

Prudential Fox & Roach, REALTORS HomExpert Market Report

Year End 2009

MAIN LINE

MLS Area	Number of Properties Sold				Median Price of Properties Sold				Average Days on Market									
	2009	2008	2007	2006	% Change in Total Sold 08-09	% Change in Total Sold 06-09	2009	2008	2007	2006	% Change in Median Sales Price 08-09	% Change in Median Sales Price 06-09	2009	2008	2007	2006	% Change in Avg DOM 08-09	% Change in Avg DOM 06-09
Malvern Bor	33	22	38	45	50.0%	-26.7%	\$ 241,000	\$ 362,500	\$ 204,000	\$ 278,500	-33.5%	-13.5%	89	70	53	50	27.3%	77.5%
Tredyffrin Twp	373	428	476	513	-12.9%	-27.3%	\$ 373,000	\$ 375,500	\$ 400,000	\$ 360,000	-0.7%	3.6%	68	60	54	43	12.7%	57.0%
Willistown Twp	124	126	158	167	-1.6%	-25.7%	\$ 336,750	\$ 363,200	\$ 384,000	\$ 364,900	-7.3%	-7.7%	94	80	80	50	16.6%	86.6%
Easttown Twp	128	125	169	161	2.4%	-20.5%	\$ 432,000	\$ 620,000	\$ 576,000	\$ 750,000	-30.3%	-42.4%	61	66	59	64	-6.4%	-3.6%
Haverford Twp	509	522	662	635	-2.5%	-19.8%	\$ 277,500	\$ 284,000	\$ 290,000	\$ 289,900	-2.3%	-4.3%	76	57	51	48	34.2%	57.8%
Newtown Twp	111	138	159	147	-19.6%	-24.5%	\$ 316,000	\$ 370,000	\$ 385,000	\$ 385,000	-14.6%	-17.9%	85	76	65	51	12.6%	65.4%
Radnor Twp	268	252	329	328	6.3%	-18.3%	\$ 490,000	\$ 585,000	\$ 560,000	\$ 550,000	-16.2%	-10.9%	90	75	66	56	20.0%	61.6%
Narberth Boro	37	49	55	57	-24.5%	-35.1%	\$ 325,000	\$ 367,000	\$ 393,000	\$ 400,000	-11.4%	-18.8%	68	80	30	46	-15.4%	47.4%
Lower Merion Twp	574	638	857	874	-10.0%	-34.3%	\$ 458,750	\$ 490,000	\$ 517,000	\$ 542,500	-6.4%	-15.4%	96	69	72	61	38.5%	58.0%
TOTAL	2,157	2,300	2,903	2,927	-6.2%	-26.3%	\$ 349,000	\$ 379,000	\$ 389,000	\$ 390,000	-7.9%	-10.5%	82	67	62	53	22.4%	54.7%

Other Main Line Areas

MLS Area	Number of Properties Sold				Median Price of Properties Sold				Average Days on Market									
	2009	2008	2007	2006	% Change in Total Sold 08-09	% Change in Total Sold 06-09	2009	2008	2007	2006	% Change in Median Sales Price 08-09	% Change in Median Sales Price 06-09	2009	2008	2007	2006	% Change in Avg DOM 08-09	% Change in Avg DOM 06-09
Ardmore	147	143	208	194	2.8%	-24.2%	\$ 265,000	\$ 279,000	\$ 290,000	\$ 288,800	-5.0%	-8.2%	78	63	71	66	22.9%	17.2%
Bala Cynwyd	83	107	148	197	-22.4%	-57.9%	\$ 425,000	\$ 425,000	\$ 471,500	\$ 503,000	0.0%	-15.5%	81	74	71	45	9.6%	80.7%
Bryn Mawr	161	163	214	205	-1.2%	-21.5%	\$ 499,000	\$ 440,000	\$ 532,500	\$ 630,000	13.4%	-20.8%	108	72	65	55	50.1%	94.7%
Devon	111	82	106	120	35.4%	-7.5%	\$ 260,119	\$ 480,000	\$ 459,000	\$ 419,500	-45.8%	-38.0%	57	68	56	59	-16.0%	-3.7%
Gladwyne	34	42	53	56	-19.0%	-39.3%	\$ 727,500	\$ 1,101,250	\$ 900,000	\$ 1,159,950	-33.9%	-37.3%	100	71	72	84	39.8%	19.3%
Merion Station	56	36	56	45	55.6%	24.4%	\$ 472,500	\$ 502,450	\$ 537,000	\$ 590,000	-6.0%	-19.9%	103	72	72	44	43.7%	135.8%
Villanova	63	60	89	85	5.0%	-25.9%	\$ 750,000	\$ 865,000	\$ 920,000	\$ 1,000,000	-13.3%	-25.0%	118	87	75	85	35.3%	38.2%
Wayne	292	300	383	398	-2.7%	-26.6%	\$ 382,250	\$ 410,000	\$ 432,000	\$ 399,000	-6.8%	-4.2%	76	60	52	42	26.3%	80.2%
Wynnewood	158	172	196	178	-8.1%	-11.2%	\$ 410,000	\$ 425,000	\$ 434,000	\$ 460,000	-3.5%	-10.9%	75	58	58	52	29.8%	44.4%
Haverford (19041)	58	62	64	82	-6.5%	-29.3%	\$ 770,750	\$ 640,000	\$ 632,500	\$ 535,000	20.4%	44.1%	79	92	77	64	-13.7%	23.3%
For Berwyn (19312)	100	128	182	173	-21.9%	-42.2%	\$ 510,000	\$ 566,250	\$ 549,250	\$ 570,000	-9.9%	-10.5%	68	59	51	54	15.8%	25.6%

* 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.