

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

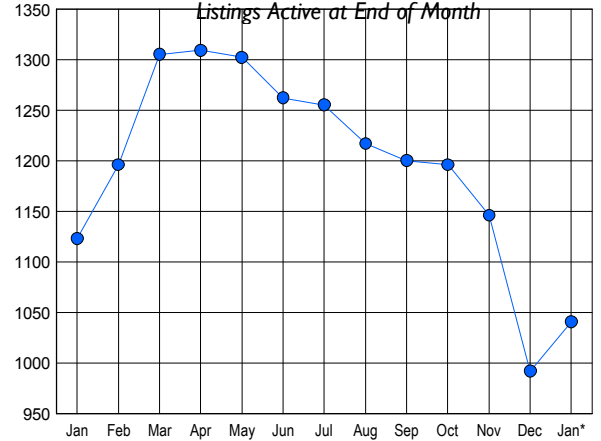
## CONDO & COOPS

### January 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	39	24	62.5	203	66	207.6
150,000 - 199,999	55	46	19.6	250	182	37.4
200,000 - 299,999	77	173	-55.5	292	495	-41.0
300,000 - 399,999	42	77	-45.5	141	215	-34.4
400,000 - 499,999	19	21	-9.5	58	77	-24.7
500,000 - 599,999	10	21	-52.4	34	47	-27.7
600,000 - 699,999	5	6	-16.7	10	13	-23.1
700,000 - 799,999	5	5	0.0	10	9	11.1
800,000 - 899,999	2	2	0.0	8	4	100.0
900,000 - 999,999	0	0	0.0	3	1	200.0
1,000,000 - 1,249,999	2	0	200.0	7	7	0.0
1,250,000 - 1,499,999	1	0	100.0	13	1	1200.0
1,500,000 +	3	0	300.0	12	6	100.0
<b>TOTALS</b>	<b>260</b>	<b>375</b>	<b>-30.7</b>	<b>1041</b>	<b>1123</b>	<b>-7.3</b>

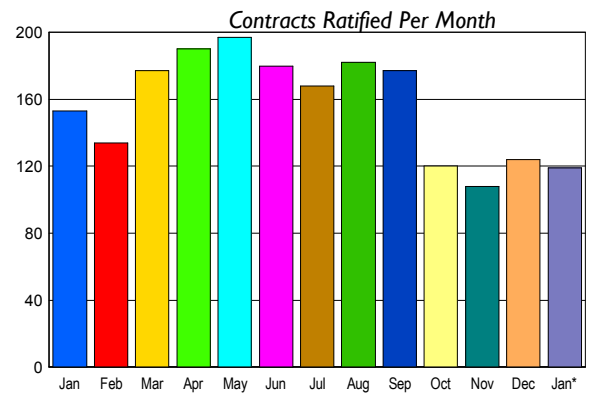
### INVENTORY TREND



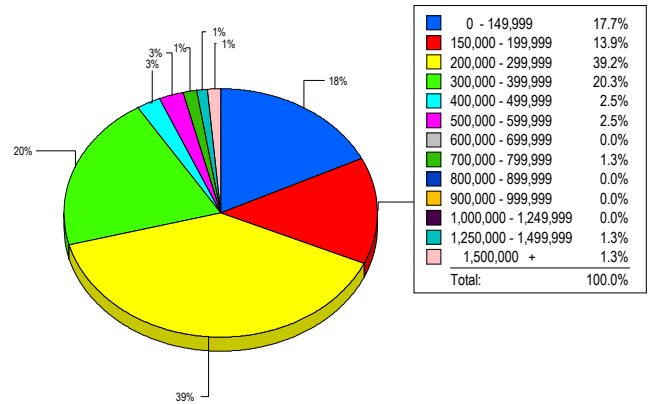
### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	23	14	64.3	23	14	64.3
150,000 - 199,999	31	17	82.4	31	17	82.4
200,000 - 299,999	34	74	-54.1	34	74	-54.1
300,000 - 399,999	16	30	-46.7	16	30	-46.7
400,000 - 499,999	11	8	37.5	11	8	37.5
500,000 - 599,999	1	6	-83.3	1	6	-83.3
600,000 - 699,999	1	3	-66.7	1	3	-66.7
700,000 - 799,999	0	0	0.0	0	0	0.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	1	1	0.0	1	1	0.0
1,500,000 +	1	0	100.0	1	0	100.0
<b>TOTALS</b>	<b>119</b>	<b>153</b>	<b>-22.2</b>	<b>119</b>	<b>153</b>	<b>-22.2</b>

### SALES TREND



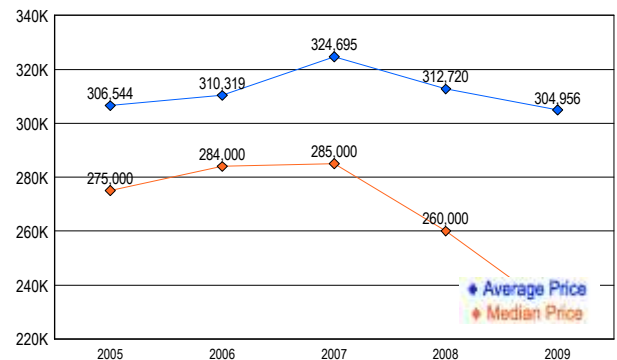
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	14	6	133.3	14	6	133.3
150,000 - 199,999	11	5	120.0	11	5	120.0
200,000 - 299,999	31	38	-18.4	31	38	-18.4
300,000 - 399,999	16	20	-20.0	16	20	-20.0
400,000 - 499,999	2	7	-71.4	2	7	-71.4
500,000 - 599,999	2	5	-60.0	2	5	-60.0
600,000 - 699,999	0	1	-100.0	0	1	-100.0
700,000 - 799,999	1	0	100.0	1	0	-100.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	1	0	100.0	1	0	-100.0
1,500,000 +	1	1	0.0	1	1	0.0
<b>TOTALS</b>	<b>79</b>	<b>83</b>	<b>-4.8</b>	<b>79</b>	<b>83</b>	<b>-4.8</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