

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

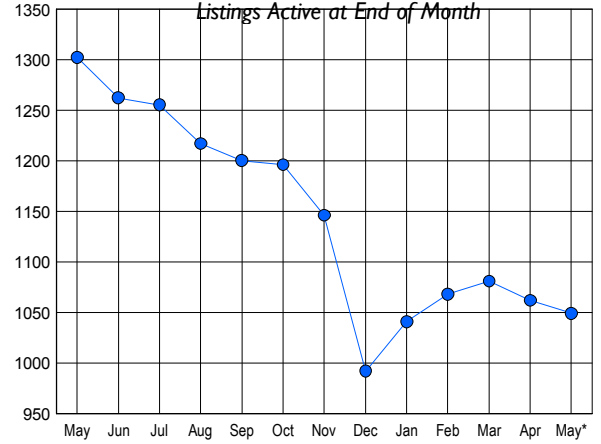
## CONDO & COOPS

### May 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	67	26	157.7	260	117	122.2
150,000 - 199,999	51	61	-16.4	217	250	-13.2
200,000 - 299,999	108	149	-27.5	281	542	-48.2
300,000 - 399,999	63	67	-6.0	151	206	-26.7
400,000 - 499,999	22	33	-33.3	46	72	-36.1
500,000 - 599,999	10	18	-44.4	36	53	-32.1
600,000 - 699,999	4	6	-33.3	6	19	-68.4
700,000 - 799,999	3	3	0.0	10	11	-9.1
800,000 - 899,999	1	2	-50.0	11	8	37.5
900,000 - 999,999	1	0	100.0	4	0	0.0
1,000,000 - 1,249,999	2	0	200.0	7	4	75.0
1,250,000 - 1,499,999	1	3	-66.7	7	9	-22.2
1,500,000 +	1	1	0.0	13	11	18.2
<b>TOTALS</b>	<b>334</b>	<b>369</b>	<b>-9.5</b>	<b>1049</b>	<b>1302</b>	<b>-19.4</b>

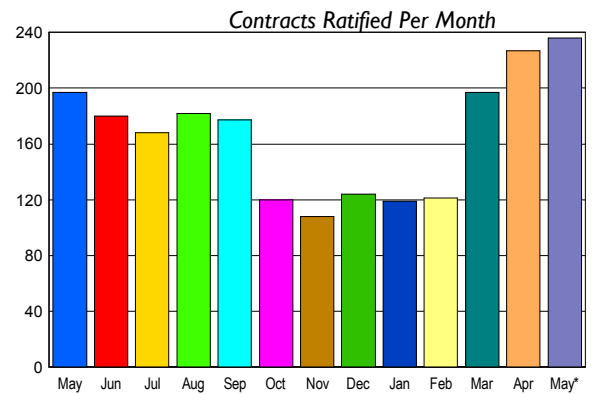
### INVENTORY TREND



### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	58	7	728.6	206	48	329.2
150,000 - 199,999	54	35	54.3	175	115	52.2
200,000 - 299,999	57	78	-26.9	237	328	-27.7
300,000 - 399,999	33	38	-13.2	155	176	-11.9
400,000 - 499,999	18	21	-14.3	46	53	-13.2
500,000 - 599,999	7	7	0.0	22	37	-40.5
600,000 - 699,999	3	5	-40.0	13	16	-18.8
700,000 - 799,999	2	2	0.0	3	8	-62.5
800,000 - 899,999	2	1	100.0	3	3	0.0
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	1	0	100.0	3	6	-50.0
1,250,000 - 1,499,999	1	0	100.0	3	1	200.0
1,500,000 +	0	3	-100.0	2	8	-75.0
<b>TOTALS</b>	<b>236</b>	<b>197</b>	<b>19.8</b>	<b>869</b>	<b>801</b>	<b>8.5</b>

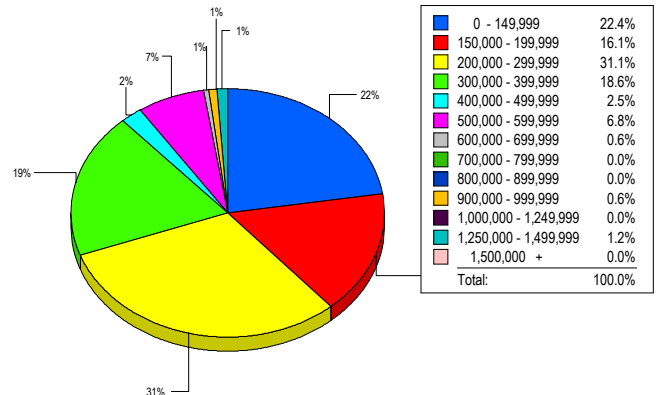
### SALES TREND



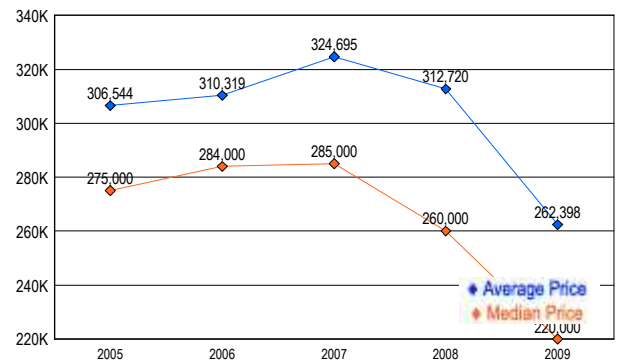
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	36	11	227.3	129	40	222.5
150,000 - 199,999	26	22	18.2	123	74	66.2
200,000 - 299,999	50	59	-15.3	181	256	-29.3
300,000 - 399,999	30	49	-38.8	107	142	-24.6
400,000 - 499,999	4	10	-60.0	22	38	-42.1
500,000 - 599,999	11	6	83.3	19	33	-42.4
600,000 - 699,999	1	4	-75.0	3	8	-62.5
700,000 - 799,999	0	2	-100.0	2	6	-66.7
800,000 - 899,999	0	0	0.0	0	1	-100.0
900,000 - 999,999	1	0	100.0	1	1	0.0
1,000,000 - 1,249,999	0	0	0.0	0	4	-100.0
1,250,000 - 1,499,999	2	0	200.0	5	0	-500.0
1,500,000 +	0	1	-100.0	3	5	-40.0
<b>TOTALS</b>	<b>161</b>	<b>164</b>	<b>-1.8</b>	<b>595</b>	<b>608</b>	<b>-2.1</b>

### MARKET BY PRICE RANGE



### 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