

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

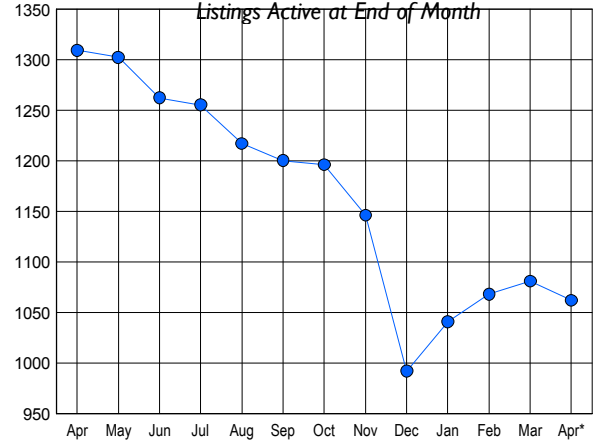
## CONDO & COOPS

### April 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	63	26	142.3	257	88	192.0
150,000 - 199,999	54	61	-11.5	231	247	-6.5
200,000 - 299,999	94	178	-47.2	283	549	-48.5
300,000 - 399,999	52	72	-27.8	142	232	-38.8
400,000 - 499,999	16	28	-42.9	54	84	-35.7
500,000 - 599,999	10	11	-9.1	39	47	-17.0
600,000 - 699,999	7	11	-36.4	9	23	-60.9
700,000 - 799,999	3	4	-25.0	9	10	-10.0
800,000 - 899,999	1	3	-66.7	9	6	50.0
900,000 - 999,999	1	3	-66.7	3	2	50.0
1,000,000 - 1,249,999	0	2	-100.0	7	4	75.0
1,250,000 - 1,499,999	0	1	-100.0	6	6	0.0
1,500,000 +	3	2	50.0	13	11	18.2
<b>TOTALS</b>	<b>304</b>	<b>402</b>	<b>-24.4</b>	<b>1062</b>	<b>1309</b>	<b>-18.9</b>

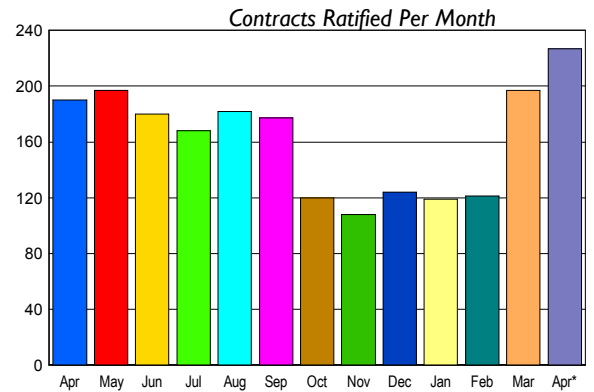
### INVENTORY TREND



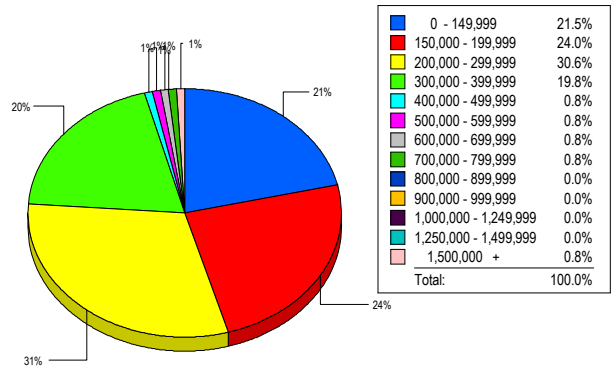
### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	54	11	390.9	152	39	289.7
150,000 - 199,999	45	36	25.0	127	86	47.7
200,000 - 299,999	62	72	-13.9	183	255	-28.2
300,000 - 399,999	43	47	-8.5	122	140	-12.9
400,000 - 499,999	6	6	0.0	28	31	-9.7
500,000 - 599,999	7	9	-22.2	14	29	-51.7
600,000 - 699,999	6	1	500.0	10	11	-9.1
700,000 - 799,999	1	3	-66.7	2	6	-66.7
800,000 - 899,999	1	1	0.0	1	2	-50.0
900,000 - 999,999	0	1	-100.0	1	2	-50.0
1,000,000 - 1,249,999	1	2	-50.0	2	6	-66.7
1,250,000 - 1,499,999	0	0	0.0	2	1	100.0
1,500,000 +	1	1	0.0	2	6	-66.7
<b>TOTALS</b>	<b>227</b>	<b>190</b>	<b>19.5</b>	<b>646</b>	<b>614</b>	<b>5.2</b>

### SALES TREND



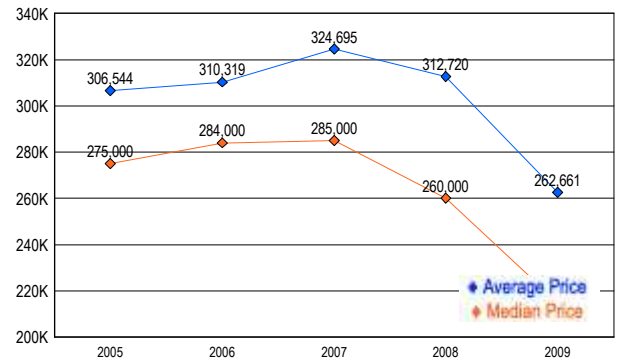
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	26	9	188.9	88	28	214.3
150,000 - 199,999	29	16	81.3	93	48	93.8
200,000 - 299,999	37	51	-27.5	124	192	-35.4
300,000 - 399,999	24	19	26.3	72	90	-20.0
400,000 - 499,999	1	6	-83.3	18	28	-35.7
500,000 - 599,999	1	6	-83.3	8	26	-69.2
600,000 - 699,999	1	0	100.0	2	4	-50.0
700,000 - 799,999	1	0	100.0	2	4	-50.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	1	-100.0	0	1	-100.0
1,000,000 - 1,249,999	0	1	-100.0	0	4	-100.0
1,250,000 - 1,499,999	0	0	0.0	3	0	-300.0
1,500,000 +	1	1	0.0	3	4	-25.0
<b>TOTALS</b>	<b>121</b>	<b>110</b>	<b>10.0</b>	<b>413</b>	<b>429</b>	<b>-3.7</b>

### AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (MRIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported in