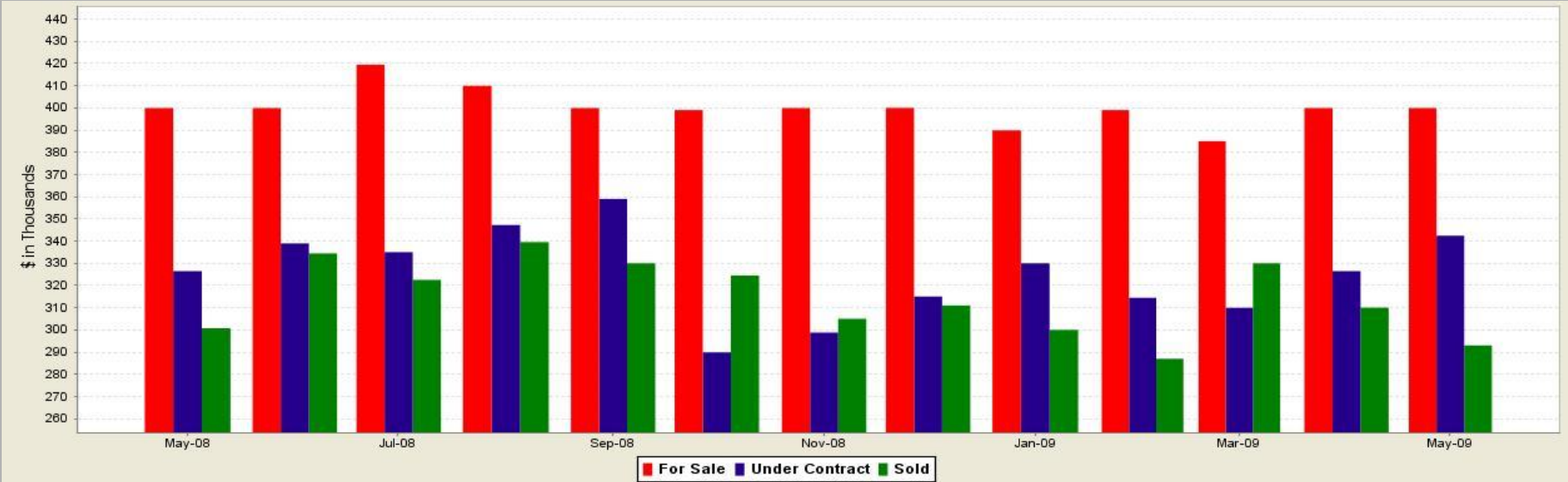


Market Dynamics

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	399,900	399,900	0	0.0
Under Contract	326,450	342,450	16,000	4.9
Sold	300,750	293,000	-7,750	-2.6

For Sale
0%

UC
+5%

Sold
-3%

MLS: TReND	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: West Chester	Residential: (Single Family, Twin/Semi-Detached, Unit/Flat, Row/Townhouse/Cluster)			Sq Ft: All		
	10353, 10352, 10351, 10341, 10301, 10366, 10367					

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	399,900	746	342,450	70	293,000	71	446,955	58	349,950	142
Apr-09	399,900	719	326,500	62	310,000	79	369,999	53	369,900	170
Mar-09	385,000	665	309,950	86	330,000	63	349,950	30	349,900	159
Feb-09	399,000	628	314,500	68	287,000	46	402,450	54	349,900	137
Jan-09	389,900	609	330,000	54	300,000	29	367,500	64	330,000	110
Dec-08	400,000	603	315,000	41	311,000	48	489,000	63	389,000	65
Nov-08	399,900	629	298,825	38	305,000	61	439,000	53	379,900	79
Oct-08	399,000	650	289,900	49	324,500	62	450,000	51	339,500	120
Sep-08	399,900	654	359,000	67	330,000	89	435,000	57	374,990	129
Aug-08	409,950	644	347,200	68	339,500	121	450,000	51	352,500	114
Jul-08	419,450	738	335,000	113	322,500	118	522,000	95	419,000	171
Jun-08	399,900	749	339,000	99	334,450	94	431,700	83	357,950	188
May-08	399,900	712	326,450	88	300,750	102	428,310	56	365,950	158