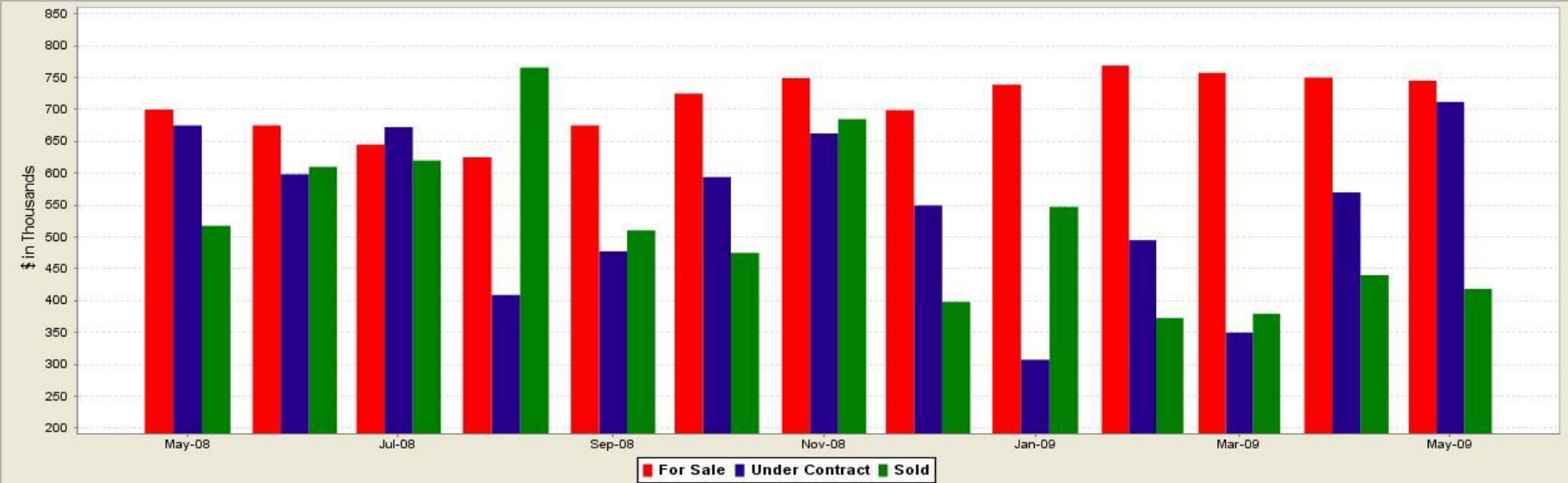


# Market Dynamics

## 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	699,900	745,250	45,350	6.5
Under Contract	675,000	711,950	36,950	5.5
Sold	517,500	418,500	-99,000	-19.1

For Sale  
+6%

UC  
+5%

Sold  
-19%

MLS: TReND	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Radnor School	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	745,250	270	711,950	28	418,500	22	634,000	23	634,000	59
Apr-09	750,000	248	569,900	15	440,000	8	863,916	22	699,900	76
Mar-09	757,500	202	350,000	15	379,500	14	729,000	15	724,900	41
Feb-09	769,000	191	494,950	18	373,000	15	1,027,000	12	727,400	42
Jan-09	739,000	184	307,450	14	547,350	16	749,000	21	594,000	32
Dec-08	699,000	195	549,500	16	398,250	10	629,900	27	600,000	17
Nov-08	749,000	205	662,500	10	685,000	9	450,000	17	755,000	21
Oct-08	725,000	219	594,000	12	475,000	19	849,000	23	909,500	34
Sep-08	675,000	221	477,450	12	510,500	16	817,624	24	749,000	45
Aug-08	625,000	215	409,000	17	765,750	37	719,500	22	609,950	28
Jul-08	645,000	243	672,450	20	620,000	39	649,450	36	609,500	48
Jun-08	675,000	254	598,500	35	610,000	33	952,000	26	535,000	54
May-08	699,900	263	675,000	33	517,500	22	824,500	24	542,000	65