754,000	\$0	\$1,956,300	384
Gloucester City	\$8,000,000	\$0	\$0	\$8,000,000	2
Haddon Township	\$1,146	\$0	\$0	\$1,146	17
Haddonfield Borough	\$0	\$0	\$0	\$0	5
Haddon Heights Borough	\$237,600	\$0	\$0	\$237,600	0
Hi-Nella Borough	\$0	\$0	\$0	\$0	1
Laurel Springs Borough	\$0	\$0	\$0	\$0	6
Lawnside Borough	\$4,688,122	\$0	\$0	\$4,688,122	18
Lindenwold Borough	\$3,689	\$0	\$0	\$3,689	3
Magnolia Borough	\$2,000	\$0	\$0	\$2,000	7
Merchantville Borough	\$19,500	\$0	\$0	\$19,500	1
Mount Ephraim Borough	\$0	\$0	\$0	\$0	5
Oaklyn Borough	\$20,500	\$0	\$0	\$20,500	2
Pennsauken Township	\$1,447,679	\$116,200	\$167,000	\$1,730,879	56
Pine Hill Borough	\$2,800	\$0	\$0	\$2,800	49
Pine Valley Borough	\$0	\$0	\$0	\$0	0
Runnemede Borough	\$123,275	\$0	\$0	\$123,275	5
Somerdale Borough	\$0	\$0	\$0	\$0	18
Stratford Borough	\$15,373	\$0	\$0	\$15,373	3
Tavistock Borough	\$0	\$0	\$0	\$0	0
Voorhees Township	\$385,726	\$0	\$0	\$385,726	93
Waterford Township	\$3,025	\$0	\$0	\$3,025	1

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Winslow Township	\$134,310	\$0	\$0	\$134,310	213
Woodlynne Borough	\$650	\$0	\$0	\$650	0
COUNTY TOTALS:	\$25,423,069	\$2,567,450	\$383,333	\$28,373,852	1,044

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-VII
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
GLOUCESTER COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Clayton Borough	\$101,741	\$0	\$0	\$101,741	81
Deptford Township	\$1,047,239	\$0	\$0	\$1,047,239	65
East Greenwich Township	\$69,000	\$0	\$0	\$69,000	13
Elk Township	\$118,950	\$0	\$0	\$118,950	7
Franklin Township	\$481,614	\$0	\$600,000	\$1,081,614	51
Glassboro Borough	\$25,937	\$0	\$93,000	\$118,937	90
Greenwich Township	\$1,277,564	\$0	\$0	\$1,277,564	4
Harrison Township	\$26,790	\$0	\$1,200,000	\$1,226,790	148
Logan Township	\$3,069,875	\$9,683,140	\$16,320,000	\$29,073,015	38
Mantua Township	\$382,700	\$0	\$0	\$382,700	181
Monroe Township	\$898,561	\$0	\$38,000	\$936,561	88
National Park Borough	\$49,000	\$0	\$0	\$49,000	4
Newfield Borough	\$0	\$116,400	\$0	\$116,400	1
Paulsboro Borough	\$42,112	\$0	\$0	\$42,112	8
Pitman Borough	\$134,500	\$0	\$0	\$134,500	6
South Harrison Township	\$3,000	\$0	\$0	\$3,000	17
Swedesboro Borough	\$0	\$0	\$0	\$0	1
Washington Township	\$1,231,230	\$0	\$300,000	\$1,531,230	278
Wenonah Borough	\$0	\$0	\$0	\$0	2
West Deptford Township	\$242,177	\$0	\$0	\$242,177	68
Westville Borough	\$47,163	\$0	\$27,000	\$74,163	3
Woodbury City	\$9,392,859	\$0	\$0	\$9,392,859	4
Woodbury Heights Borough	\$0	\$0	\$0	\$0	1
Woolwich Township	\$39,000	\$3,976,000	\$0	\$4,015,000	18
COUNTY TOTALS:	\$18,681,012	\$13,775,540	\$18,578,000	\$51,034,552	1,177

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.

 Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-VIII
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
MERCER COUNTY
1992

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
East Windsor Township	\$1,106,150	\$0	\$245,000	\$1,351,150	0
Ewing Township	\$295,056	\$0	\$85,000	\$380,056	35
Hamilton Township	\$1,489,806	\$18,000	\$172,700	\$1,680,506	109
Hightstown Borough	\$100,600	\$0	\$2,355,600	\$2,456,200	0
Hopewell Borough	\$34,000	\$0	\$0	\$34,000	3
Hopewell Township	\$6,818,450	\$0	\$2,599,000	\$9,417,450	42
Lawrence Township	\$1,769,949	\$0	\$393,000	\$2,162,949	31
Pennington Borough	\$0	\$0	\$0	\$0	0
Princeton Borough	\$0	\$0	\$5,500,000	\$5,500,000	3
Princeton Township	\$77,400	\$0	\$325,761	\$403,161	101
Trenton City	\$896,187	\$0	\$14,770,000	\$15,666,187	32
Washington Township	\$19,000	\$0	\$0	\$19,000	134
West Windsor Township	\$1,232,889	\$0	\$0	\$1,232,889	158
COUNTY TOTALS:	\$13,839,487	\$18,000	\$26,446,061	\$40,303,548	648

Source: United States Bureau of the Census, Construction Statistics Division, April, 1993.



Delaware Valley Regional Planning Commission, August, 1994.

APPENDIX-1992-B

**PROPOSED DEVELOPMENT ACTIVITY
BY MUNICIPALITY IN THE DELAWARE VALLEY**

1992

TABLE B-1
PROPOSED DEVELOPMENT ACTIVITY
BUCKS COUNTY
1992

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Bedminster Township	7,412	4,000	0	11,412	12
Bensalem Township	111,994	100,888	5,688	218,570	21
Bridgeton Township	0	0	0	0	4
Bristol Borough	124,435	0	0	124,435	5
Bristol Township	142,912	96,828	101,720	341,460	36
Buckingham Township	2,450	8,400	0	10,850	760
Chalfont Borough	6,470	0	0	6,470	5
Doylestown Borough	0	0	22,000	22,000	2
Doylestown Township	24,950	10,000	19,200	54,150	22
Dublin Borough	0	0	0	0	0
Durham Township	0	0	0	0	24
East Rockhill Township	0	0	0	0	117
Falls Township	148,001	171,311	8,010	327,322	0
Haycock Township	0	0	0	0	8
Hilltown Township	41,781	22,042	19,376	83,199	27
Hulmeville Borough	0	0	0	0	0
Ivyland Borough	0	0	0	0	3
Langhorne Borough	0	0	0	0	19
Langhorne Manor Borough	0	0	0	0	0
Lower Makefield Township	23,393	0	0	23,393	212
Lower Southampton Township	620	17,500	0	18,120	10
Middletown Township	81,108	4,889	84,851	170,848	112
Milford Township	0	20,000	10,239	30,239	188
Morrisville Borough	0	0	0	0	5
New Britain Borough	0	0	10,035	10,035	6
New Britain Township	57,000	37,000	0	94,000	138
New Hope Borough	0	0	0	0	2
Newtown Borough	0	0	0	0	2
Newtown Township	10,341	0	84,899	95,240	48
Nockamixon Township	14,400	360	0	14,760	6
Northampton Township	6,062	34,822	4,700	45,584	115
Penndel Borough	0	0	0	0	0
Perkasie Borough	0	0	0	0	100
Plumstead Township	9,300	69,947	3,600	82,847	366
Quakertown Borough	0	0	0	0	0
Richland Township	1,836	6,400	0	8,236	329
Richlandtown Borough	0	0	0	0	3
Riegelsville Borough	0	0	0	0	2
Sellersville Borough	0	29,800	5,000	34,800	30

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Silverdale Borough	0	0	0	0	76
Solebury Township	19,320	0	0	19,320	85
Springfield Township	40,000	0	0	40,000	24
Telford Borough (part)	0	14,500	0	14,500	2
Tinicum Township	3,750	0	0	3,750	13
Trumbauersville Borough	0	0	0	0	0
Tullytown Borough	98,600	0	0	98,600	3
Upper Makefield Township	0	0	0	0	64
Upper Southampton Township	6,587	0	0	6,587	246
Warminster Township	19,416	161,568	0	180,984	2
Warrington Township	53,993	6,950	9,000	69,943	538
Warwick Township	0	32,000	10,426	42,426	50
West Rockhill Township	7,320	0	7,804	15,124	9
Wrightstown Township	0	0	0	0	28
Yardley Borough	0	0	5,912	5,912	4
COUNTY TOTALS:	1,063,451	849,205	412,460	2,325,116	3,883

Source: Bucks County Planning Commission, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (residential land development).

 Delaware Valley Regional Planning Commission, February, 1995.


TABLE B-II
PROPOSED DEVELOPMENT ACTIVITY
CHESTER COUNTY
1992

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Atglen Borough	1,428	0	0	1,428	13
Avondale Borough	0	0	0	0	2
Birmingham Township	0	0	0	0	10
Cain Township	0	0	0	0	10
Charlestown Township	0	0	0	0	237
Coatesville City	0	0	0	0	36
Downingtown Borough	0	0	19,798	19,798	12
East Bradford Township	0	0	0	0	2
East Brandywine Township	0	5,600	3,840	9,440	13
East Cain Township	0	0	0	0	351
East Coventry Township	1,950	0	0	1,950	16
East Fallowfield Township	0	0	0	0	23
East Goshen Township	0	0	22,200	22,200	24
East Marlborough Township	0	0	0	0	31
East Nantmeal Township	0	0	0	0	89
East Nottingham Township	0	0	0	0	42
East Pikeland Township	0	0	0	0	0
East Vincent Township	6,300	9,000	9,471	24,771	326
East Whiteland Township	114,082	3,000	0	117,082	53
Easttown Township	0	0	0	0	9
Elk Township	0	0	0	0	26
Elverson Borough	0	0	0	0	67
Franklin Township	0	0	0	0	23
Highland Township	0	0	0	0	18
Honey Brook Borough	0	0	0	0	3
Honey Brook Township	3,420	31,585	4,200	39,205	99
Kennett Square Borough	0	0	0	0	14
Kennett Township	32,434	0	3,199	35,633	64
London Britain Township	0	0	0	0	10
London Grove Township	32,400	0	0	32,400	252
Londonderry Township	10,920	0	0	10,920	5
Lower Oxford Township	8,094	0	0	8,094	78
Malvern Borough	0	0	0	0	5
Modena Borough	0	0	0	0	0
New Garden Township	31,900	24,275	0	56,175	273
New London Township	0	0	0	0	28
Newlin Township	0	0	0	0	2
North Coventry Township	0	0	0	0	8
Oxford Borough	0	0	10,412	10,412	10

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Parkesburg Borough	0	0	0	0	51
Penn Township	0	0	16,000	16,000	22
Pennsbury Township	0	0	0	0	14
Phoenixville Borough	111,070	0	0	111,070	5
Pocopson Township	0	0	0	0	5
Sadsbury Township	2,940	0	0	2,940	14
Schuylkill Township	0	0	75,300	75,300	8
South Coventry Township	0	0	0	0	4
Spring City Borough	33,570	0	0	33,570	1
South Coatesville Borough	0	0	0	0	4
Thornbury Township	0	0	0	0	103
Tredyffrin Township	73,095	800,000	54,700	927,795	117
Upper Oxford Township	0	0	0	0	31
Upper Uwchlan Township	4,600	0	15,850	20,450	9
Uwchlan Township	0	0	0	0	5
Valley Township	45,000	0	0	45,000	2
Wallace Township	0	0	0	0	8
Warwick Township	0	0	0	0	19
West Bradford Township	560	0	5,200	5,760	40
West Brandywine Township	0	0	4,000	4,000	33
West Caln Township	0	0	0	0	44
West Chester Borough	72,000	0	3,230	75,230	79
West Fallowfield Township	0	0	0	0	14
West Goshen Township	138,535	16,339	104,008	258,882	65
West Grove Borough	0	0	0	0	6
West Marlborough Township	0	0	0	0	7
West Nantmeal Township	39,400	0	0	39,400	240
West Nottingham Township	0	0	0	0	9
West Pikeland Township	0	0	0	0	69
West Sadsbury Township	91,000	0	0	91,000	26
West Vincent Township	0	0	0	0	83
West Whiteland Township	132,086	49,334	21,000	202,420	17
Westtown Township	0	0	27,000	27,000	72
Willistown Township	0	0	0	0	30
COUNTY TOTALS:	986,784	939,133	399,408	2,325,325	3,540

Source: Chester County Planning Commission, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date. Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (residential land development).

 Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-III
PROPOSED DEVELOPMENT ACTIVITY
DELAWARE COUNTY
1992**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Aldan Borough	91,000	0	0	91,000	0
Aston Township	29,160	0	0	29,160	83
Bethel Township	1,440	0	0	1,440	260
Birmingham Township	13,760	0	0	13,760	0
Brookhaven Borough	6,136	0	0	6,136	0
Chester City	0	0	0	0	13
Chester Township	357,700	0	0	357,700	0
Chester Heights Borough	0	0	0	0	10
Clifton Heights Borough	2,808	0	0	2,808	6
Collingdale Borough	0	0	0	0	0
Colwyn Borough	9,600	0	0	9,600	0
Concord Township	128	0	0	128	30
Darby Borough	0	0	0	0	0
Darby Township	0	146,750	0	146,750	47
East Lansdowne Borough	0	0	0	0	0
Eddystone Borough	14,400	0	0	14,400	0
Edgmont Township	34,755	0	7,068	41,823	92
Folcroft Borough	0	0	0	0	2
Glenolden Borough	0	0	0	0	0
Haverford Township	0	0	0	0	0
Lansdowne Borough	0	0	0	0	2
Lower Chichester Township	60,912	0	0	60,912	0
Marcus Hook Borough	8,855	0	0	8,855	0
Marple Township	7,600	0	1,150	8,750	38
Media Borough	0	0	0	0	4
Middletown Township	4,000	0	144,383	148,383	34
Millbourne Borough	0	0	0	0	0
Morton Borough	0	0	0	0	0
Nether Providence Township	170,240	0	0	170,240	3
Newtown Township	25,200	0	0	25,200	117
Norwood Borough	11,616	0	0	11,616	0
Parkside Borough	0	0	0	0	0
Prospect Park Borough	0	0	0	0	0
Radnor Township	2,127	0	23,869	25,996	36
Ridley Township	5,278	0	25,000	30,278	119
Ridley Park Borough	0	0	0	0	7
Rose Valley Borough	0	0	0	0	0
Rutledge Borough	0	0	0	0	0
Sharon Hill Borough	0	0	0	0	5

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Springfield Township	19,454	0	9,154	28,608	70
Swarthmore Borough	0	0	0	0	0
Thornbury Township	0	0	0	0	11
Tinicum Township	12,500	0	0	12,500	35
Trainer Borough	7,200	0	0	7,200	16
Upland Borough	0	0	83,000	83,000	0
Upper Chichester Township	158,094	0	0	158,094	76
Upper Darby Township	3,160	0	6,503	9,663	8
Upper Providence Township	0	0	390	390	267
Yeadon Borough	0	0	8,350	8,350	0
COUNTY TOTALS:	1,057,123	146,750	308,867	1,512,740	1,391

Source: Delaware County Planning Commission, December, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date.



