

MONTGOMERY COUNTY Residential Market Report

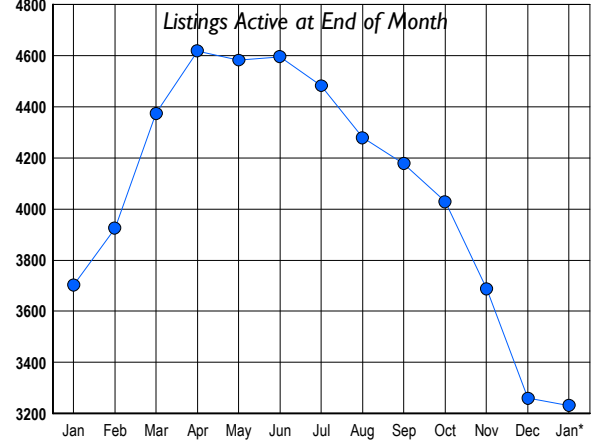


HOUSING REPORT Single Family Homes January 2009

LISTINGS

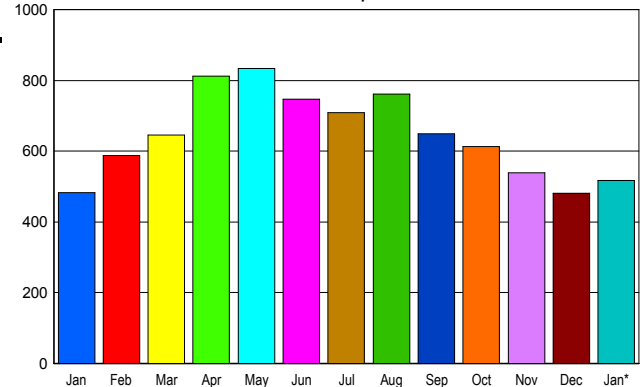
Prices Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	18	0	1,800.0	55	6	816.7
150,000 - 199,999	64	4	1,500.0	231	24	862.5
200,000 - 299,999	167	156	7.1	655	437	49.9
300,000 - 399,999	145	331	-56.2	588	935	-37.1
400,000 - 499,999	108	234	-53.8	381	768	-50.4
500,000 - 599,999	77	141	-45.4	275	436	-36.9
600,000 - 699,999	53	94	-43.6	177	275	-35.6
700,000 - 799,999	44	74	-40.5	167	207	-19.3
800,000 - 899,999	35	47	-25.5	127	113	12.4
900,000 - 999,999	22	27	-18.5	77	74	4.1
1,000,000 - 1,249,999	29	31	-6.5	111	93	19.4
1,250,000 - 1,499,999	31	34	-8.8	107	100	7.0
1,500,000 +	44	66	-33.3	281	234	20.1
TOTALS	837	1239	-32.4	3232	3702	-12.7

INVENTORY TREND



SALES TREND

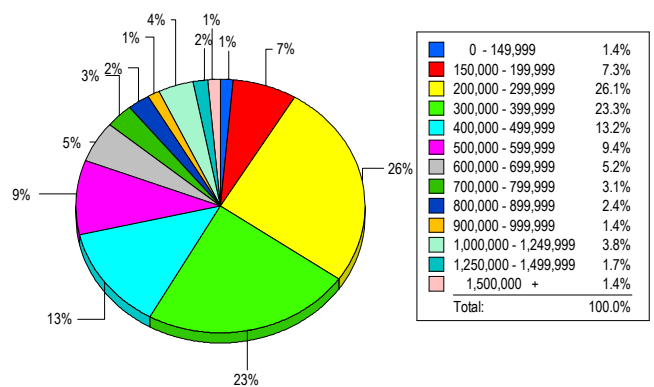
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	12	0	1,200.0	12	0	1,200.0
150,000 - 199,999	50	2	2,400.0	50	2	2,400.0
200,000 - 299,999	149	68	119.1	149	68	119.1
300,000 - 399,999	101	115	-12.2	101	115	-12.2
400,000 - 499,999	66	89	-25.8	66	89	-25.8
500,000 - 599,999	54	60	-10.0	54	60	-10.0
600,000 - 699,999	29	39	-25.6	29	39	-25.6
700,000 - 799,999	18	28	-35.7	18	28	-35.7
800,000 - 899,999	11	21	-47.6	11	21	-47.6
900,000 - 999,999	9	8	12.5	9	8	12.5
1,000,000 - 1,249,999	7	16	-56.3	7	16	-56.3
1,250,000 - 1,499,999	7	14	-50.0	7	14	-50.0
1,500,000 +	5	23	-78.3	5	23	-78.3
TOTALS	518	483	7.2	518	483	7.2

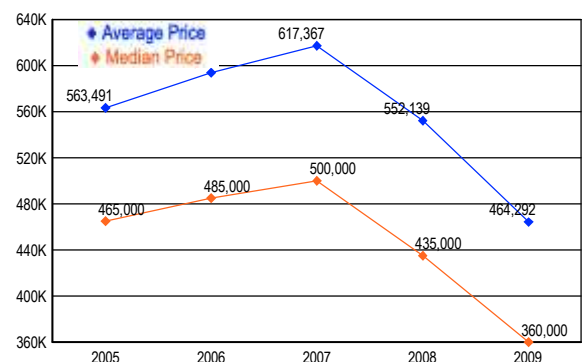
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	4	0	400.0	4	0	400.0
150,000 - 199,999	21	5	320.0	21	5	320.0
200,000 - 299,999	75	34	120.6	75	34	120.6
300,000 - 399,999	67	71	-5.6	67	71	-5.6
400,000 - 499,999	38	72	-47.2	38	72	-47.2
500,000 - 599,999	27	41	-34.1	27	41	-34.1
600,000 - 699,999	15	31	-51.6	15	31	-51.6
700,000 - 799,999	9	10	-10.0	9	10	-10.0
800,000 - 899,999	7	11	-36.4	7	11	-36.4
900,000 - 999,999	4	7	-42.9	4	7	-42.9
1,000,000 - 1,249,999	11	8	37.5	11	8	37.5
1,250,000 - 1,499,999	5	6	-16.7	5	6	-16.7
1,500,000 +	4	10	-60.0	4	10	-60.0
TOTALS	287	306	-6.2	287	306	-6.2

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