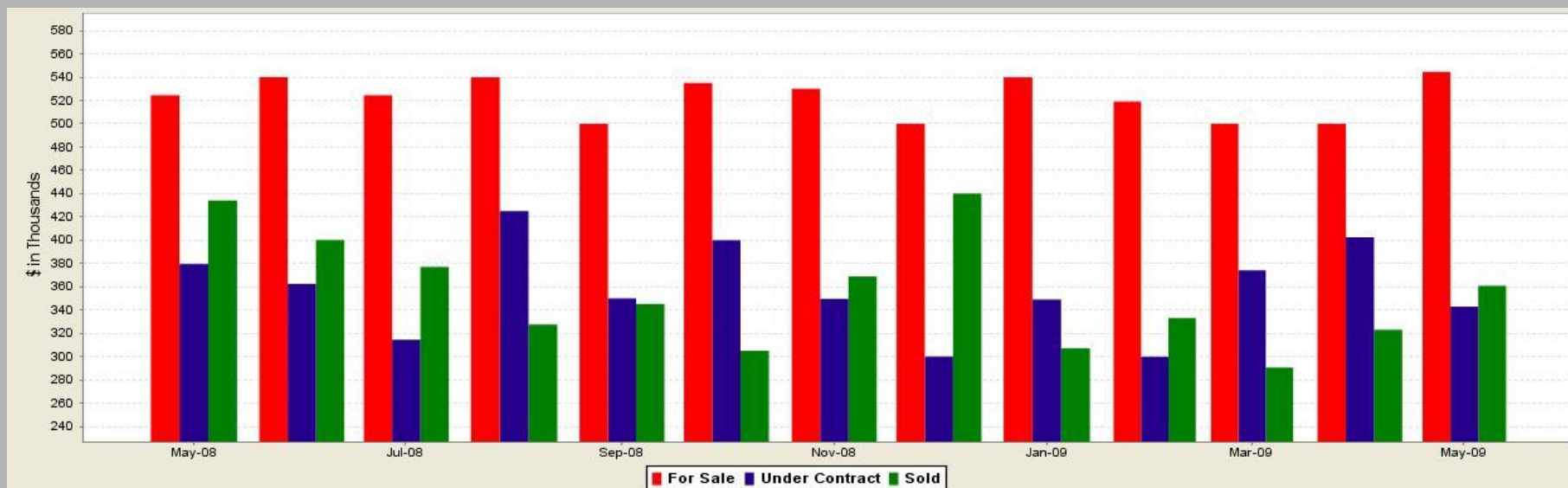


# Market Dynamics

## Median Price (FS, UC, Sold)

### 1 Year (Monthly) 05/01/08 - 05/31/09

PFR - Malvern/paoli



#### KEY INFORMATION

	May-08	May-09	Median Price Change	Percent Change
For Sale	524,500	544,450	19,950	3.8
Under Contract	379,500	342,900	-36,600	-9.6
Sold	434,000	360,800	-73,200	-16.9



MLS: TRND	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Great Valley	Residential: (Single Family, Twin/Semi-Detached, Unit/Flat, Row/Townhouse/Cluster)			Sq Ft: All		

**Market Dynamics**  
**Median Price (FS, UC, Sold)**  
**1 Year (Monthly) 05/01/08 - 05/31/09**

PFR - Malvern/paoli

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
May-09	544,450	278	342,900	19	360,800	32	582,500	24	567,400	62
Apr-09	500,000	253	402,450	22	323,000	13	749,900	15	474,900	53
Mar-09	499,900	241	374,000	23	290,500	18	532,000	18	399,900	55
Feb-09	519,000	213	299,900	11	333,000	19	452,000	16	477,450	48
Jan-09	539,900	213	349,000	27	307,000	14	729,000	21	479,900	34
Dec-08	499,900	214	299,950	14	440,000	9	449,900	21	384,900	18
Nov-08	530,000	244	349,500	11	368,750	20	774,500	37	409,900	34
Oct-08	535,000	245	399,900	13	305,000	26	892,450	22	459,900	49
Sep-08	499,900	240	350,000	27	345,000	25	334,900	17	374,900	47
Aug-08	539,925	240	425,000	27	327,500	28	592,000	20	515,000	31
Jul-08	524,500	267	314,500	23	377,000	41	679,000	35	379,000	41
Jun-08	540,000	285	362,400	32	400,000	59	595,000	27	504,450	44
May-08	524,500	315	379,500	43	434,000	27	600,000	25	449,900	65