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-IV
PROPOSED DEVELOPMENT ACTIVITY
MONTGOMERY COUNTY
1992**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Abington Township	21,700	0	20,020	41,720	52
Ambler Borough	0	0	4,735	4,735	2
Bridgeport Borough	0	0	0	0	2
Bryn Athyn Borough	0	0	0	0	5
Cheltenham Township	2,500	0	0	2,500	4
Collegeville Borough	46,618	0	0	46,618	5
Conshohocken Borough	8,150	6,600	0	14,750	12
Douglass Township	0	153,306	1,044	154,350	68
East Greenville Borough	0	0	0	0	2
East Norriton Township	8,326	0	3,300	11,626	0
Franconia Township	4,820	6,229	25,007	36,056	13
Green Lane Borough	5,674	0	0	5,674	2
Hatboro Borough	0	0	0	0	35
Hatfield Borough	0	0	0	0	6
Hatfield Township	11,740	60,014	33,172	104,926	20
Horsham Township	0	0	0	0	74
Jenkintown Borough	0	0	0	0	8
Lansdale Borough	19,900	0	0	19,900	18
Limerick Township	64,800	31,800	0	96,600	342
Lower Frederick Township	0	0	0	0	14
Lower Gwynedd Township	0	1,490	0	1,490	16
Lower Merion Township	14,490	0	87,153	101,643	50
Lower Moreland Township	6,144	0	27,239	33,383	16
Lower Pottsgrove Township	18,050	1,392	0	19,442	36
Lower Providence Township	16,354	9,140	29,272	54,766	541
Lower Salford Township	3,656	5,300	0	8,956	31
Marlborough Township	0	0	0	0	10
Montgomery Township	13,102	7,415	73,640	94,157	6
Narberth Borough	0	0	0	0	0
New Hanover Township	23,200	0	17,147	40,347	29
Norristown Borough	0	0	0	0	2
North Wales Borough	0	0	0	0	0
Pennsburg Borough	0	0	0	0	0
Perkiomen Township	7,648	20,000	0	27,648	147
Plymouth Township	3,725	0	0	3,725	53
Pottstown Borough	5,880	10,775	11,379	28,034	13
Red Hill Borough	0	0	15,000	15,000	0
Rockledge Borough	0	0	0	0	3
Royersford Borough	0	0	44,775	44,775	5

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Salford Township	0	0	0	0	6
Schwenksville Borough	0	0	0	0	0
Skippack Township	40,390	0	5,000	45,390	32
Souderton Borough	6,000	0	0	6,000	11
Springfield Township	1,156	0	0	1,156	0
Telford Borough (part)	0	0	0	0	0
Towamencin Township	4,483	7,200	78,590	90,273	24
Trappe Borough	4,835	0	0	4,835	75
Upper Dublin Township	231,880	9,000	0	240,880	152
Upper Frederick Township	0	0	0	0	5
Upper Gwynedd Township	13,292	116,376	0	129,668	25
Upper Hanover Township	37,200	12,335	0	49,535	11
Upper Merion Township	25,600	40,293	0	65,893	184
Upper Moreland Township	129,415	12,000	2,520	143,935	5
Upper Pottsgrove Township	0	0	0	0	0
Upper Providence Township	15,276	0	0	15,276	145
Upper Salford Township	0	0	0	0	1
West Conshohocken Borough	58,250	0	2,650	60,900	272
West Norriton Township	0	0	0	0	151
West Pottsgrove Township	0	0	0	0	4
Whitemarsh Township	73,725	0	0	73,725	44
Whitpain Township	0	0	7,700	7,700	275
Worcester Township	18,000	0	1,300	19,300	10
COUNTY TOTALS:	965,979	510,665	490,643	1,967,287	3,074

Source: Montgomery County Planning Commission, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date.

Includes both new submissions and revisions, counting only the most recently revised application if revisions are received more than one time during the year.

Proposed residential development includes both proposed lots (residential subdivision proposals) and proposed units (residential land development).



Delaware Valley Regional Planning Commission, February, 1995.

TABLE B-V
PROPOSED DEVELOPMENT ACTIVITY
PHILADELPHIA COUNTY
1992

PLANNING AREA	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Center City	2,867,269	0	970,800	3,838,069	0
South Philadelphia	19,874	48,500	0	68,374	0
Southwest Philadelphia	0	10,000	86,862	96,862	0
West Philadelphia	14,836	0	591,300	606,136	50
Lower North Philadelphia	41,280	0	15,000	56,280	160
Upper North Philadelphia	0	0	164,000	164,000	0
Bridesburg-Kensington- Richmond	0	0	0	0	0
Roxborough-Manayunk	0	0	0	0	85
Germantown-Chestnut Hill	39,203	0	0	39,203	81
Olney-Oak Lane	6,000	0	29,211	35,211	40
Near Northeast Philadelphia	118,016	3,360	0	121,376	16
Far Northeast Philadelphia	184,622	417,950	0	602,572	52
CITY TOTALS:	3,291,100	479,810	1,857,173	5,628,083	484

Source: Philadelphia City Planning Commission, October, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on city planning records and includes applications which may or may not be accepted, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land developments).

 Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-VI
PROPOSED DEVELOPMENT ACTIVITY
BURLINGTON COUNTY
1992**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Bass River Township	0	0	0	0	0
Beverly City	0	0	0	0	1
Bordentown City	0	0	128	128	3
Bordentown Township	0	0	0	0	442
Burlington City	5,040	0	15,072	20,112	5
Burlington Township	247,897	168,600	10,000	426,497	153
Chesterfield Township	5	0	14,000	14,005	29
Cinnaminson Township	0	9,900	0	9,900	13
Delanco Township	0	111,000	0	111,000	0
Delran Township	542	1,600	32,000	34,142	138
Eastampton Township	0	0	0	0	3
Edgewater Park Township	0	7,200	0	7,200	8
Evesham Township	29,130	0	8,000	37,130	179
Fieldsboro Borough	0	0	0	0	0
Florence Township	0	0	0	0	93
Hainesport Township	49,479	22,344	0	71,823	182
Lumberton Township	88,705	351,289	0	439,994	9
Mansfield Township	3,388	0	0	3,388	25
Maple Shade Township	5,178	0	0	5,178	9
Medford Township	16,752	4,800	1,920	23,472	172
Medford Lakes Borough	5,346	0	0	5,346	0
Moorestown Township	77,857	1,300	10,812	89,969	317
Mt. Holly Township	86,630	0	0	86,630	0
Mt. Laurel Township	138,718	4,959	53,800	197,477	343
New Hanover Township	0	0	0	0	0
North Hanover Township	0	0	0	0	10
Palmyra Borough	0	0	0	0	2
Pemberton Borough	0	0	0	0	2
Pemberton Township	5,520	0	5,745	11,265	0
Riverside Township	0	1,510	0	1,510	10
Riverton Borough	0	0	0	0	0
Shamong Township	0	0	20,000	20,000	35
Southampton Township	0	0	0	0	13
Springfield Township	12,131	0	0	12,131	12
Tabernacle Township	0	0	0	0	24
Washington Township	0	0	0	0	0
Westampton Township	5,265	0	0	5,265	0
Willingboro Township	63,256	0	12,500	75,756	0
Woodland Township	0	0	0	0	0

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Wrightstown Township	0	0	0	0	0
COUNTY TOTALS:	840,839	684,502	183,977	1,709,318	2,232

Source: Burlington County Engineering Department, Land Development Section, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is taken from county planning records and includes applications in the review process, which may or may not be approved, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land development).



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-VII
PROPOSED DEVELOPMENT ACTIVITY
CAMDEN COUNTY
1992**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOT)
Audubon Borough	0	0	0	0	2
Audubon Park Borough	0	0	0	0	0
Barrington Borough	0	0	0	0	0
Bellmawr Borough	3,500	8,224	0	11,724	8
Berlin Borough	814	0	0	814	2
Berlin Township	52,583	0	0	52,583	12
Brooklawn Borough	2,820	0	0	2,820	0
Camden City	0	0	19,524	19,524	11
Cherry Hill Township	47,578	20,900	0	68,478	273
Chesilhurst Borough	0	0	0	0	0
Clementon Borough	0	0	0	0	5
Collingswood Borough	0	0	0	0	0
Gibbsboro Borough	0	0	0	0	12
Gloucester Township	48,850	0	0	48,850	300
Gloucester City	0	800	0	800	7
Haddon Township	1,305	0	0	1,305	2
Haddonfield Borough	1,000	0	0	1,000	2
Haddon Heights Borough	1,557	0	0	1,557	2
Hi-Nella Borough	0	0	0	0	0
Laurel Springs Borough	0	0	0	0	6
Lawnside Borough	6,000	0	0	6,000	0
Lindenwold Borough	2,713	0	0	2,713	28
Magnolia Borough	12,000	0	0	12,000	3
Merchantville Borough	0	0	0	0	2
Mount Ephraim Borough	0	0	0	0	4
Oaklyn Borough	0	0	0	0	4
Pennsauken Township	1,200	16,000	1,076	18,276	10
Pine Hill Borough	0	0	0	0	2
Pine Valley Borough	0	0	0	0	0
Runnemede Borough	96,404	0	0	96,404	8
Somerdale Borough	0	0	0	0	4
Stratford Borough	6,500	0	0	6,500	0
Tavistock Borough	0	0	0	0	0
Voorhees Township	38,479	0	10,630	49,109	41

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOT)
Waterford Township	0	0	1,500	1,500	14
Winslow Township	0	0	0	0	95
Woodlynne Borough	0	0	0	0	0
COUNTY TOTALS:	323,303	45,924	32,730	401,957	859

Source: Camden County Planning Board, January, 1995.

Notes: This information should be used only as an indication of future development trends. Proposed development information is taken from county planning records and includes applications in the review process, which may or may not be approved, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land development).

Non-residential development proposals include only completed applications listed on county planning board meeting agendas.



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-VIII
PROPOSED DEVELOPMENT ACTIVITY
GLOUCESTER COUNTY
1992**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Clayton Borough	1,200	0	0	1,200	3
Deptford Township	3,420	320	0	3,740	19
East Greenwich Township	37,771	0	0	37,771	134
Elk Township	0	0	3,000	3,000	6
Franklin Township	5,125	0	15,310	20,435	31
Glassboro Borough	6,310	0	15,975	22,285	84
Greenwich Township	3,370	7,200	0	10,570	3
Harrison Township	59,040	0	4,300	63,340	58
Logan Township	0	44,255	0	44,255	30
Mantua Township	700	0	6,952	7,652	47
Monroe Township	1,820	0	0	1,820	54
National Park Borough	0	0	0	0	2
Newfield Borough	1,880	250	0	2,130	3
Paulsboro Borough	0	0	0	0	3
Pitman Borough	200	8,675	0	8,875	2
South Harrison Township	0	0	0	0	10
Swedesboro Borough	11,000	0	0	11,000	36
Washington Township	192,930	0	64,650	257,580	118
Wenonah Borough	0	0	0	0	0
West Deptford Township	2,100	52,388	1,036	55,524	1
Westville Borough	0	0	0	0	1
Woodbury City	0	0	0	0	2
Woodbury Heights Borough	1,836	0	0	1,836	4
Woolwich Township	6,656	67,206	8,756	82,618	14
COUNTY TOTALS:	335,358	180,294	119,979	635,631	665

Source: Gloucester County Planning Department, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is taken from county planning records and includes applications in the review process, which may or may not be approved, rejected or revised at a later date.



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-IX
PROPOSED DEVELOPMENT ACTIVITY
MERCER COUNTY
1992**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
East Windsor Township	0	0	0	0	222
Ewing Township	9,400	0	560	9,960	31
Hamilton Township	23,019	0	18,780	41,799	43
Hightstown Borough	0	0	0	0	0
Hopewell Borough	0	0	0	0	0
Hopewell Township	0	0	680	680	801
Lawrence Township	152,303	0	48,637	200,940	444
Pennington Borough	0	0	0	0	21
Princeton Borough	0	0	0	0	0
Princeton Township	0	0	51,333	51,333	146
Trenton City	180,490	0	21,932	202,422	0
Washington Township	0	0	0	0	152
West Windsor Township	77,775	320	387,269	465,364	67
COUNTY TOTALS:	442,987	320	529,191	972,498	1,927

Source: Mercer County Planning Board, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be accepted, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land developments).



Delaware Valley Regional Planning Commission, February, 1995.

