

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

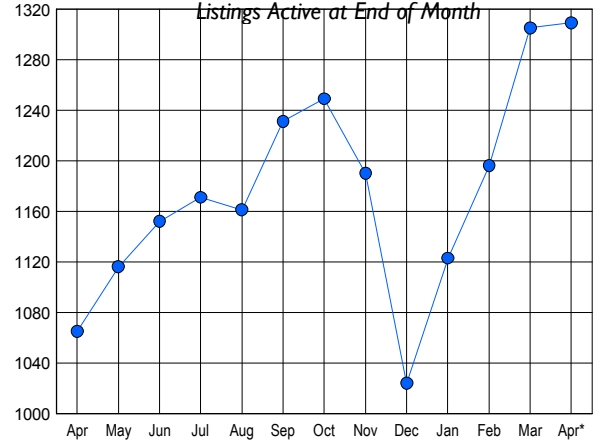
CONDO & COOPS

April 2008

LISTINGS

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	26	6	333.3	88	24	266.7
150,000 - 199,999	61	45	35.6	247	83	197.6
200,000 - 299,999	178	198	-10.1	549	419	31.0
300,000 - 399,999	72	129	-44.2	232	300	-22.7
400,000 - 499,999	28	42	-33.3	84	123	-31.7
500,000 - 599,999	11	31	-64.5	47	59	-20.3
600,000 - 699,999	11	7	57.1	23	21	9.5
700,000 - 799,999	4	3	33.3	10	15	-33.3
800,000 - 899,999	3	4	-25.0	6	8	-25.0
900,000 - 999,999	3	1	200.0	2	5	-60.0
1,000,000 - 1,249,999	2	3	-33.3	4	3	33.3
1,250,000 - 1,499,999	1	3	-66.7	6	3	100.0
1,500,000 +	2	4	-50.0	11	2	450.0
TOTALS	402	476	-15.5	1309	1065	22.9

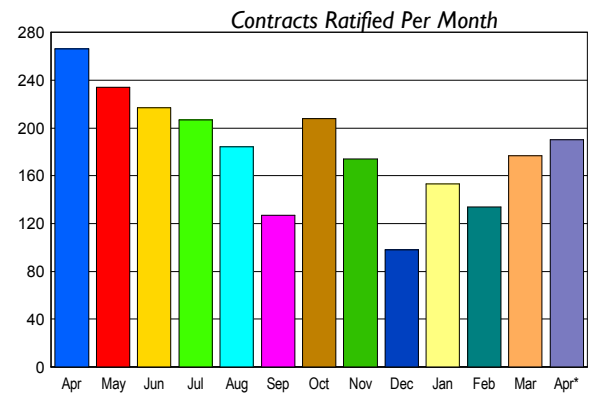
INVENTORY TREND



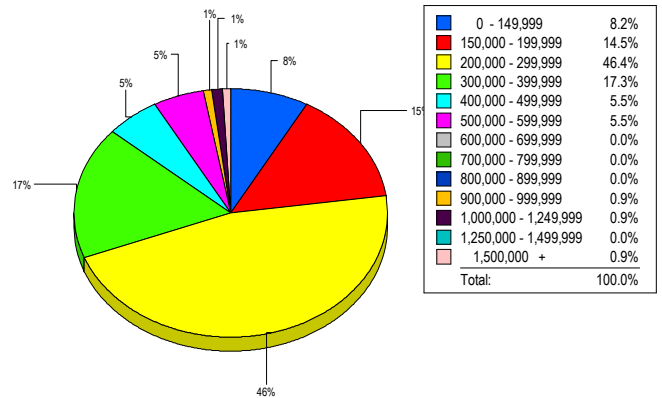
CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	11	4	175.0	39	13	200.0
150,000 - 199,999	36	34	5.9	86	91	-5.5
200,000 - 299,999	72	123	-41.5	255	406	-37.2
300,000 - 399,999	47	59	-20.3	140	258	-45.7
400,000 - 499,999	6	21	-71.4	31	108	-71.3
500,000 - 599,999	9	11	-18.2	29	34	-14.7
600,000 - 699,999	1	4	-75.0	11	24	-54.2
700,000 - 799,999	3	3	0.0	6	11	-45.5
800,000 - 899,999	1	1	0.0	2	4	-50.0
900,000 - 999,999	1	1	0.0	2	4	-50.0
1,000,000 - 1,249,999	2	0	200.0	6	0	600.0
1,250,000 - 1,499,999	0	2	-100.0	1	6	-83.3
1,500,000 +	1	3	-66.7	6	4	50.0
TOTALS	190	266	-28.6	614	963	-36.2

SALES TREND



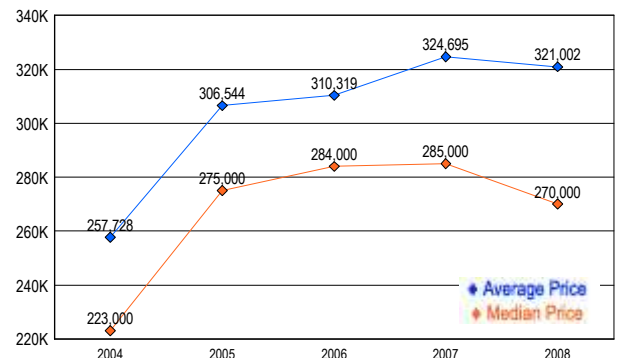
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	9	4	125.0	28	10	180.0
150,000 - 199,999	16	19	-15.8	48	76	-36.8
200,000 - 299,999	51	90	-43.3	192	359	-46.5
300,000 - 399,999	19	51	-62.7	90	238	-62.2
400,000 - 499,999	6	35	-82.9	28	89	-68.5
500,000 - 599,999	6	12	-50.0	26	28	-7.1
600,000 - 699,999	0	3	-100.0	4	17	-76.5
700,000 - 799,999	0	2	-100.0	4	6	-33.3
800,000 - 899,999	0	1	-100.0	0	1	-100.0
900,000 - 999,999	1	2	-50.0	1	6	-83.3
1,000,000 - 1,249,999	1	0	100.0	4	0	-400.0
1,250,000 - 1,499,999	0	0	0.0	0	3	-100.0
1,500,000 +	1	1	0.0	4	1	300.0
TOTALS	110	220	-50.0	429	834	-48.6

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