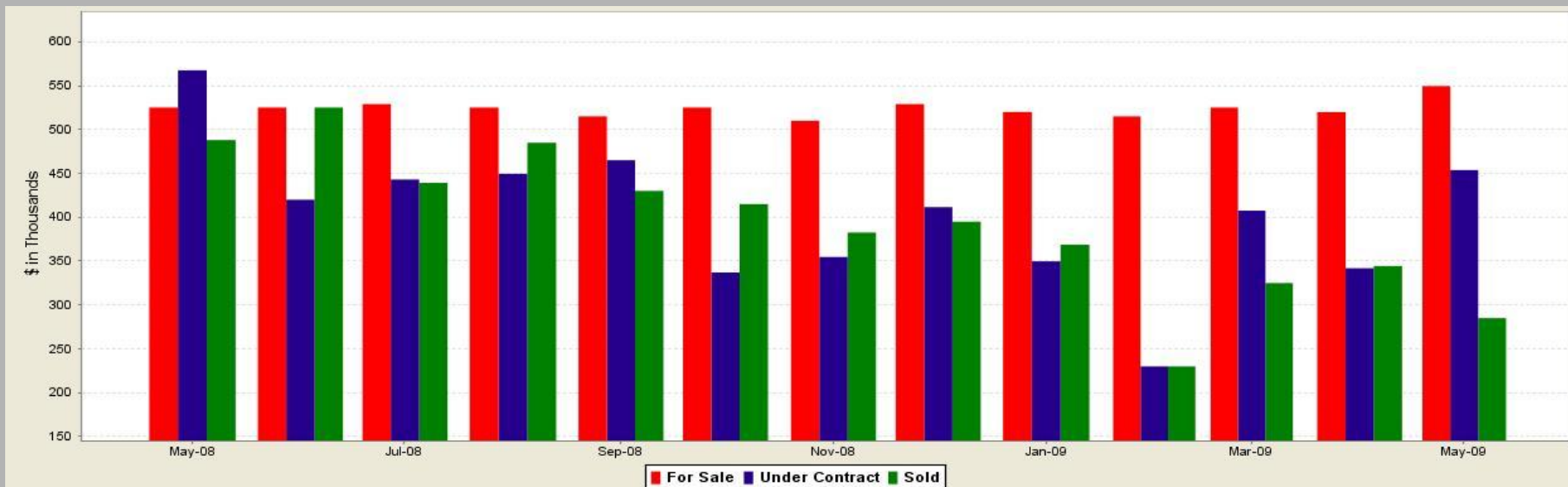


Market Dynamics

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	525,000	549,450	24,450	4.7
Under Contract	567,450	453,750	-113,700	-20.0
Sold	488,000	285,000	-203,000	-41.6



MLS: TReND	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Tredyffrin-	Residential: (Single Family, Twin/Semi-Detached, Unit/Flat, Row/Townhouse/Cluster)					Sq Ft: All
	10343, 10355					

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	549,450	416	453,750	42	285,000	33	400,000	35	539,900	91
Apr-09	519,900	398	341,900	28	344,500	26	489,900	45	490,000	113
Mar-09	525,000	350	407,500	34	325,000	19	725,000	31	519,450	86
Feb-09	514,950	334	230,000	37	230,000	41	649,500	33	400,000	71
Jan-09	520,000	321	349,900	23	368,750	32	539,000	35	409,000	69
Dec-08	529,000	300	411,500	24	395,000	33	522,400	24	457,500	31
Nov-08	510,000	345	354,700	32	382,500	29	498,000	44	364,900	43
Oct-08	525,000	373	337,000	32	415,000	38	545,000	39	572,500	69
Sep-08	514,900	390	465,000	39	430,000	53	599,000	47	475,000	99
Aug-08	525,000	364	449,500	45	485,000	67	524,900	28	469,900	73
Jul-08	529,000	399	443,000	65	439,250	62	579,000	43	499,900	73
Jun-08	525,000	416	419,950	58	525,000	70	546,950	32	539,000	91
May-08	525,000	425	567,450	56	488,000	51	512,450	42	499,450	128