APPENDIX-1993-A

**PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
BY MUNICIPALITY IN THE DELAWARE VALLEY**

1993

TABLE A-I
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
BUCKS COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Bedminster Township	\$115,573	\$0	\$0	\$115,573	13
Bensalem Township	\$1,910,000	\$350,000	\$0	\$2,260,000	57
Bridgeton Township	\$19,400	\$0	\$0	\$19,400	6
Bristol Borough	\$319,250	\$0	\$0	\$319,250	6
Bristol Township	\$110,000	\$5,070,000	\$0	\$5,180,000	46
Buckingham Township	\$1,780,500	\$0	\$0	\$1,780,500	266
Chalfont Borough	\$15,933	\$0	\$3,903,450	\$3,919,383	120
Doylestown Borough	\$0	\$0	\$354,000	\$354,000	1
Doylestown Township	\$994,161	\$0	\$390,151	\$1,384,312	230
Dublin Borough	\$48,000	\$0	\$0	\$48,000	3
Durham Township	\$0	\$0	\$0	\$0	3
East Rockhill Township	\$78,134	\$0	\$150,000	\$228,134	51
Falls Township	\$1,657,574	\$2,866,052	\$0	\$4,523,626	3
Haycock Township	\$57,340	\$0	\$0	\$57,340	8
Hilltown Township	\$530,000	\$0	\$0	\$530,000	47
Hulmeville Borough	\$0	\$0	\$0	\$0	2
Ivyland Borough	\$0	\$0	\$0	\$0	0
Langhorne Borough	\$0	\$0	\$1,930,636	\$1,930,636	0
Langhorne Manor Borough	\$0	\$0	\$0	\$0	0
Lower Makefield Township	\$683,683	\$0	\$457,500	\$1,141,183	523
Lower Southampton Township	\$31,039	\$520,000	\$0	\$551,039	9
Middletown Township	\$2,259,845	\$0	\$0	\$2,259,845	96
Milford Township	\$106,687	\$0	\$718,278	\$824,965	52
Morrisville Borough	\$12,455	\$0	\$0	\$12,455	1
New Britain Borough	\$133,780	\$160,000	\$0	\$293,780	3
New Britain Township	\$5,450	\$3,500,000	\$0	\$3,505,450	125
New Hope Borough	\$0	\$0	\$0	\$0	7
Newtown Borough	\$0	\$0	\$0	\$0	0
Newtown Township	\$4,600	\$0	\$4,500,000	\$4,504,600	129
Nockamixon Township	\$139,800	\$0	\$25,000	\$164,800	6
Northampton Township	\$261,947	\$0	\$0	\$261,947	196
Penndel Borough	\$2,750	\$0	\$0	\$2,750	2
Perkasie Borough	\$3,770,514	\$0	\$0	\$3,770,514	18
Plumstead Township	\$580,700	\$0	\$557,000	\$1,137,700	238
Quakertown Borough	\$145,600	\$0	\$0	\$145,600	22
Richland Township	\$404,357	\$1,050,000	\$0	\$1,454,357	69
Richlandtown Borough	\$0	\$0	\$1,292,235	\$1,292,235	9
Riegelsville Borough	\$24,000	\$0	\$0	\$24,000	0

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Sellersville Borough	\$9,900	\$0	\$0	\$9,900	7
Silverdale Borough	\$0	\$0	\$0	\$0	0
Solebury Township	\$127,415	\$0	\$0	\$127,415	139
Springfield Township	\$111,570	\$0	\$0	\$111,570	14
Telford Borough (part)	\$0	\$0	\$0	\$0	0
Tinicum Township	\$286,945	\$0	\$0	\$286,945	15
Trumbauersville Borough	\$20,800	\$150,000	\$0	\$170,800	0
Tullytown Borough	\$18,200	\$0	\$0	\$18,200	2
Upper Makefield Township	\$0	\$0	\$0	\$0	39
Upper Southampton Township	\$0	\$0	\$0	\$0	2
Warminster Township	\$460,639	\$0	\$0	\$460,639	47
Warrington Township	\$586,163	\$0	\$400,000	\$986,163	252
Warwick Township	\$24,913	\$400,000	\$600,000	\$1,024,913	191
West Rockhill Township	\$1,874,463	\$602,780	\$0	\$2,477,243	10
Wrightstown Township	\$38,750	\$0	\$0	\$38,750	11
Yardley Borough	\$0	\$0	\$0	\$0	0
COUNTY TOTALS:	\$19,762,830	\$14,668,832	\$15,278,250	\$49,709,912	3,096

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-II
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
CHESTER COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Atglen Borough	\$0	\$0	\$0	\$0	5
Avondale Borough	\$0	\$0	\$0	\$0	0
Birmingham Township	\$145,100	\$30,000	\$0	\$175,100	61
Caln Township	\$936,579	\$25,000	\$40,000	\$1,001,579	42
Charlestown Township	\$102,800	\$0	\$0	\$102,800	12
Coatesville City	\$61,522	\$0	\$0	\$61,522	0
Downingtown Borough	\$80,400	\$124,000	\$0	\$204,400	14
East Bradford Township	\$332,580	\$0	\$1,751,991	\$2,084,571	123
East Brandywine Township	\$40,100	\$0	\$0	\$40,100	67
East Caln Township	\$0	\$0	\$0	\$0	0
East Coventry Township	\$51,800	\$0	\$0	\$51,800	7
East Fallowfield Township	\$286,242	\$0	\$0	\$286,242	35
East Goshen Township	\$316,000	\$0	\$0	\$316,000	93
East Marlborough Township	\$2,638,570	\$0	\$0	\$2,638,570	40
East Nantmeal Township	\$265,929	\$145,000	\$0	\$410,929	7
East Nottingham Township	\$165,335	\$125,000	\$20,000	\$310,335	17
East Pikeland Township	\$137,500	\$0	\$26,000	\$163,500	43
East Vincent Township	\$412,040	\$0	\$15,000	\$427,040	27
East Whiteland Township	\$977,200	\$0	\$410,000	\$1,387,200	11
Easttown Township	\$66,450	\$0	\$0	\$66,450	6
Elk Township	\$3,500	\$0	\$0	\$3,500	23
Elverson Borough	\$0	\$0	\$0	\$0	30
Franklin Township	\$0	\$0	\$0	\$0	27
Highland Township	\$27,500	\$0	\$0	\$27,500	5
Honey Brook Borough	\$21,350	\$0	\$0	\$21,350	7
Honey Brook Township	\$274,896	\$0	\$0	\$274,896	27
Kennett Square Borough	\$1,500	\$0	\$0	\$1,500	4
Kennett Township	\$767,875	\$0	\$25,520	\$793,395	74
London Britain Township	\$5,550	\$0	\$0	\$5,550	2
London Grove Township	\$235,000	\$0	\$0	\$235,000	34
Londonderry Township	\$82,466	\$0	\$0	\$82,466	14
Lower Oxford Township	\$621,933	\$179,000	\$0	\$800,933	17
Malvern Borough	\$2,800	\$0	\$0	\$2,800	21
Modena Borough	\$0	\$0	\$0	\$0	0
New Garden Township	\$751,841	\$0	\$0	\$751,841	89
New London Township	\$28,500	\$0	\$0	\$28,500	46
Newlin Township	\$244,000	\$0	\$0	\$244,000	4
North Coventry Township	\$472,815	\$0	\$61,000	\$533,815	22

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Oxford Borough	\$78,300	\$0	\$0	\$78,300	3
Parkesburg Borough	\$0	\$0	\$0	\$0	5
Penn Township	\$6,000	\$0	\$0	\$6,000	15
Pennsbury Township	\$10,705	\$0	\$0	\$10,705	23
Phoenixville Borough	\$225,000	\$0	\$0	\$225,000	16
Pocopson Township	\$64,538	\$0	\$0	\$64,538	15
Sadsbury Township	\$1,305,442	\$1,205,560	\$0	\$2,511,002	8
Schuylkill Township	\$31,030	\$0	\$0	\$31,030	20
South Coatesville Borough	\$0	\$30,000	\$0	\$30,000	0
South Coventry Township	\$115,200	\$0	\$0	\$115,200	14
Spring City Borough	\$0	\$0	\$0	\$0	0
Thornbury Township	\$402,600	\$0	\$0	\$402,600	28
Tredyffrin Township	\$0	\$0	\$80,000	\$80,000	62
Upper Oxford Township	\$560,150	\$0	\$0	\$560,150	18
Upper Uwchlan Township	\$280,000	\$20,000	\$0	\$300,000	129
Uwchlan Township	\$2,000,000	\$0	\$0	\$2,000,000	116
Valley Township	\$2,867,000	\$1,103,273	\$879,422	\$4,849,695	46
Wallace Township	\$47,492	\$0	\$0	\$47,492	52
Warwick Township	\$480,350	\$0	\$0	\$480,350	8
West Bradford Township	\$494,255	\$0	\$0	\$494,255	31
West Brandywine Township	\$94,160	\$0	\$0	\$94,160	48
West Caln Township	\$363,000	\$0	\$0	\$363,000	44
West Chester Borough	\$0	\$50,030	\$0	\$50,030	11
West Fallowfield Township	\$682,884	\$0	\$0	\$682,884	13
West Goshen Township	\$1,330,385	\$0	\$0	\$1,330,385	127
West Grove Borough	\$8,880	\$0	\$0	\$8,880	12
West Marlborough Township	\$232,688	\$0	\$0	\$232,688	1
West Nantmeal Township	\$0	\$0	\$0	\$0	12
West Nottingham Township	\$57,268	\$0	\$0	\$57,268	12
West Pikeland Township	\$0	\$0	\$0	\$0	55
West Sadsbury Township	\$33,601	\$80,000	\$0	\$113,601	14
West Vincent Township	\$235,500	\$0	\$0	\$235,500	13
West Whiteland Township	\$20,319	\$706,155	\$0	\$726,474	243
Westtown Township	\$171,200	\$0	\$0	\$171,200	40
Willistown Township	\$535,169	\$0	\$5,942,000	\$6,477,169	35
COUNTY TOTALS:	\$23,290,789	\$3,823,018	\$9,250,933	\$36,364,740	2,345

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.

 Delaware Valley Regional Planning Commission, August, 1994.

**TABLE A-III
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
DELAWARE COUNTY
1993**

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Aldan Borough	\$0	\$0	\$0	\$0	9
Aston Township	\$1,098,020	\$581,349	\$0	\$1,679,369	157
Bethel Township	\$0	\$0	\$0	\$0	122
Birmingham Township	\$45,000	\$0	\$0	\$45,000	14
Brookhaven Borough	\$0	\$0	\$0	\$0	0
Chester City	\$2,224,000	\$0	\$420,000	\$2,644,000	0
Chester Township	\$0	\$0	\$0	\$0	0
Chester Heights Borough	\$45,165	\$0	\$0	\$45,165	0
Clifton Heights Borough	\$0	\$0	\$0	\$0	0
Collingdale Borough	\$0	\$0	\$0	\$0	0
Colwyn Borough	\$55,560	\$40,000	\$0	\$95,560	0
Concord Township	\$142,320	\$370,500	\$0	\$512,820	16
Darby Borough	\$0	\$0	\$0	\$0	0
Darby Township	\$36,000	\$0	\$397,875	\$433,875	0
East Lansdowne Borough	\$0	\$0	\$0	\$0	0
Eddystone Borough	\$0	\$471,010	\$0	\$471,010	0
Edgmont Township	\$1,151,400	\$0	\$0	\$1,151,400	30
Folcroft Borough	\$21,500	\$79,235	\$0	\$100,735	0
Glenolden Borough	\$50,445	\$0	\$0	\$50,445	8
Haverford Township	\$92,934	\$0	\$0	\$92,934	25
Lansdowne Borough	\$0	\$0	\$0	\$0	0
Lower Chichester Township	\$850,000	\$0	\$0	\$850,000	0
Marcus Hook Borough	\$237,300	\$138,000	\$0	\$375,300	0
Marple Township	\$0	\$0	\$0	\$0	32
Media Borough	\$0	\$0	\$0	\$0	4
Middletown Township	\$0	\$0	\$0	\$0	35
Millbourne Borough	\$0	\$0	\$0	\$0	0
Morton Borough	\$0	\$0	\$30,500	\$30,500	1
Nether Providence Township	\$18,441	\$0	\$0	\$18,441	5
Newtown Township	\$2,168,585	\$0	\$0	\$2,168,585	9
Norwood Borough	\$7,080	\$0	\$0	\$7,080	12
Parkside Borough	\$0	\$0	\$0	\$0	0
Prospect Park Borough	\$0	\$0	\$0	\$0	2
Radnor Township	\$3,616,758	\$0	\$0	\$3,616,758	47
Ridley Township	\$20,779,707	\$0	\$125,000	\$20,904,707	34
Ridley Park Borough	\$3,100	\$0	\$0	\$3,100	3
Rose Valley Borough	\$2,760	\$0	\$0	\$2,760	0
Rutledge Borough	\$0	\$0	\$0	\$0	0

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Sharon Hill Borough	\$243,110	\$0	\$0	\$243,110	0
Springfield Township	\$1,335,642	\$0	\$0	\$1,335,642	6
Swarthmore Borough	\$0	\$0	\$0	\$0	0
Thornbury Township	\$1,246,575	\$0	\$11,512	\$1,258,087	56
Tinicum Township	\$210,397	\$0	\$0	\$210,397	1
Trainer Borough	\$0	\$125,000	\$0	\$125,000	0
Upland Borough	\$905,067	\$0	\$136,000	\$1,041,067	0
Upper Chichester Township	\$508,957	\$1,029,645	\$0	\$1,538,602	62
Upper Darby Township	\$298,240	\$0	\$0	\$298,240	7
Upper Providence Township	\$0	\$0	\$0	\$0	50
Yeadon Borough	\$626,021	\$0	\$4,250,050	\$4,876,071	0
COUNTY TOTALS:	\$38,020,084	\$2,834,739	\$5,370,937	\$46,225,760	747

