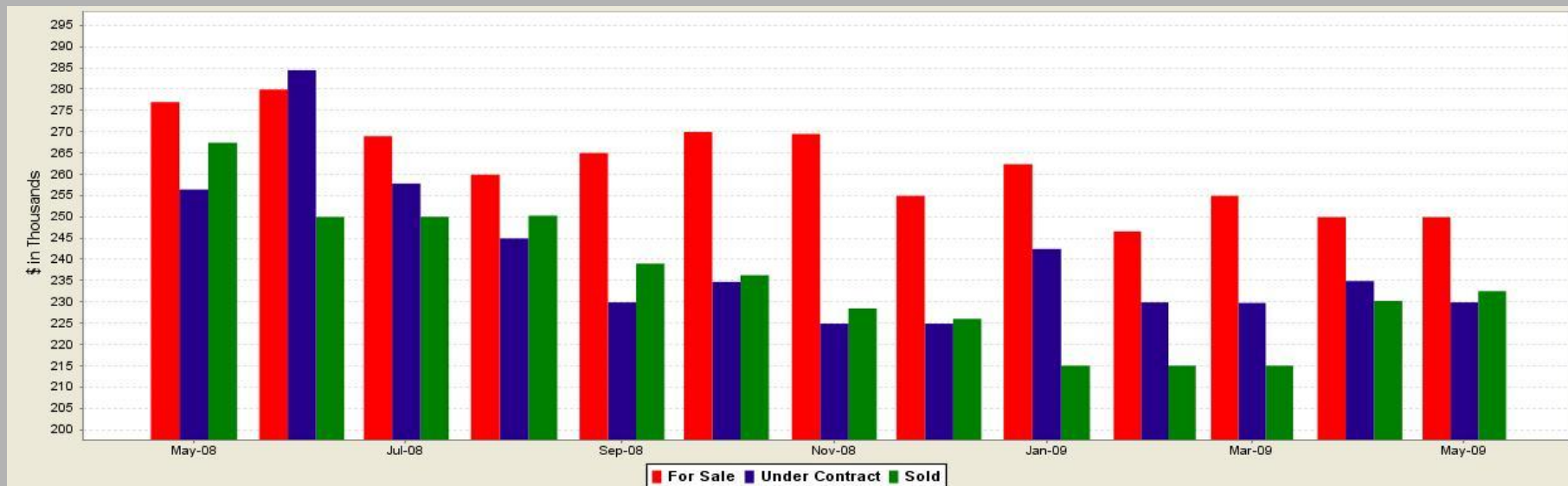


Market Dynamics

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	276,950	249,900	-27,050	-9.8
Under Contract	256,400	229,900	-26,500	-10.3
Sold	267,400	232,500	-34,900	-13.1



MLS: TRenD	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Phoenixville Area	Residential: (Single Family, Twin/Semi-Detached, Unit/Flat, Row/Townhouse/Cluster)	10315, 10326, 10327				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	249,900	282	229,900	31	232,500	29	428,750	14	242,000	61
Apr-09	249,900	267	234,900	29	230,200	37	244,900	17	226,800	57
Mar-09	254,900	269	229,750	36	215,000	27	249,990	23	263,750	64
Feb-09	246,550	246	229,900	24	215,000	30	224,900	17	239,900	56
Jan-09	262,350	256	242,450	34	215,000	13	377,448	32	255,000	57
Dec-08	254,900	268	224,900	23	226,000	25	244,900	46	219,900	23
Nov-08	269,450	290	224,900	20	228,450	22	322,875	25	274,950	42
Oct-08	269,900	297	234,700	20	236,250	26	315,000	29	255,000	45
Sep-08	265,000	319	229,900	30	239,000	31	267,990	37	289,900	69
Aug-08	259,900	293	244,900	23	250,250	32	254,449	20	224,900	45
Jul-08	268,950	320	257,800	33	250,000	43	300,000	39	249,900	55
Jun-08	279,900	331	284,450	36	249,950	44	369,900	30	290,000	67
May-08	276,950	320	256,400	30	267,400	35	399,900	21	278,900	63