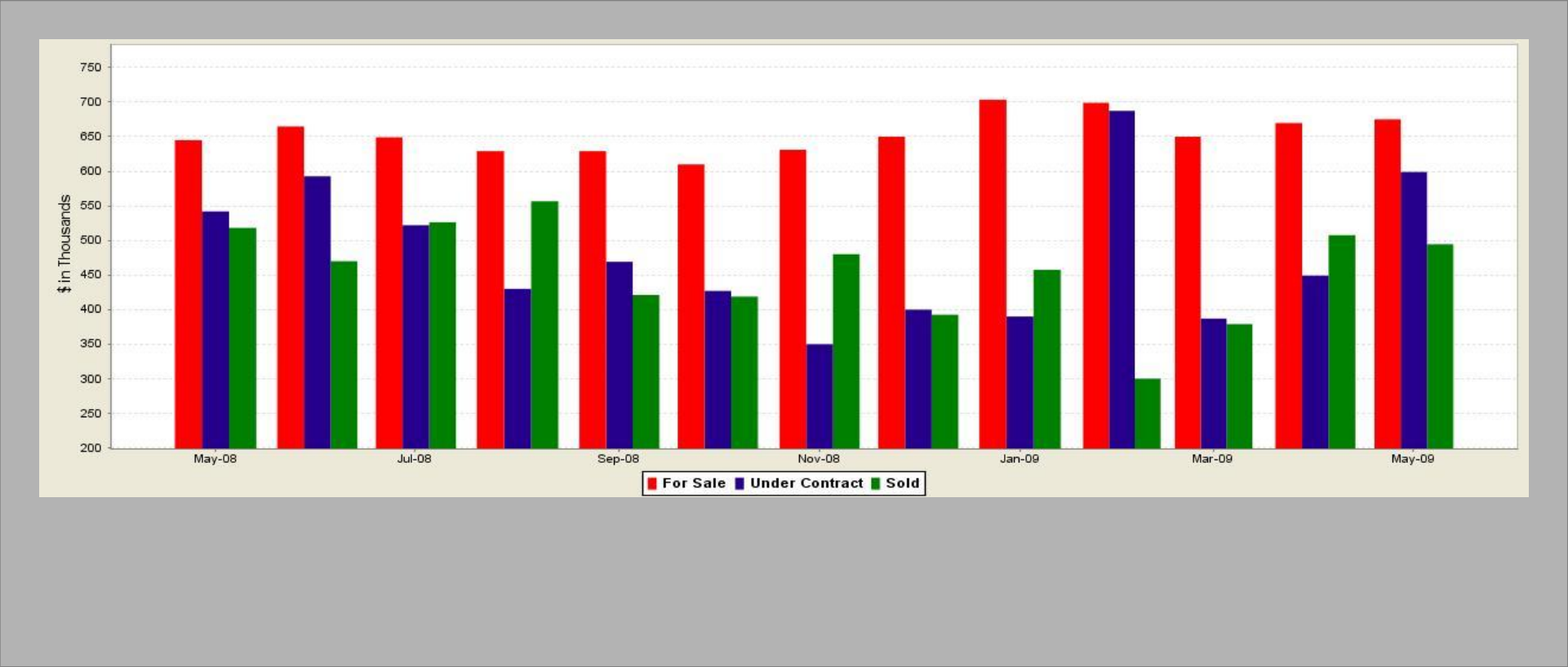


Market Dynamics

Median Price (FS, UC, Sold)

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



KEY INFORMATION

	May-08	May-09	Median Price Change	Percent Change
For Sale	645,000	675,000	30,000	4.7
Under Contract	542,000	599,000	57,000	10.5
Sold	518,000	494,500	-23,500	-4.5

For Sale
+5%

UC
+11%

Sold
-5%

MLS: TRenD	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Lower Merion	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	675,000	717	599,000	59	494,500	38	631,900	71	589,000	116
Apr-09	669,750	694	449,000	35	507,500	37	662,500	58	625,950	144
Mar-09	650,000	641	386,950	38	379,000	23	655,000	53	587,450	126
Feb-09	699,000	582	687,450	34	300,000	25	1,025,000	33	556,500	102
Jan-09	703,450	564	389,900	23	457,500	34	800,000	61	749,900	93
Dec-08	650,000	558	399,899	31	392,500	42	524,950	56	599,000	32
Nov-08	630,950	616	349,900	33	480,000	28	539,000	57	590,000	58
Oct-08	610,000	671	426,900	36	418,750	46	624,900	77	525,000	95
Sep-08	629,000	689	469,000	43	421,100	36	719,500	70	570,000	130
Aug-08	629,000	673	429,900	49	556,600	79	695,000	65	504,450	88
Jul-08	649,000	702	522,000	48	526,167	71	775,000	69	579,900	141
Jun-08	664,750	682	592,750	56	470,000	88	765,000	65	634,900	125
May-08	645,000	695	542,000	76	518,000	61	624,900	59	650,000	147