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-IV
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
MONTGOMERY COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Abington Township	\$318,176	\$0	\$604,000	\$922,176	17
Ambler Borough	\$0	\$0	\$0	\$0	3
Bridgeport Borough	\$0	\$0	\$0	\$0	0
Bryn Athyn Borough	\$225,100	\$0	\$0	\$225,100	1
Cheltenham Township	\$0	\$30,000	\$0	\$30,000	21
Collegeville Borough	\$35,971	\$0	\$150,000	\$185,971	53
Conshohocken Borough	\$749,821	\$602,780	\$0	\$1,352,601	49
Douglass Township	\$154,500	\$1,218,000	\$0	\$1,372,500	110
East Greenville Borough	\$0	\$0	\$0	\$0	1
East Norriton Township	\$681,000	\$0	\$0	\$681,000	26
Franconia Township	\$206,211	\$646,021	\$22,847	\$875,079	160
Green Lane Borough	\$18,600	\$0	\$0	\$18,600	0
Hatboro Borough	\$0	\$0	\$0	\$0	24
Hatfield Borough	\$16,900	\$0	\$0	\$16,900	2
Hatfield Township	\$763,800	\$0	\$0	\$763,800	70
Horsham Township	\$100,000	\$0	\$0	\$100,000	73
Jenkintown Borough	\$161,749	\$0	\$0	\$161,749	8
Lansdale Borough	\$220,102	\$0	\$0	\$220,102	0
Limerick Township	\$346,265	\$602,780	\$0	\$949,045	275
Lower Frederick Township	\$0	\$0	\$0	\$0	38
Lower Gwynedd Township	\$11,735	\$0	\$0	\$11,735	38
Lower Merion Township	\$408,488	\$0	\$0	\$408,488	51
Lower Moreland Township	\$282,000	\$0	\$0	\$282,000	19
Lower Pottsgrove Township	\$191,130	\$0	\$0	\$191,130	126
Lower Providence Township	\$0	\$0	\$0	\$0	143
Lower Salford Township	\$160,417	\$0	\$0	\$160,417	261
Marlborough Township	\$16,357	\$0	\$0	\$16,357	9
Montgomery Township	\$2,151,518	\$0	\$0	\$2,151,518	466
Narberth Borough	\$0	\$0	\$0	\$0	1
New Hanover Township	\$45,235	\$0	\$466,000	\$511,235	28
Norristown Borough	\$65,025	\$0	\$48,793	\$113,818	2
North Wales Borough	\$0	\$0	\$0	\$0	1
Pennsburg Borough	\$3,500	\$0	\$0	\$3,500	10
Perkiomen Township	\$211,916	\$251,000	\$0	\$462,916	198
Plymouth Township	\$110,000	\$0	\$0	\$110,000	82
Pottstown Borough	\$0	\$0	\$0	\$0	0
Red Hill Borough	\$0	\$0	\$0	\$0	6
Rockledge Borough	\$0	\$0	\$0	\$0	4

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON- RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Royersford Borough	\$251,500	\$0	\$0	\$251,500	9
Salford Township	\$67,850	\$12,000	\$0	\$79,850	18
Schwenksville Borough	\$200	\$0	\$0	\$200	0
Skippack Township	\$273,594	\$0	\$0	\$273,594	27
Souderton Borough	\$7,000	\$0	\$0	\$7,000	48
Springfield Township	\$0	\$0	\$0	\$0	10
Telford Borough (part)	\$7,260	\$485,290	\$0	\$492,550	14
Towamencin Township	\$767,966	\$0	\$0	\$767,966	193
Trappe Borough	\$153,000	\$0	\$0	\$153,000	36
Upper Dublin Township	\$0	\$0	\$0	\$0	108
Upper Frederick Township	\$118,300	\$0	\$0	\$118,300	37
Upper Gwynedd Township	\$973,428	\$1,179,500	\$0	\$2,152,928	56
Upper Hanover Township	\$1,500,000	\$0	\$0	\$1,500,000	12
Upper Merion Township	\$0	\$0	\$0	\$0	113
Upper Moreland Township	\$6,412,608	\$42,000	\$0	\$6,454,608	5
Upper Pottsgrove Township	\$30,110	\$0	\$0	\$30,110	4
Upper Providence Township	\$235,464	\$0	\$0	\$235,464	196
Upper Salford Township	\$151,500	\$0	\$0	\$151,500	21
West Conshohocken Borough	\$0	\$0	\$57,000	\$57,000	21
West Norriton Township	\$939,802	\$0	\$0	\$939,802	81
West Pottsgrove Township	\$1,250	\$0	\$70,000	\$71,250	2
Whitemarsh Township	\$105,385	\$0	\$1,812,552	\$1,917,937	26
Whitpain Township	\$254,748	\$0	\$0	\$254,748	144
Worcester Township	\$0	\$0	\$138,000	\$138,000	97
COUNTY TOTALS:	\$19,906,481	\$5,069,371	\$3,369,192	\$28,345,044	3,654

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August 1994.

TABLE A-V
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
BURLINGTON COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Bass River Township	\$30,110	\$0	\$359,139	\$389,249	4
Beverly City	\$0	\$0	\$0	\$0	5
Bordentown City	\$17,000	\$0	\$0	\$17,000	1
Bordentown Township	\$1,850,000	\$0	\$0	\$1,850,000	64
Burlington City	\$122,980	\$0	\$359,139	\$482,119	19
Burlington Township	\$395,923	\$0	\$0	\$395,923	120
Chesterfield Township	\$382,990	\$0	\$0	\$382,990	10
Cinnaminson Township	\$196,148	\$0	\$0	\$196,148	48
Delanco Township	\$326,213	\$0	\$0	\$326,213	1
Delran Township	\$517,250	\$0	\$12,137,100	\$12,654,350	147
Eastampton Township	\$269,400	\$0	\$0	\$269,400	47
Edgewater Park Township	\$0	\$0	\$0	\$0	10
Evesham Township	\$2,027,800	\$0	\$0	\$2,027,800	363
Fieldsboro Borough	\$0	\$0	\$0	\$0	7
Florence Township	\$0	\$0	\$0	\$0	59
Hainesport Township	\$0	\$0	\$0	\$0	36
Lumberton Township	\$52,000	\$0	\$0	\$52,000	58
Mansfield Township	\$72,430	\$0	\$0	\$72,430	55
Maple Shade Township	\$1,280,000	\$0	\$0	\$1,280,000	9
Medford Township	\$41,511	\$0	\$198,500	\$240,011	213
Medford Lakes Borough	\$0	\$0	\$0	\$0	7
Moorestown Township	\$116,275	\$494,600	\$50,000	\$660,875	89
Mt. Holly Township	\$5,000	\$0	\$0	\$5,000	58
Mt. Laurel Township	\$6,000,976	\$0	\$0	\$6,000,976	471
New Hanover Township	\$21,500	\$0	\$0	\$21,500	11
North Hanover Township	\$19,743	\$0	\$0	\$19,743	30
Palmyra Borough	\$338,470	\$0	\$0	\$338,470	0
Pemberton Borough	\$0	\$0	\$0	\$0	1
Pemberton Township	\$36,100	\$0	\$0	\$36,100	51
Riverside Township	\$33,100	\$0	\$0	\$33,100	6
Riverton Borough	\$9,400	\$0	\$0	\$9,400	1
Shamong Township	\$56,866	\$0	\$0	\$56,866	25
Southampton Township	\$94,800	\$0	\$0	\$94,800	28
Springfield Township	\$88,505	\$0	\$0	\$88,505	11
Tabernacle Township	\$90,921	\$0	\$0	\$90,921	42
Washington Township	\$67,110	\$0	\$0	\$67,110	2
Westampton Township	\$0	\$0	\$0	\$0	46
Willingboro Township	\$3,155,000	\$0	\$400,000	\$3,555,000	14

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Woodland Township	\$0	\$0	\$0	\$0	2
Wrightstown Borough	\$0	\$0	\$0	\$0	0
COUNTY TOTALS:	\$17,715,521	\$494,600	\$13,503,878	\$31,713,999	2,171

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-VI
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
CAMDEN COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Audubon Borough	\$4,850	\$0	\$0	\$4,850	0
Audubon Park Borough	\$0	\$0	\$0	\$0	0
Barrington Borough	\$0	\$0	\$52,000	\$52,000	284
Bellmawr Borough	\$2,000,000	\$200,000	\$0	\$2,200,000	8
Berlin Borough	\$0	\$0	\$205,000	\$205,000	16
Berlin Township	\$1,008,539	\$0	\$0	\$1,008,539	3
Brooklawn Borough	\$0	\$0	\$0	\$0	2
Camden City	\$382,000	\$0	\$637,928	\$1,019,928	0
Cherry Hill Township	\$827,693	\$0	\$36,500	\$864,193	191
Chesilhurst Borough	\$0	\$0	\$0	\$0	0
Clementon Borough	\$341,000	\$0	\$45,000	\$386,000	8
Collingswood Borough	\$0	\$0	\$0	\$0	2
Gibbsboro Borough	\$0	\$0	\$0	\$0	0
Gloucester Township	\$206,954	\$700,000	\$0	\$906,954	310
Gloucester City	\$147,500	\$0	\$0	\$147,500	5
Haddon Township	\$4,000	\$0	\$0	\$4,000	9
Haddonfield Borough	\$0	\$0	\$0	\$0	9
Haddon Heights Borough	\$0	\$0	\$0	\$0	2
Hi-Nella Borough	\$0	\$0	\$0	\$0	0
Laurel Springs Borough	\$0	\$0	\$0	\$0	0
Lawnside Borough	\$911,514	\$0	\$0	\$911,514	5
Lindenwold Borough	\$83,952	\$0	\$0	\$83,952	7
Magnolia Borough	\$0	\$0	\$68,050	\$68,050	7
Merchantville Borough	\$0	\$0	\$0	\$0	0
Mount Ephraim Borough	\$0	\$0	\$0	\$0	8
Oaklyn Borough	\$0	\$0	\$0	\$0	2
Pennsauken Township	\$878,000	\$0	\$0	\$878,000	33
Pine Hill Borough	\$500	\$0	\$0	\$500	185
Pine Valley Borough	\$6,900	\$0	\$0	\$6,900	0
Runnemede Borough	\$206,855	\$0	\$4,037	\$210,892	15
Somerdale Borough	\$0	\$0	\$0	\$0	5
Stratford Borough	\$200,000	\$0	\$0	\$200,000	3
Tavistock Borough	\$0	\$0	\$0	\$0	0
Voorhees Township	\$3,503,373	\$0	\$673,000	\$4,176,373	108

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Waterford Township	\$45,315	\$0	\$0	\$45,315	13
Winslow Township	\$40,475	\$170,000	\$0	\$210,475	253
Woodlynne Borough	\$0	\$0	\$0	\$0	0
COUNTY TOTALS:	\$10,799,420	\$1,070,000	\$1,721,515	\$13,590,935	1,493

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-VII
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
GLOUCESTER COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
Clayton Borough	\$35,700	\$0	\$0	\$35,700	51
Deptford Township	\$113,505	\$0	\$2,940,000	\$3,053,505	59
East Greenwich Township	\$0	\$0	\$0	\$0	10
Elk Township	\$0	\$0	\$0	\$0	13
Franklin Township	\$1,172,983	\$0	\$0	\$1,172,983	42
Glassboro Borough	\$7,325	\$0	\$0	\$7,325	122
Greenwich Township	\$8,101,780	\$112,000	\$112,000	\$8,325,780	8
Harrison Township	\$39,650	\$0	\$0	\$39,650	170
Logan Township	\$5,542,000	\$1,266,500	\$164,000	\$6,972,500	68
Mantua Township	\$25,140	\$0	\$95,500	\$120,640	185
Monroe Township	\$587,658	\$254,800	\$0	\$842,458	189
National Park Borough	\$0	\$0	\$0	\$0	3
Newfield Borough	\$0	\$602,780	\$0	\$602,780	0
Paulsboro Borough	\$6,885	\$0	\$0	\$6,885	4
Pitman Borough	\$0	\$0	\$0	\$0	19
South Harrison Township	\$31,000	\$0	\$0	\$31,000	15
Swedesboro Borough	\$0	\$0	\$0	\$0	2
Washington Township	\$2,750,535	\$0	\$2,651,584	\$5,402,119	247
Wenonah Borough	\$0	\$0	\$0	\$0	12
West Deptford Township	\$96,656	\$0	\$0	\$96,656	47
Westville Borough	\$0	\$0	\$0	\$0	4
Woodbury City	\$4,129,750	\$0	\$0	\$4,129,750	2
Woodbury Heights Borough	\$3,000	\$0	\$0	\$3,000	2
Woolwich Township	\$216,551	\$0	\$0	\$216,551	32
COUNTY TOTALS:	\$22,860,118	\$2,236,080	\$5,963,084	\$31,059,282	1,306

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August, 1994.

TABLE A-VIII
PERMIT-AUTHORIZED CONSTRUCTION ACTIVITY
MERCER COUNTY
1993

MUNICIPALITY	COST OF PERMIT AUTHORIZED COMMERCIAL ACTIVITY	COST OF PERMIT AUTHORIZED INDUSTRIAL ACTIVITY	COST OF PERMIT AUTHORIZED INSTITUTIONAL ACTIVITY	TOTAL COST OF PERMIT AUTHORIZED NON-RESIDENTIAL ACTIVITY	RESIDENTIAL BUILDING PERMITS ISSUED (UNITS)
East Windsor Township	\$24,327	\$0	\$0	\$24,327	6
Ewing Township	\$1,472,000	\$1,512,204	\$0	\$2,984,204	11
Hamilton Township	\$1,658,495	\$0	\$0	\$1,658,495	109
Hightstown Borough	\$68,000	\$0	\$0	\$68,000	0
Hopewell Borough	\$0	\$0	\$0	\$0	5
Hopewell Township	\$149,865	\$162,000	\$1,436,556	\$1,748,421	277
Lawrence Township	\$1,890,265	\$0	\$0	\$1,890,265	456
Pennington Borough	\$0	\$0	\$0	\$0	0
Princeton Borough	\$0	\$0	\$0	\$0	0
Princeton Township	\$23,600	\$0	\$5,800	\$29,400	132
Trenton City	\$0	\$200,000	\$0	\$200,000	6
Washington Township	\$18,335	\$0	\$250,000	\$268,335	134
West Windsor Township	\$1,787,260	\$0	\$0	\$1,787,260	234
COUNTY TOTALS:	\$7,092,147	\$1,874,204	\$1,692,356	\$10,658,707	1,370

Source: United States Bureau of the Census, Construction Statistics Division, April, 1994.



Delaware Valley Regional Planning Commission, August, 1994.

