

Prudential Fox & Roach, REALTORS HomExpert Market Report

Year End 2008

MAIN LINE

MLS Area	Number of Properties Sold						Median Price of Properties Sold						Average Days on Market				
	2008	2007	2006	2005	2004	% Change in Total Sold 07-08	2008	2007	2006	2005	2004	% Change in Median Sales Price 07-08	% Change in Median Sales Price 05-08	2008	2007	2006	% Change in Avg DOM 07-08
Malvern Bor	22	38	45	51	24	-42%	\$ 362,500	\$ 204,000	\$ 278,500	\$ 244,000	\$ 214,500	78%	49%	70	53	50	32%
Tredyffrin Twp	428	476	513	572	607	-10%	\$ 375,500	\$ 400,000	\$ 360,000	\$ 362,500	\$ 317,000	-6%	4%	60	54	43	12%
Willistown Twp	126	158	167	182	201	-20%	\$ 363,200	\$ 384,000	\$ 364,900	\$ 350,000	\$ 340,000	-5%	4%	80	80	50	0%
Easttown Twp	125	169	161	148	166	-26%	\$ 620,000	\$ 576,000	\$ 750,000	\$ 625,000	\$ 548,000	8%	-1%	66	59	64	11%
Haverford Twp	522	662	635	706	681	-21%	\$ 284,000	\$ 290,000	\$ 289,900	\$ 280,000	\$ 265,000	-2%	1%	57	51	48	12%
Newtown Twp	138	159	147	191	186	-13%	\$ 370,000	\$ 385,000	\$ 385,000	\$ 390,000	\$ 347,500	-4%	-5%	76	65	51	17%
Radnor Twp	252	329	328	366	381	-23%	\$ 585,000	\$ 560,000	\$ 550,000	\$ 554,000	\$ 510,000	4%	6%	75	66	56	14%
Narberth Boro	49	55	57	55	48	-11%	\$ 367,000	\$ 393,000	\$ 400,000	\$ 355,000	\$ 352,000	-7%	3%	80	30	46	167%
Lower Merion Twp	638	857	874	931	928	-26%	\$ 490,000	\$ 517,000	\$ 542,500	\$ 500,000	\$ 492,950	-5%	-2%	69	72	61	-3%

Other Main Line Areas

MLS Area	Number of Properties Sold						Median Price of Properties Sold						Average Days on Market				
	2008	2007	2006	2005	2004	% Change in Total Sold 07-08	2008	2007	2006	2005	2004	% Change in Median Sales Price 07-08	% Change in Median Sales Price 05-08	2008	2007	2006	% Change in Avg DOM 07-08
Ardmore (19003)	143	208	194	191	189	-31%	\$ 279,000	\$ 290,000	\$ 288,800	\$ 262,000	\$ 246,750	-4%	6%	63	71	66	-12%
Bala Cynwyd (19004)	107	148	197	162	144	-28%	\$ 425,000	\$ 471,500	\$ 503,000	\$ 404,500	\$ 399,000	-10%	5%	74	71	45	4%
Berwyn (19312)	128	182	173	158	172	-30%	\$ 566,250	\$ 549,250	\$ 570,000	\$ 521,000	\$ 455,000	3%	9%	59	51	54	14%
Bryn Mawr (19010)	163	214	205	271	282	-24%	\$ 440,000	\$ 532,500	\$ 630,000	\$ 475,000	\$ 468,700	-17%	-7%	72	65	55	10%
Devon (19333)	82	106	120	126	130	-23%	\$ 480,000	\$ 459,000	\$ 419,500	\$ 404,500	\$ 390,000	5%	19%	68	56	59	21%
Gladwyne (19035)	42	53	56	69	76	-21%	\$ 1,101,250	\$ 900,000	\$ 1,159,950	\$ 1,050,000	\$ 897,500	22%	5%	71	72	84	-1%
Haverford (19041)	62	64	82	96	76	-3%	\$ 640,000	\$ 632,500	\$ 535,000	\$ 606,250	\$ 595,000	1%	6%	92	77	64	20%
Merion Station (19066)	36	56	45	81	74	-36%	\$ 502,450	\$ 537,000	\$ 590,000	\$ 565,000	\$ 527,500	-6%	-11%	72	72	44	-1%
Villanova (19085)	60	89	85	105	119	-33%	\$ 865,000	\$ 920,000	\$ 1,000,000	\$ 890,000	\$ 940,000	-6%	-3%	87	75	85	16%
Wayne (19087)	300	383	398	580	609	-22%	\$ 410,000	\$ 432,000	\$ 399,000	\$ 408,750	\$ 355,000	-5%	0%	60	52	42	16%
Wynnewood (19096)	172	196	178	225	210	-12%	\$ 425,000	\$ 434,000	\$ 460,000	\$ 407,500	\$ 404,000	-2%	4%	58	58	52	0%

* Attribute to HomExpert Market Report, a product of the Prudential Fox & Roach Realtors Research Division
Information based on MLS data and deemed accurate, but not guaranteed.