APPENDIX-1993-B

**PROPOSED DEVELOPMENT ACTIVITY
BY MUNICIPALITY IN THE DELAWARE VALLEY**

1993

TABLE B-1
PROPOSED DEVELOPMENT ACTIVITY
BUCKS COUNTY
1993

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Bedminster Township	50,418	11,500	0	61,918	22
Bensalem Township	142,562	31,960	26,077	200,599	26
Bridgeton Township	0	0	0	0	8
Bristol Borough	0	0	0	0	6
Bristol Township	13,920	27,160	0	41,080	18
Buckingham Township	911,625	0	98,250	1,009,875	525
Chalfont Borough	0	0	0	0	2
Doylestown Borough	3,600	0	0	3,600	7
Doylestown Township	0	0	0	0	108
Dublin Borough	0	0	0	0	0
Durham Township	0	0	0	0	18
East Rockhill Township	0	0	0	0	205
Falls Township	217,124	186,215	15,600	418,939	52
Haycock Township	0	0	0	0	5
Hilltown Township	0	45,380	0	45,380	33
Hulmeville Borough	0	0	0	0	2
Ivyland Borough	0	19,200	0	19,200	0
Langhorne Borough	0	0	0	0	0
Langhorne Manor Borough	0	0	0	0	0
Lower Makefield Township	24,087	0	97,118	121,205	241
Lower Southampton Township	20,850	15,750	0	36,600	22
Middletown Township	643,665	0	183,983	827,648	132
Milford Township	55,652	8,000	0	63,652	51
Morrisville Borough	0	0	0	0	2
New Britain Borough	0	0	0	0	2
New Britain Township	0	195,300	0	195,300	14
New Hope Borough	0	0	0	0	2
Newtown Borough	15,791	0	0	15,791	0
Newtown Township	4,150	0	72,898	77,048	213
Nockamixon Township	0	480	0	480	6
Northampton Township	30,600	18,315	0	48,915	438
Penndel Borough	0	0	1,188	1,188	2
Perkasie Borough	14,504	0	0	14,504	98
Plumstead Township	11,094	6,000	12,750	29,844	707
Quakertown Borough	0	0	0	0	3
Richland Township	88,616	145,412	0	234,028	103
Richlandtown Borough	0	0	10,250	10,250	0
Riegelsville Borough	0	0	0	0	0
Sellersville Borough	0	0	0	0	24

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Silverdale Borough	0	0	0	0	76
Solebury Township	70,000	0	0	70,000	310
Springfield Township	0	0	0	0	16
Telford Borough (part)	0	0	0	0	0
Tinicum Township	64,000	0	0	64,000	73
Trumbauersville Borough	0	0	0	0	0
Tullytown Borough	0	0	0	0	0
Upper Makefield Township	7,573	0	0	7,573	69
Upper Southampton Township	23,507	0	0	23,507	212
Warminster Township	146,158	0	11,623	157,781	6
Warrington Township	45,296	0	0	45,296	284
Warwick Township	4,705	5,015	0	9,720	346
West Rockhill Township	0	23,375	0	23,375	5
Wrightstown Township	15,140	0	0	15,140	13
Yardley Borough	6,000	0	0	6,000	54
COUNTY TOTALS:	2,630,637	739,062	529,737	3,899,436	4,561

Source: Bucks County Planning Commission, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (residential land development).



Delaware Valley Regional Planning Commission, February, 1995.

TABLE B-II
PROPOSED DEVELOPMENT ACTIVITY
CHESTER COUNTY
1993

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Atglen Borough	0	0	0	0	18
Avondale Borough	0	0	0	0	0
Birmingham Township	0	0	0	0	20
Caln Township	83,900	0	0	83,900	31
Charlestown Township	0	0	0	0	300
Coatesville City	0	0	0	0	6
Downingtown Borough	0	0	0	0	0
East Bradford Township	10,321	0	104,311	114,632	119
East Brandywine Township	0	0	0	0	25
East Caln Township	40,000	0	0	40,000	0
East Coventry Township	3,360	20,000	0	23,360	25
East Fallowfield Township	0	67,500	0	67,500	23
East Goshen Township	1,800	19,900	18,400	40,100	41
East Marlborough Township	0	0	0	0	74
East Nantmeal Township	0	0	0	0	7
East Nottingham Township	0	0	0	0	20
East Pikeland Township	0	0	0	0	2
East Vincent Township	1,104	29,800	20,300	51,204	25
East Whiteland Township	23,192	21,361	0	44,553	336
Easttown Township	0	0	26,500	26,500	10
Elk Township	0	0	0	0	10
Elverson Borough	0	0	0	0	15
Franklin Township	0	0	0	0	25
Highland Township	0	0	0	0	5
Honey Brook Borough	0	0	0	0	3
Honey Brook Township	11,000	0	73,260	84,260	77
Kennett Square Borough	0	0	0	0	9
Kennett Township	29,400	5,525	67,604	102,529	61
London Britain Township	0	0	0	0	41
London Grove Township	0	0	4,452	4,452	303
Londonderry Township	0	0	0	0	5
Lower Oxford Township	0	0	58,000	58,000	8
Malvern Borough	6,696	0	0	6,696	22
Modena Borough	0	0	0	0	0
New Garden Township	123,330	0	73,197	196,527	272
New London Township	0	0	484	484	19
Newlin Township	0	0	0	0	15
North Coventry Township	178,214	0	0	178,214	19
Oxford Borough	0	0	0	0	2

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Parkesburg Borough	0	0	0	0	2
Penn Township	0	0	0	0	25
Pennsbury Township	0	0	0	0	32
Phoenixville Borough	2,000	0	1,200	3,200	16
Pocopson Township	0	0	0	0	4
Sadsbury Township	0	0	0	0	25
Schuylkill Township	59,000	4,500	0	63,500	5
South Coventry Township	1,260	0	25,946	27,206	9
Spring City Borough	0	0	0	0	2
South Coatesville Borough	0	0	0	0	0
Thornbury Township	119,300	0	0	119,300	540
Tredyffrin Township	25,500	0	269,188	294,688	42
Upper Oxford Township	0	0	0	0	58
Upper Uwchlan Township	480	0	0	480	121
Uwchlan Township	159,395	42,400	0	201,795	12
Valley Township	16,000	0	0	16,000	16
Wallace Township	0	0	0	0	31
Warwick Township	50,025	0	4,235	54,260	7
West Bradford Township	0	0	7,000	7,000	28
West Brandywine Township	0	0	94,306	94,306	170
West Caln Township	0	0	0	0	79
West Chester Borough	0	0	79,605	79,605	3
West Fallowfield Township	6,600	0	0	6,600	23
West Goshen Township	57,535	300,625	965	359,125	51
West Grove Borough	0	0	0	0	26
West Marlborough Township	0	0	0	0	11
West Nantmeal Township	11,109	0	4,800	15,909	28
West Nottingham Township	0	0	0	0	48
West Pikeland Township	0	0	0	0	64
West Sadsbury Township	0	0	0	0	4
West Vincent Township	0	0	0	0	14
West Whiteland Township	39,320	9,400	27,000	75,720	32
Westtown Township	2,400	0	9,000	11,400	0
Willistown Township	19,728	0	51,000	70,728	46
COUNTY TOTALS:	1,081,969	521,011	1,020,753	2,623,733	3,567

Source: Chester County Planning Commission, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date. Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (residential land development).

 Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-III
PROPOSED DEVELOPMENT ACTIVITY
DELAWARE COUNTY
1993**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Aldan Borough	91,551	0	0	91,551	0
Aston Township	17,000	14,800	0	31,800	0
Bethel Township	0	0	38,400	38,400	62
Birmingham Township	2,800	0	0	2,800	22
Brookhaven Borough	0	0	0	0	0
Chester City	61,586	0	1,116	62,702	26
Chester Township	0	0	0	0	6
Chester Heights Borough	0	0	0	0	0
Clifton Heights Borough	3,562	0	0	3,562	2
Collingdale Borough	1,600	10,725	0	12,325	2
Colwyn Borough	4,000	0	0	4,000	0
Concord Township	4,673	0	39,665	44,338	208
Darby Borough	0	0	0	0	0
Darby Township	13,125	0	0	13,125	0
East Lansdowne Borough	0	0	0	0	1
Eddystone Borough	0	34,300	0	34,300	4
Edgmont Township	30,030	0	6,108	36,138	12
Folcroft Borough	9,375	0	0	9,375	0
Glenolden Borough	0	0	0	0	2
Haverford Township	39,270	0	0	39,270	9
Lansdowne Borough	11,500	0	0	11,500	0
Lower Chichester Township	0	0	0	0	0
Marcus Hook Borough	87,120	0	0	87,120	1
Marple Township	10,450	0	560	11,010	31
Media Borough	0	0	0	0	8
Middletown Township	24,475	0	23,000	47,475	8
Millbourne Borough	0	0	0	0	0
Morton Borough	47,532	0	0	47,532	2
Nether Providence Twp.	0	0	0	0	43
Newtown Township	69,000	0	0	69,000	246
Norwood Borough	0	0	0	0	35
Parkside Borough	0	0	0	0	0
Prospect Park Borough	25,918	0	0	25,918	4
Radnor Township	42,085	0	0	42,085	86
Ridley Township	1,300	0	0	1,300	24
Ridley Park Borough	0	0	0	0	4
Rose Valley Borough	0	0	0	0	0
Rutledge Borough	0	0	0	0	0
Sharon Hill Borough	36,900	0	0	36,900	0

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Springfield Township	314,985	0	0	314,985	17
Swarthmore Borough	0	0	0	0	0
Thornbury Township	0	0	20,000	20,000	137
Tinicum Township	4,024	0	0	4,024	2
Trainer Borough	0	0	0	0	0
Upland Borough	50,000	0	27,170	77,170	0
Upper Chichester Township	88,562	0	26,250	114,812	244
Upper Darby Township	280,913	0	33,122	314,035	27
Upper Providence Township	0	0	0	0	44
Yeadon Borough	0	0	67,670	67,670	0
COUNTY TOTALS:	1,373,336	59,825	283,061	1,716,222	1,319

Source: Delaware County Planning Commission, October, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date.



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-IV
PROPOSED DEVELOPMENT ACTIVITY
MONTGOMERY COUNTY
1993**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Abington Township	27,988	0	320,000	347,988	12
Ambler Borough	0	0	0	0	2
Bridgeport Borough	0	0	0	0	0
Bryn Athyn Borough	0	0	0	0	0
Cheltenham Township	2,150	3,432	29,350	34,932	41
Collegeville Borough	53,362	0	0	53,362	19
Conshohocken Borough	0	0	0	0	0
Douglass Township	0	0	20,220	20,220	209
East Greenville Borough	0	0	0	0	4
East Norriton Township	25,000	0	0	25,000	3
Franconia Township	13,309	89,618	9,179	112,106	43
Green Lane Borough	0	0	0	0	0
Hatboro Borough	0	0	0	0	2
Hatfield Borough	0	0	0	0	4
Hatfield Township	9,871	175,775	7,648	193,294	106
Horsham Township	26,892	4,400	0	31,292	256
Jenkintown Borough	1,325	0	0	1,325	0
Lansdale Borough	0	0	0	0	2
Limerick Township	192,702	270,000	0	462,702	400
Lower Frederick Township	0	0	4,000	4,000	58
Lower Gwynedd Township	0	0	0	0	124
Lower Merion Township	0	0	1,400	1,400	31
Lower Moreland Township	32,000	0	12,352	44,352	2
Lower Pottsgrove Township	14,423	0	7,040	21,463	33
Lower Providence Township	762	0	22,860	23,622	347
Lower Salford Township	163,638	0	0	163,638	94
Marlborough Township	0	0	0	0	5
Montgomery Township	36,788	13,825	17,890	68,503	115
Narberth Borough	0	0	0	0	0
New Hanover Township	4,200	0	8,512	12,712	17
Norristown Borough	4,644	0	11,669	16,313	68
North Wales Borough	0	0	0	0	0
Pennsburg Borough	0	0	0	0	0
Perkiomen Township	0	78,000	6,000	84,000	22
Plymouth Township	15,624	0	120,700	136,324	6
Pottstown Borough	392,286	30,772	0	423,058	9
Red Hill Borough	0	0	0	0	0
Rockledge Borough	0	0	0	0	0
Royersford Borough	11,232	0	0	11,232	2

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Salford Township	6,400	0	0	6,400	12
Schwenksville Borough	0	0	0	0	1
Skippack Township	10,000	28,800	0	38,800	16
Souderton Borough	0	0	0	0	7
Springfield Township	268	0	0	268	0
Telford Borough (part)	0	0	0	0	0
Towamencin Township	5,000	360	9,283	14,643	9
Trappe Borough	13,342	0	0	13,342	70
Upper Dublin Township	0	0	0	0	54
Upper Frederick Township	0	0	0	0	6
Upper Gwynedd Township	4,000	78,224	0	82,224	0
Upper Hanover Township	560	152,000	0	152,560	69
Upper Merion Township	678,609	57,786	0	736,395	241
Upper Moreland Township	43,579	17,050	2,300	62,929	6
Upper Pottsgrove Township	0	0	0	0	13
Upper Providence Township	48,800	0	12,500	61,300	487
Upper Salford Township	0	0	7,635	7,635	27
West Conshohocken Borough	3,000	0	0	3,000	0
West Norriton Township	4,300	20,000	17,000	41,300	8
West Pottsgrove Township	6,965	20,740	39,000	66,705	4
Whitemarsh Township	54,142	0	0	54,142	42
Whitpain Township	105,390	0	2,970	108,360	215
Worcester Township	3,000	0	64,115	67,115	203
COUNTY TOTALS:	2,015,551	1,040,782	753,623	3,809,956	3,526

Source: Montgomery County Planning Commission, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be approved, rejected or revised at a later date.

Includes both new submissions and revisions, counting only the most recently revised application if revisions are received more than one time during the year.

Proposed residential development includes both proposed lots (residential subdivision proposals) and proposed units (residential land development).



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-V
PROPOSED DEVELOPMENT ACTIVITY
PHILADELPHIA COUNTY
1993**

PLANNING AREA	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Center City	425,343	0	0	425,343	3
South Philadelphia	444,731	13,000	0	457,731	257
Southwest Philadelphia	1,950	0	0	1,950	1
West Philadelphia	30,721	60,000	369,402	460,123	1
Lower North Philadelphia	254,641	0	0	254,641	140
Upper North Philadelphia	8,745	205,750	0	214,495	11
Bridesburg-Kensington- Richmond	3,251	0	0	3,251	0
Roxborough-Manayunk	6,500	4,320	0	10,820	16
Germantown-Chestnut Hill	23,440	0	0	23,440	10
Olney-Oak Lane	81,000	0	9,800	90,800	21
Near Northeast Philadelphia	9,840	0	3,245	13,085	12
Far Northeast Philadelphia	95,444	414,000	641,870	1,151,314	70
CITY TOTALS:	1,385,606	697,070	1,024,317	3,106,993	542

Source: Philadelphia City Planning Commission, October, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on city planning records and includes applications which may or may not be accepted, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land developments).

 Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-VI
PROPOSED DEVELOPMENT ACTIVITY
BURLINGTON COUNTY
1993**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Bass River Township	0	0	0	0	0
Beverly City	0	0	0	0	1
Bordentown City	21	0	0	21	0
Bordentown Township	5,308	0	0	5,308	0
Burlington City	40,163	0	615	40,778	5
Burlington Township	13,069	0	0	13,069	229
Chesterfield Township	13,060	0	0	13,060	51
Cinnaminson Township	8,625	53,874	0	62,499	6
Delanco Township	0	0	0	0	0
Delran Township	108,995	0	0	108,995	146
Eastampton Township	0	6,000	24,400	30,400	8
Edgewater Park Township	50,593	0	0	50,593	270
Evesham Township	34,463	1,015	7,400	42,878	291
Fieldsboro Borough	0	0	0	0	31
Florence Township	0	0	0	0	115
Hainesport Township	0	0	0	0	69
Lumberton Township	0	48,000	0	48,000	69
Mansfield Township	28,785	0	0	28,785	11
Maple Shade Township	26,851	0	0	26,851	13
Medford Township	4,057	0	11,465	15,522	265
Medford Lakes Borough	820	0	1,573	2,393	1
Moorestown Township	150,856	126,117	0	276,973	125
Mt. Holly Township	286	0	10,000	10,286	2
Mt. Laurel Township	17,736	0	94,000	111,736	441
New Hanover Township	0	0	0	0	1
North Hanover Township	7,680	0	0	7,680	8
Palmyra Borough	0	0	15,500	15,500	1
Pemberton Borough	0	0	0	0	0
Pemberton Township	1,860	0	0	1,860	5
Riverside Township	0	9,600	0	9,600	7
Riverton Borough	0	0	0	0	0
Shamong Township	0	0	0	0	105
Southampton Township	0	4,000	52,000	56,000	20
Springfield Township	0	0	18,412	18,412	29
Tabernacle Township	0	0	0	0	11
Washington Township	0	0	2,500	2,500	0
Westampton Township	2,748	25,244	0	27,992	2
Willingboro Township	2,397	0	2,400	4,797	0
Woodland Township	0	0	0	0	0

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Wrightstown Township	0	0	0	0	0
COUNTY TOTALS:	518,373	273,850	240,265	1,032,488	2,338

Source: Burlington County Engineering Department, Land Development Section, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is taken from county planning records and includes applications in the review process, which may or may not be approved, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land development).



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-VII
PROPOSED DEVELOPMENT ACTIVITY
CAMDEN COUNTY
1993**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOT)
Audubon Borough	0	0	0	0	0
Audubon Park Borough	0	0	0	0	0
Barrington Borough	0	0	0	0	2
Bellmawr Borough	11,540	70,400	0	81,940	2
Berlin Borough	0	0	5,445	5,445	2
Berlin Township	18,666	18,700	3,500	40,866	108
Brooklawn Borough	0	0	0	0	0
Camden City	150,000	0	7,069	157,069	20
Cherry Hill Township	4,080	0	0	4,080	45
Chesilhurst Borough	0	0	0	0	0
Clementon Borough	0	0	240	240	3
Collingswood Borough	0	0	0	0	2
Gibbsboro Borough	0	0	0	0	0
Gloucester Township	520	45,000	283,900	329,420	137
Gloucester City	0	0	0	0	4
Haddon Township	403	0	0	403	2
Haddonfield Borough	0	0	0	0	3
Haddon Heights Borough	0	0	1,170	1,170	3
Hi-Nella Borough	0	0	0	0	0
Laurel Springs Borough	0	0	0	0	3
Lawnside Borough	0	0	0	0	0
Lindenwold Borough	0	0	0	0	12
Magnolia Borough	0	10,000	0	10,000	0
Merchantville Borough	0	0	0	0	0
Mount Ephraim Borough	0	0	0	0	2
Oaklyn Borough	0	0	0	0	2
Pennsauken Township	10,634	8,410	0	19,044	12
Pine Hill Borough	0	0	0	0	240
Pine Valley Borough	0	0	0	0	0
Runnemede Borough	0	0	9,750	9,750	28
Somerdale Borough	53,855	0	0	53,855	2
Stratford Borough	0	0	0	0	0
Tavistock Borough	0	0	0	0	0
Voorhees Township	9,911	0	40,200	50,111	37

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOT)
Waterford Township	0	0	300	300	4
Winslow Township	2,000	0	0	2,000	18
Woodlynne Borough	0	0	0	0	0
COUNTY TOTALS:	261,609	152,510	351,574	765,693	693

Source: Camden County Planning Board, January, 1995.

Notes: This information should be used only as an indication of future development trends. Proposed development information is taken from county planning records and includes applications in the review process, which may or may not be approved, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land development).

Non-residential development proposals include only completed applications listed on county planning board meeting agendas.



Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-VIII
PROPOSED DEVELOPMENT ACTIVITY
GLOUCESTER COUNTY
1993**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
Clayton Borough	0	0	0	0	82
Deptford Township	24,000	0	0	24,000	328
East Greenwich Township	900	175	0	1,075	74
Elk Township	0	0	4,200	4,200	24
Franklin Township	12,205	24,150	18,000	54,355	112
Glassboro Borough	20,137	0	9,600	29,737	112
Greenwich Township	0	0	80,000	80,000	5
Harrison Township	48,920	0	28,000	76,920	145
Logan Township	0	270,089	0	270,089	7
Mantua Township	15,790	2,436	4,600	22,826	236
Monroe Township	27,340	0	240,672	268,012	357
National Park Borough	0	0	0	0	0
Newfield Borough	0	0	0	0	4
Paulsboro Borough	0	0	0	0	2
Pitman Borough	960	11,500	0	12,460	2
South Harrison Township	0	0	0	0	57
Swedesboro Borough	0	360	0	360	46
Washington Township	79,186	0	15,450	94,636	347
Wenonah Borough	0	0	0	0	0
West Deptford Township	0	228,326	0	228,326	3
Westville Borough	0	0	108	108	1
Woodbury City	0	0	0	0	2
Woodbury Heights Borough	0	0	0	0	0
Woolwich Township	0	0	0	0	74
COUNTY TOTALS:	229,438	537,036	400,630	1,167,104	2,020

Source: Gloucester County Planning Department, September, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is taken from county planning records and includes applications in the review process, which may or may not be approved, rejected or revised at a later date.

 Delaware Valley Regional Planning Commission, February, 1995.

**TABLE B-IX
PROPOSED DEVELOPMENT ACTIVITY
MERCER COUNTY
1993**

MUNICIPALITY	PROPOSED COMMERCIAL (SQ.FT.)	PROPOSED INDUSTRIAL (SQ.FT.)	PROPOSED INSTITUTIONAL (SQ.FT.)	TOTAL PROPOSED NON-RESIDENTIAL (SQ.FT.)	PROPOSED RESIDENTIAL (UNITS/LOTS)
East Windsor Township	5,375	0	0	5,375	0
Ewing Township	71,625	40,000	0	111,625	0
Hamilton Township	120,382	0	12,126	132,508	327
Hightstown Borough	0	0	0	0	0
Hopewell Borough	0	0	0	0	0
Hopewell Township	0	0	0	0	20
Lawrence Township	44,313	0	137,337	181,650	46
Pennington Borough	0	0	84,000	84,000	0
Princeton Borough	0	0	0	0	0
Princeton Township	0	0	47,620	47,620	8
Trenton City	4,900	1,200	124,466	130,566	0
Washington Township	0	0	0	0	323
West Windsor Township	35,518	24,984	29,353	89,855	0
COUNTY TOTALS:	282,113	66,184	434,902	783,199	724

Source: Mercer County Planning Board, October, 1994.

Notes: This information should be used only as an indication of future development trends. Proposed development information is based on county planning records and includes applications which may or may not be accepted, rejected or revised at a later date.

Proposed residential development includes both proposed lots (proposed residential subdivisions) and proposed units (proposed residential land developments).



Delaware Valley Regional Planning Commission, February, 1995.

APPENDIX C

RESIDENTIAL SALES ACTIVITY AND MEAN/MEDIAN HOME PRICES BY MUNICIPALITY IN THE DELAWARE VALLEY

1988 - 1993

TABLE C-I
RESIDENTIAL SALES ACTIVITY AND MEAN HOME PRICES
IN BUCKS COUNTY
1988 - 1993

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Bedminster Township	\$171,607	+21%	+11%	54	-38%	-2%
Bensalem Township	\$109,484	-1%	+1%	561	-33%	+9%
Bridgeton Township	\$144,881	-27%	+11%	16	+33%	0%
Bristol Borough	\$77,242	+17%	+4%	87	-38%	-9%
Bristol Township	\$95,602	+12%	+5%	654	-14%	+17%
Buckingham Township	\$252,932	+7%	+5%	206	+56%	+23%
Chalfont Borough	\$144,693	+39%	+6%	106	+86%	+66%
Doylestown Borough	\$155,000	+11%	+7%	173	+17%	+44%
Doylestown Township	\$195,600	-3%	+3%	369	+19%	+34%
Dublin Borough	\$127,196	+31%	+5%	28	-24%	0%
Durham Township	\$256,227	+27%	+28%	11	-45%	-31%
East Rockhill Township	\$137,488	-16%	-4%	63	+31%	-17%
Falls Township	\$115,314	-1%	-3%	355	-16%	+1%
Haycock Township	\$140,995	-7%	-14%	20	-13%	-9%
Hilltown Township	\$152,188	+12%	+3%	149	-16%	-4%
Hulmeville Borough	\$94,800	-23%	-10%	16	+100%	+167%
Ivyland Borough	\$102,611	-12%	-28%	9	+80%	+29%
Langhorne Borough	\$126,544	-7%	-10%	25	+47%	+79%
Langhorne Manor Borough	\$157,746	+1%	+1%	15	+88%	+88%
Lower Makefield Township	\$198,506	-7%	0%	862	+60%	+21%
Lower Southampton Township	\$131,986	+1%	-2%	214	-15%	+9%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Middletown Township	\$151,712	+4%	+1%	614	0%	+23%
Milford Township	\$134,888	+2%	-13%	128	+60%	+66%
Morrisville Borough	\$96,773	+5%	-1%	106	-32%	-9%
New Britain Borough	\$122,045	-6%	-12%	40	-43%	-15%
New Britain Township	\$159,052	-4%	0%	174	-3%	+4%
New Hope Borough	\$188,914	+7%	-7%	54	+54%	+6%
Newtown Borough	\$186,285	N/A	-2%	35	-8%	+30%
Newtown Township	\$153,368	+5%	0%	588	-13%	+17%
Nockamixon Township	\$154,152	-5%	+11%	42	+8%	+14%
Northampton Township	\$182,302	+15%	+1%	779	-4%	+23%
Penndel Borough	\$118,482	+18%	+8%	23	-34%	+15%
Perkasie Borough	\$128,548	+7%	-3%	177	-10%	+21%
Plumstead Township	\$226,920	+10%	+1%	121	+78%	+83%
Quakertown Borough	\$101,313	+1%	+1%	136	-14%	+62%
Richland Township	\$118,974	+15%	+7%	167	+5%	+53%
Richlandtown Borough	\$115,084	+1%	+1%	13	-24%	+8%
Riegelsville Borough	\$108,486	+13%	-5%	15	+36%	+15%
Sellersville Borough	\$103,451	-3%	+1%	97	+9%	+8%
Silverdale Borough	\$129,158	-5%	-9%	12	-20%	+9%
Solebury Township	\$297,031	+13%	+5%	116	-11%	+3%
Springfield Township	\$172,401	+25%	+29%	56	+4%	+33%
Telford Borough (part)	\$118,049	N/A	+6%	83	N/A	+80%
Tinicum Township	\$252,864	+25%	+15%	56	+27%	0%
Trumbauersville Borough	\$122,433	+13%	-7%	9	-18%	+350%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Tullytown Borough	\$127,528	+57%	+32%	14	-39%	-18%
Upper Makefield Township	\$337,331	+7%	-2%	96	+32%	+22%
Upper Southampton Township	\$142,451	+15%	0%	206	-43%	+28%
Warminster Township	\$129,282	+8%	+3%	390	-9%	+16%
Warrington Township	\$166,037	+17%	+5%	365	+65%	+63%
Warwick Township	\$191,062	+19%	+4%	295	+79%	+77%
West Rockhill Township	\$143,571	-6%	+3%	39	-26%	+26%
Wrightstown Township	\$233,822	+16%	-1%	22	-31%	-21%
Yardley Borough	\$127,106	+7%	0%	47	-13%	0%

Source: Pennsylvania State Tax Equalization Board, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are for calendar year 1993.

 Delaware Valley Regional Planning Commission, March, 1995.

TABLE C-II
RESIDENTIAL SALES ACTIVITY AND MEAN HOME PRICES
IN CHESTER COUNTY
1988 - 1993

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Atglen Borough	\$100,360	+30%	0%	10	-29%	-17%
Avondale Borough	\$73,858	-1%	-25%	7	-67%	-22%
Birmingham Township	\$290,400	-4%	-7%	50	+56%	+14%
Caln Township	\$101,719	0%	0%	157	-23%	-3%
Charlestown Township	\$247,352	+9%	-9%	30	+15%	+67%
Coatesville City	\$59,523	+12%	-3%	72	-56%	-9%
Downingtown Borough	\$100,078	+31%	+6%	68	-38%	-7%
East Bradford Township	\$207,411	+15%	+4%	117	+30%	+19%
East Brandywine Township	\$162,159	+15%	+9%	70	-9%	+11%
East Caln Township	\$111,045	-9%	-27%	47	+15%	+21%
East Coventry Township	\$141,758	+12%	+5%	39	+8%	-22%
East Fallowfield Township	\$148,295	+27%	+19%	41	-11%	-23%
East Goshen Township	\$178,042	+24%	+4%	256	-23%	+6%
East Marlborough Township	\$105,703	-52%	-47%	68	+66%	-13%
East Nantmeal Township	\$173,544	+30%	-12%	9	-31%	-63%
East Nottingham Township	\$100,141	+3%	-14%	18	-54%	-22%
East Pikeland Township	\$155,823	+8%	-5%	89	-1%	+11%
East Vincent Township	\$186,051	+64%	+22%	44	+10%	+29%
East Whiteland Township	\$149,629	-6%	-1%	118	-17%	+39%
Easttown Township	\$285,919	+2%	-5%	132	-14%	+8%
Elk Township	\$135,850	+33%	+19%	10	+67%	+25%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Elverson Borough	\$165,000	N/A	+54%	1	N/A	-67%
Franklin Township	\$180,384	+33%	+8%	44	+57%	-2%
Highland Township	\$195,383	+107%	+97%	6	0%	+50%
Honey Brook Borough	\$87,397	N/A	-9%	12	N/A	-20%
Honey Brook Township	\$148,905	N/A	+25%	19	N/A	-5%
Kennett Square Borough	\$98,449	-8%	-7%	50	-17%	-12%
Kennett Township	\$257,877	+21%	+9%	70	+71%	+40%
London Britain Township	\$201,104	+13%	+4%	32	-14%	-14%
London Grove Township	\$157,076	+26%	+9%	35	+13%	+9%
Londonderry Township	\$136,026	-8%	+21%	13	0%	+160%
Lower Oxford Township	\$104,265	+12%	-8%	23	-8%	+130%
Malvern Borough	\$117,173	+3%	-1%	38	-46%	+6%
Modena Borough	\$58,350	+4%	-20%	2	-75%	-50%
New Garden Township	\$184,706	+25%	-19%	33	+6%	-8%
New London Township	\$160,779	+23%	-1%	53	+141%	+194%
Newlin Township	\$232,282	+45%	-6%	14	+250%	+40%
North Coventry Township	\$142,781	+26%	+1%	61	-18%	-18%
Oxford Borough	\$92,997	+11%	+4%	30	-25%	-9%
Parkesburg Borough	\$84,943	+17%	-10%	30	-14%	-3%
Penn Township	\$144,109	+14%	+20%	26	+225%	+271%
Pennsbury Township	\$288,368	+13%	-9%	37	-3%	-16%
Phoenixville Borough	\$104,484	+21%	+1%	155	-31%	-7%
Pocopson Township	\$226,232	-3%	-3%	34	-8%	-13%
Sadsbury Township	\$90,144	+1%	-21%	31	+35%	+55%
Schuylkill Township	\$196,706	+13%	-6%	66	0%	-1%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
South Coatesville Borough	\$102,676	+202%	+72%	6	-63%	0%
South Coventry Township	\$143,100	+23%	-20%	12	-29%	-20%
Spring City Borough	\$90,681	+3%	-5%	39	-15%	-5%
Thornbury Township	\$229,050	-8%	-22%	19	+27%	+111%
Tredyffrin Township	\$193,265	+8%	-3%	557	-23%	0%
Upper Oxford Township	\$139,592	+24%	+12%	14	0%	+75%
Upper Uwchlan Township	\$241,441	+12%	+21%	62	+24%	-13%
Uwchlan Township	\$167,598	+14%	+4%	230	-18%	-1%
Valley Township	\$86,386	+22%	-8%	55	+31%	+38%
Wallace Township	\$223,944	+22%	+19%	21	+5%	-28%
Warwick Township	\$129,202	+7%	-1%	15	-53%	0%
West Bradford Township	\$141,702	+4%	+3%	141	-10%	-12%
West Brandywine Township	\$135,866	+11%	-2%	55	+6%	-4%
West Caln Township	\$113,477	+7%	-8%	43	-9%	-2%
West Chester Borough	\$128,663	+7%	+1%	136	-46%	-6%
West Fallowfield Township	\$111,988	+9%	-3%	18	+20%	+200%
West Goshen Township	\$166,665	+5%	+1%	185	-20%	-26%
West Grove Borough	\$103,940	+38%	+8%	36	-5%	+24%
West Marlborough Township	\$137,800	-21%	+15%	5	-17%	+150%
West Nantmeal Township	\$136,200	N/A	-4%	7	N/A	0%
West Nottingham Township	\$110,475	-30%	+4%	16	-43%	+100%
West Pikeland Township	\$243,138	-8%	+1%	40	+25%	+54%
West Sadsbury Township	\$120,046	+33%	-5%	14	-13%	-7%
West Vincent Township	\$262,083	+16%	+9%	21	-13%	+17%
West Whiteland Township	\$136,333	+1%	-5%	228	+5%	+21%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Westtown Township	\$186,949	+6%	-1%	118	-12%	-14%
Willistown Township	\$213,215	+22%	+6%	171	+4%	+24%

Source: Pennsylvania State Tax Equalization Board, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are for calendar year 1993.

 Delaware Valley Regional Planning Commission, March, 1995.

TABLE C-III
RESIDENTIAL SALES ACTIVITY AND MEAN HOME PRICES
IN DELAWARE COUNTY
1988 - 1993

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Aldan Borough	\$110,998	+8%	+1%	47	-45%	-29%
Aston Township	\$118,992	+4%	0%	284	+25%	-13%
Bethel Township	\$186,835	+50%	0%	99	+10%	+80%
Birmingham Township	\$214,501	N/A	-33%	68	N/A	+33%
Brookhaven Borough	\$93,679	+10%	-6%	136	-49%	+5%
Chester City	\$37,376	+5%	0%	321	-39%	-2%
Chester Township	\$53,431	+15%	+5%	35	-60%	-34%
Chester Heights Borough	\$134,030	-22%	-6%	76	-8%	-10%
Clifton Heights Borough	\$81,272	+15%	0%	73	-43%	0%
Collingdale Borough	\$70,180	+12%	+1%	101	-28%	+36%
Colwyn Borough	\$49,856	+22%	+16%	26	-60%	-19%
Concord Township	\$193,891	+11%	0%	75	-35%	-5%
Darby Borough	\$42,370	+15%	-1%	123	-47%	-5%
Darby Township	\$74,031	+13%	-1%	107	-29%	+11%
East Lansdowne Borough	\$70,051	+1%	-11%	27	-43%	-4%
Eddystone Borough	\$66,362	+19%	+3%	27	-33%	-25%
Edgmont Township	\$250,424	+47%	+30%	64	+7%	+3%
Folcroft Borough	\$73,109	+11%	+7%	66	-50%	-27%
Glenolden Borough	\$84,820	+5%	+5%	80	-24%	+3%
Haverford Township	\$161,673	+17%	+2%	685	-17%	0%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Lansdowne Borough	\$99,713	+16%	-1%	134	-38%	-8%
Lower Chichester Township	\$62,505	+1%	+3%	33	-58%	-20%
Marcus Hook Borough	\$58,503	+21%	+6%	28	-33%	-28%
Marple Township	\$193,536	+30%	-2%	271	-12%	-12%
Media Borough	\$108,320	0%	-8%	69	-27%	+15%
Middletown Township	\$180,201	+20%	+2%	176	-34%	-6%
Millbourne Borough	\$71,833	+8%	+2%	6	-63%	-25%
Morton Borough	\$117,414	+25%	+17%	23	-41%	+10%
Nether Providence Township	\$152,442	+16%	+3%	233	-21%	+14%
Newtown Township	\$204,845	+7%	+7%	155	-21%	-4%
Norwood Borough	\$95,158	+16%	+5%	50	-32%	-44%
Parkside Borough	\$83,943	+10%	-1%	28	-53%	-18%
Prospect Park Borough	\$93,565	+18%	0%	72	-26%	+16%
Radnor Township	\$286,735	+32%	+1%	361	-34%	+5%
Ridley Township	\$104,849	+16%	+2%	370	-10%	+11%
Ridley Park Borough	\$112,871	-3%	+3%	66	-38%	+10%
Rose Valley Borough	\$274,357	0%	+21%	14	+8%	-13%
Rutledge Borough	\$119,250	-4%	-12%	4	-56%	-56%
Sharon Hill Borough	\$72,707	+25%	+10%	68	-36%	+19%
Springfield Township	\$151,929	+9%	+4%	274	-10%	-9%
Swarthmore Borough	\$187,784	+20%	+2%	87	-10%	-5%
Thornbury Township	\$269,745	N/A	-3%	53	N/A	-35%
Tinicum Township	\$89,096	+17%	+9%	29	-66%	-40%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Trainer Borough	\$59,683	+4%	+8%	28	0%	+40%
Upland Borough	\$62,543	+20%	+30%	40	-27%	-2%
Upper Chichester Township	\$110,100	-24%	-6%	210	-18%	0%
Upper Darby Township	\$96,197	+16%	+2%	874	-36%	-11%
Upper Providence Township	\$203,913	+4%	0%	156	+5%	+1%
Yeadon Borough	\$78,547	+20%	-5%	106	-41%	-29%

Source: Pennsylvania State Tax Equalization Board, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are for calendar year 1993.


 Delaware Valley Regional Planning Commission, March, 1995.

TABLE C-IV
RESIDENTIAL SALES ACTIVITY AND MEAN HOME PRICES
IN MONTGOMERY COUNTY
1988 - 1993

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Abington Township	\$149,186	+13%	+10%	634	-19%	+1%
Ambler Borough	\$124,484	+11%	+8%	62	-24%	-2%
Bridgeport Borough	\$92,252	+25%	+3%	38	-12%	+31%
Bryn Athyn Borough	\$271,650	+115%	+41%	8	+60%	+167%
Cheltenham Township	\$146,275	+1%	-2%	422	-17%	+20%
Collegeville Borough	\$167,488	+33%	-2%	54	-25%	+69%
Conshohocken Borough	\$91,216	+12%	-9%	90	-19%	-6%
Douglass Township	\$128,778	N/A	+4%	98	N/A	+20%
East Greenville Borough	\$95,505	+22%	+2%	39	-40%	-29%
East Norriton Township	\$129,856	-1%	-3%	157	-6%	+15%
Franconia Township	\$147,858	+3%	-4%	62	-16%	-10%
Green Lane Borough	\$129,666	+19%	-18%	6	-33%	+200%
Hatboro Borough	\$123,273	+20%	+4%	65	-37%	-38%
Hatfield Borough	\$124,447	+14%	+7%	19	-14%	-32%
Hatfield Township	\$143,558	+9%	+2%	143	-18%	-4%
Horsham Township	\$129,981	+2%	-2%	322	-23%	+1%
Jenkintown Borough	\$127,935	+29%	+5%	63	-53%	+5%
Lansdale Borough	\$114,507	+12%	0%	181	-28%	-2%
Limerick Township	\$133,529	+6%	-6%	86	+46%	+37%
Lower Frederick Township	\$117,912	N/A	-5%	63	N/A	+21%
Lower Gwynedd Township	\$239,840	+25%	+1%	142	-8%	+22%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Lower Merion Township	\$282,579	0%	+10%	790	-16%	-9%
Lower Moreland Township	\$194,154	-6%	0%	122	+2%	-1%
Lower Pottsgrove Township	\$119,402	+23%	+14%	113	-23%	+10%
Lower Providence Township	\$150,989	+14%	+14%	158	-21%	+15%
Lower Salford Township	\$153,994	+9%	+3%	134	-23%	+24%
Marlborough Township	\$142,191	+45%	0%	34	-17%	+17%
Montgomery Township	\$158,966	+21%	+4%	289	+40%	+36%
Narberth Borough	\$185,399	+25%	+2%	60	-18%	-21%
New Hanover Township	\$160,745	N/A	+14%	74	N/A	+37%
Norristown Borough	\$73,063	+12%	-3%	287	-44%	+6%
North Wales Borough	\$126,272	+11%	0%	47	-15%	+9%
Pennsburg Borough	\$101,311	+11%	-7%	20	-35%	-5%
Perkiomen Township	\$114,433	+6%	+1%	70	-4%	+75%
Plymouth Township	\$140,559	+9%	-1%	156	-15%	+8%
Pottstown Borough	\$76,607	+17%	-3%	285	-32%	+8%
Red Hill Borough	\$106,468	+16%	+19%	19	0%	+6%
Rockledge Borough	\$112,885	+18%	-4%	38	+31%	+46%
Royersford Borough	\$94,350	+30%	-2%	47	-51%	+9%
Salford Township	\$203,250	+29%	-2%	18	-10%	+38%
Schwenksville Borough	\$73,094	+48%	0%	26	-26%	+53%
Skippack Township	\$145,427	+14%	+2%	64	-36%	+2%
Souderton Borough	\$117,605	+12%	+5%	88	+13%	+31%
Springfield Township	\$167,189	+12%	+9%	249	-7%	+4%
Telford Borough (part)	\$119,427	0%	+7%	34	-17%	+10%
Towamencin Township	\$148,219	+29%	+7%	189	-35%	-7%

MUNICIPALITY	1993 MEAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Trappe Borough	\$124,855	+2%	0%	27	-13%	-10%
Upper Dublin Township	\$192,633	+11%	+1%	317	-7%	+26%
Upper Frederick Township	\$155,070	N/A	+17%	17	N/A	-15%
Upper Gwynedd Township	\$154,343	-8%	-6%	184	+21%	-9%
Upper Hanover Township	\$138,421	+3%	+2%	41	+3%	-11%
Upper Merion Township	\$162,778	+22%	+9%	285	-31%	-4%
Upper Moreland Township	\$137,975	+8%	+7%	246	-19%	-5%
Upper Pottsgrove Township	\$112,725	+9%	+2%	35	-24%	-20%
Upper Providence Township	\$126,437	+28%	-3%	140	-46%	+4%
Upper Salford Township	\$155,688	+22%	+16%	23	0%	+10%
West Conshohocken Borough	\$85,106	+4%	-9%	15	-44%	+67%
West Norriton Township	\$114,648	+2%	-2%	275	-1%	+10%
West Pottsgrove Township	\$85,421	+18%	-7%	46	-29%	+44%
Whitemarsh Township	\$174,214	+4%	-11%	170	-31%	-6%
Whitpain Township	\$209,427	+11%	-1%	165	-28%	+5%
Worcester Township	\$227,145	+27%	+14%	46	-23%	0%

Source: Pennsylvania State Tax Equalization Board, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are for calendar year 1993.

 Delaware Valley Regional Planning Commission, March, 1995.

TABLE C-V
RESIDENTIAL SALES ACTIVITY AND MEDIAN HOME PRICES
IN PHILADELPHIA COUNTY
1988 - 1993

(ZIP CODE) - SECTION	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
19102 - Near West C.C.	\$80,000	-12%	+7%	22	-52%	-19%
19103 - Far West C.C.	\$143,750	-1%	-19%	150	-44%	+39%
19104 - West Philadelphia	\$20,000	-29%	-15%	85	-68%	-4%
19106 - Society Hill	113,000	-18%	-25%	165	-29%	+24%
19107 - Wash. Sq. West	\$104,000	-15%	-17%	38	-58%	-14%
19111 - Fox Chase	\$82,000	+6%	0%	518	-25%	0%
19114 - Torresdale-South	\$86,250	+8%	+4%	276	-36%	-4%
19115 - Bustleton North	\$103,000	+15%	+4%	307	-29%	-6%
19116 - Somerton	\$104,950	+12%	+6%	318	-31%	-19%
19118 - Chestnut Hill	\$151,000	-8%	-11%	159	+35%	+71%
19119 - Mount Airy	\$100,000	+26%	+9%	245	-32%	+3%
19120 - Olney	\$45,000	+29%	+5%	1,018	-37%	+2%
19121 - Fairmount North	\$8,000	+33%	-13%	113	-58%	-6%
19122 - Spring Garden	\$9,287	+41%	-7%	89	-56%	+1%
19123 - Spring Garden S.	\$56,000	+12%	-1%	29	-80%	0%
19124 - Frankford	\$43,900	+11%	0%	662	-41%	+5%
19125 - Kensington	\$26,000	+30%	-4%	233	-58%	+4%
19126 - Oak Lane	\$65,000	+45%	+8%	117	-40%	-3%
19127 - Manayunk	\$65,750	+10%	+3%	68	-57%	+19%
19128 - Roxborough	\$88,000	+14%	+4%	397	-29%	+2%
19129 - East Falls	\$70,500	+1%	-7%	84	-43%	-2%
19130 - Fairmount South	\$89,000	+5%	-1%	195	-48%	+7%
19131 - West Park	\$40,000	+33%	-1%	195	-56%	-8%
19132 - N. Phila. West	\$10,000	+48%	0%	187	-51%	+16%

(ZIP CODE) - SECTION	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
19133 - N. Phila. East	\$3,100	-23%	-11%	260	-49%	+3%
19134 - Richmond	\$26,500	+46%	-11%	740	-41%	+2%
19135 - Tacony	\$57,900	+12%	-2%	301	-41%	-1%
19136 - Holmesburg	\$66,000	+10%	-2%	296	-38%	0%
19137 - Bridesburg	\$47,900	+33%	+6%	85	-41%	+1%
19138 - East Germantown	\$42,500	+52%	+5%	197	-48%	-12%
19139 - West Market	\$26,000	+53%	+13%	165	-61%	-20%
19140 - Nicetown	\$17,900	+63%	+19%	418	-61%	-10%
19141 - Logan	\$39,500	+34%	+4%	158	-58%	-6%
19142 - Paschall	\$33,000	+32%	+3%	269	-43%	-3%
19143 - Kingsessing	\$28,540	+42%	+5%	262	-58%	-11%
19144 - Germantown	\$45,000	+22%	0%	230	-56%	+8%
19145 - Point Breeze	\$42,148	+19%	-6%	388	-45%	0%
19146 - Schuylkill	\$28,000	+12%	0%	235	-64%	+15%
19147 - Southwark	\$65,000	-10%	-18%	311	-58%	0%
19148 - Passyunk	\$43,000	+23%	-7%	423	-52%	-2%
19149 - Boulevard	\$65,000	+8%	-2%	584	-26%	+6%
19150 - Wadsworth	\$59,000	+23%	0%	199	-30%	+8%
19151 - Overbrook	\$63,000	+17%	+3%	308	-29%	+6%
19152 - Bustleton South	\$86,000	+4%	0%	300	-29%	+2%
19153 - Eastwick	\$66,600	+32%	-4%	82	-36%	-18%
19154 - Torresdale North	\$84,000	+12%	0%	337	-18%	-20%

Source: Realist, Inc., Philadelphia, PA, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are for calendar year 1993.

 Delaware Valley Regional Planning Commission, March, 1995.

TABLE C-VI
RESIDENTIAL SALES ACTIVITY AND MEDIAN HOME PRICES
IN BURLINGTON COUNTY
1988 - 1993

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Bass River Township	\$55,000	-32%	-43%	10	-57%	0%
Beverly City	\$80,000	+8%	-2%	7	-83%	-53%
Bordentown City	\$88,500	+11%	-5%	32	-48%	-9%
Bordentown Township	\$104,900	-10%	-5%	68	+24%	+106%
Burlington City	\$87,000	+25%	+4%	71	-42%	+27%
Burlington Township	\$102,500	+28%	+9%	72	-44%	-15%
Chesterfield Township	\$159,000	-1%	+3%	12	-37%	-20%
Cinnaminson Township	\$134,975	+8%	-5%	110	-41%	-10%
Delanco Township	\$93,000	+31%	-9%	23	-48%	-21%
Delran Township	\$128,000	+6%	-2%	84	-40%	-2%
Eastampton Township	\$119,900	+22%	0%	13	-71%	-72%
Edgewater Park Township	\$73,000	+26%	-17%	49	-57%	-13%
Evesham Township	\$125,000	+16%	+4%	513	-28%	-7%
Fieldsboro Borough	\$96,000	-10%	-3%	3	+50%	-25%
Florence Township	\$85,000	+23%	-7%	35	-81%	-63%
Hainesport Township	\$92,900	+16%	-1%	25	-39%	+39%
Lumberton Township	\$90,950	+10%	0%	62	-10%	-22%
Mansfield Township	\$141,750	+11%	+14%	26	+13%	-24%
Maple Shade Township	\$89,700	+14%	-1%	128	+35%	+16%
Medford Township	\$179,900	+6%	+9%	223	+70%	-10%
Medford Lakes Borough	\$125,500	-8%	-3%	18	-80%	-80%

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Moorestown Township	\$181,250	+14%	+16%	176	-11%	+11%
Mt. Holly Township	\$83,500	+19%	+5%	64	-60%	-44%
Mt. Laurel Township	\$110,990	+6%	-2%	568	-8%	+8%
New Hanover Township	\$111,500	+24%	+19%	3	-40%	0%
North Hanover Township	\$164,000	+20%	-11%	26	+30%	+189%
Palmyra Borough	\$105,000	+36%	+5%	19	-84%	-67%
Pemberton Borough	\$82,000	-6%	-4%	5	-55%	+400%
Pemberton Township	\$88,000	+17%	+1%	196	-62%	-7%
Riverside Township	\$94,500	+38%	+11%	37	-70%	-52%
Riverton Borough	\$137,900	0%	+15%	26	-38%	-16%
Shamong Township	\$159,150	+14%	0%	52	-39%	-25%
Southampton Township	\$95,000	+7%	+7%	63	+2%	-47%
Springfield Township	\$149,500	+32%	+11%	12	-25%	-40%
Tabernacle Township	\$155,550	+7%	+1%	88	-3%	+44%
Washington Township	\$92,000	+13%	+11%	5	-17%	+400%
Westampton Township	\$104,000	+6%	-6%	95	+73%	-14%
Willingboro Township	\$88,000	+11%	-2%	281	+2%	-7%
Woodland Township	\$98,000	+5%	-3%	4	-50%	+100%
Wrightstown Borough	\$127,500	+118%	+40%	2	N/A	-50%

Source: New Jersey Division of Taxation, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are based on New Jersey's fiscal year which ends June 30, 1993.

 Delaware Valley Regional Planning Commission, March, 1995.

TABLE C-VII
RESIDENTIAL SALES ACTIVITY AND MEDIAN HOME PRICES
IN CAMDEN COUNTY
1988 - 1993

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Audubon Borough	\$96,000	+16%	-1%	113	-28%	-11%
Audubon Park Borough	N/A	N/A	N/A	N/A	N/A	N/A
Barrington Borough	\$94,000	+13%	-1%	53	-22%	-13%
Bellmawr Borough	\$88,900	+27%	+2%	91	-24%	+1%
Berlin Borough	\$123,500	+39%	+22%	17	-77%	-59%
Berlin Township	\$105,450	+21%	0%	44	-48%	+22%
Brooklawn Borough	\$62,000	+22%	-9%	17	-45%	-6%
Camden City	\$33,000	+55%	+18%	379	-64%	+84%
Cherry Hill Township	\$127,500	+6%	0%	319	-74%	-64%
Chesilhurst Borough	\$71,575	+30%	+6%	14	+27%	+56%
Clementon Borough	\$72,500	+34%	-7%	41	-59%	+3%
Collingswood Borough	\$95,000	+15%	+1%	105	-51%	-34%
Gibbsboro Borough	\$105,000	+35%	+4%	11	-42%	-31%
Gloucester Township	\$100,000	+33%	+9%	223	-72%	-60%
Gloucester City	\$60,750	+38%	+4%	98	-34%	-6%
Haddon Township	\$111,500	+27%	+10%	52	-66%	-63%
Haddonfield Borough	\$163,750	+9%	+3%	200	-4%	+22%
Haddon Heights Borough	\$122,500	+11%	+2%	77	-25%	+12%
Hi-Nella Borough	N/A	N/A	N/A	N/A	N/A	N/A
Laurel Springs Borough	\$97,000	+40%	-3%	9	-47%	-63%
Lawnside Borough	\$89,950	+61%	+12%	12	-29%	-20%
Lindenwold Borough	\$72,700	+25%	+7%	144	-52%	-13%
Magnolia Borough	\$94,971	+35%	+11%	16	-78%	-69%

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Merchantville Borough	\$93,750	+7%	-10%	28	-58%	-22%
Mount Ephraim Borough	\$84,900	+23%	+2%	47	-36%	+12%
Oaklyn Borough	\$95,000	+17%	+1%	51	+24%	+2%
Pennsauken Township	\$86,475	+20%	+2%	318	-47%	-13%
Pine Hill Borough	\$79,950	+29%	0%	66	-59%	-37%
Pine Valley Borough	N/A	N/A	N/A	N/A	N/A	N/A
Runnemede Borough	\$91,000	+26%	+5%	55	-44%	-24%
Somerdale Borough	\$83,350	+17%	-3%	46	-27%	+21%
Stratford Borough	\$96,950	+13%	-5%	60	-19%	-2%
Tavistock Borough	N/A	N/A	N/A	N/A	N/A	N/A
Voorhees Township	\$126,400	+32%	-10%	386	-31%	+13%
Waterford Township	\$96,250	+15%	-7%	98	-30%	-8%
Winslow Township	\$97,500	+30%	+2%	313	-28%	-3%
Woodlynne Borough	\$58,000	+35%	+19%	31	-58%	-6%

Source: New Jersey Division of Taxation, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are based on New Jersey's fiscal year which ends June 30, 1993.

 Delaware Valley Regional Planning Commission, March, 1995.


TABLE C-VIII
RESIDENTIAL SALES ACTIVITY AND MEDIAN HOME PRICES
IN GLOUCESTER COUNTY
1988 - 1993

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Clayton Borough	\$81,375	+51%	+5%	36	-57%	-25%
Deptford Township	\$87,000	+30%	0%	222	-23%	+7%
East Greenwich Township	\$130,000	+25%	+3%	45	-20%	+2%
Elk Township	\$121,000	+77%	+32%	15	+7%	-6%
Franklin Township	\$92,750	+35%	+3%	100	-19%	+2%
Glassboro Borough	\$103,000	+41%	+6%	105	-21%	+7%
Greenwich Township	\$100,750	+24%	+12%	18	-25%	-54%
Harrison Township	\$121,000	+27%	-17%	26	-26%	-37%
Logan Township	\$94,500	+30%	-2%	92	-23%	+2%
Mantua Township	\$95,000	+32%	+2%	90	-19%	+18%
Monroe Township	\$95,000	+27%	+5%	226	-14%	+28%
National Park Borough	\$85,000	+39%	+8%	21	-42%	-25%
Newfield Borough	\$72,750	+24%	-24%	4	-76%	-50%
Paulsboro Borough	\$70,700	+23%	+6%	42	+40%	-9%
Pitman Borough	\$93,000	+33%	-3%	91	-24%	+17%
South Harrison Township	\$152,900	+30%	+18%	19	+73%	+171%
Swedesboro Borough	\$88,829	+62%	+3%	9	-40%	-44%
Washington Township	\$115,000	+26%	+2%	529	-18%	-2%
Wenonah Borough	\$125,000	+25%	-19%	19	-37%	-10%
West Deptford Township	\$95,000	+29%	-4%	142	-34%	-14%
Westville Borough	\$83,950	+29%	-1%	38	-31%	+9%

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOME SALES	PERCENT CHANGE 1988 - 1993	PERCENT CHANGE 1992 - 1993
Woodbury City	\$84,750	+18%	-3%	48	-63%	-56%
Woodbury Heights Borough	\$105,000	+13%	-7%	21	+50%	-25%
Woolwich Township	\$164,900	+154%	+8%	5	-29%	+25%

Source: New Jersey Division of Taxation, as published in the Philadelphia Inquirer, August 7, 1994.

Note: Home prices, number of sales and percentage change figures are based on New Jersey's fiscal year which ends June 30, 1993.

 Delaware Valley Regional Planning Commission, March, 1995.

**TABLE C-IX
RESIDENTIAL SALES ACTIVITY AND MEDIAN HOME PRICES
IN MERCER COUNTY
1988 - 1993**

MUNICIPALITY	1993 MEDIAN PRICE	PERCENT CHANGE 1989 - 1993	PERCENT CHANGE 1992 - 1993	1993 HOMES SALES	PERCENT CHANGE 1989 - 1993	PERCENT CHANGE 1992 - 1993
East Windsor Township	\$114,500	-8%	1%	249	75%	1%
Ewing Township	\$119,500	-7%	-2%	113	-67%	-58%
Hamilton Township	\$117,000	-6%	-2%	921	-9%	12%
Hightstown Borough	\$112,500	-21%	16%	45	-18%	41%
Hopewell Borough	\$180,000	5%	6%	20	-38%	0%
Hopewell Township	\$205,000	-12%	3%	129	7%	-5%
Lawrence Township	\$150,000	1%	6%	346	6%	17%
Pennington Borough	\$245,000	8%	44%	11	-78%	-77%
Princeton Borough	\$255,435	0.2%	9%	72	-1%	-18%
Princeton Township	\$292,000	-17%	-7%	146	28%	-12%
Trenton City	\$72,500	12%	-1%	301	-66%	137%
Washington Township	\$102,000	-22%	-3%	48	-59%	-52%
West Windsor Township	\$255,000	-6%	6%	58	-62%	-76%

Source: New Jersey Division of Taxation, March, 1995.

Note: Home prices, number of sales and percentage change figures are based on New Jersey's fiscal year which ends June 30, 1993. Data from 1988 was not available from the NJ Division of Taxation for Mercer County.

 Delaware Valley Regional Planning Commission, March, 1995.

