

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

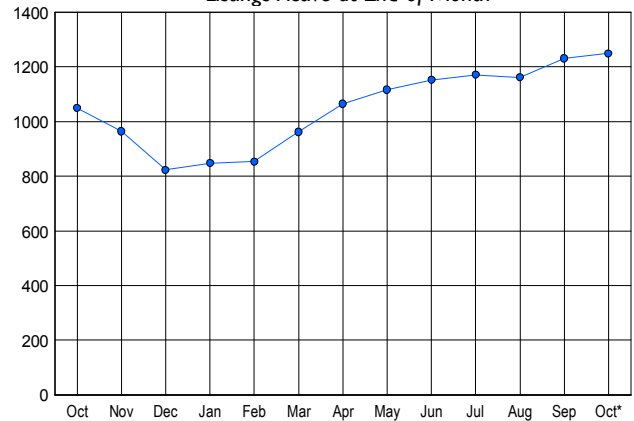
October 2007

LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	13	8	62.5	56	14	300.0
150,000 - 199,999	55	32	71.9	147	76	93.4
200,000 - 299,999	193	168	14.9	520	409	27.1
300,000 - 399,999	107	111	-3.6	320	300	6.7
400,000 - 499,999	23	39	-41.0	92	122	-24.6
500,000 - 599,999	15	20	-25.0	60	61	-1.6
600,000 - 699,999	3	7	-57.1	18	27	-33.3
700,000 - 799,999	4	1	300.0	12	15	-20.0
800,000 - 899,999	2	0	200.0	5	8	-37.5
900,000 - 999,999	0	3	-100.0	3	4	-25.0
1,000,000 - 1,249,999	1	0	100.0	3	1	200.0
1,250,000 - 1,499,999	2	2	0.0	5	6	-16.7
1,500,000 +	5	2	150.0	8	6	33.3
TOTALS	423	393	7.6	1249	1049	19.1

INVENTORY TREND

Listings Active at End of Month

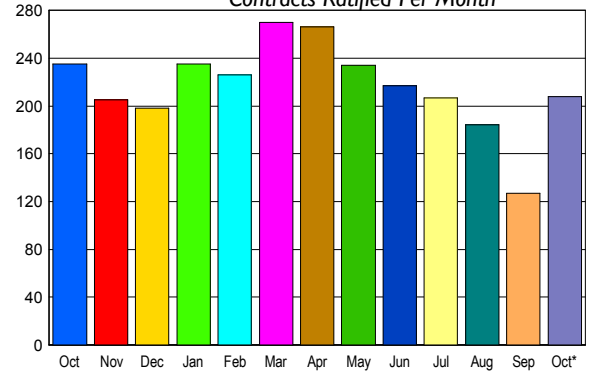


CONTRACTS

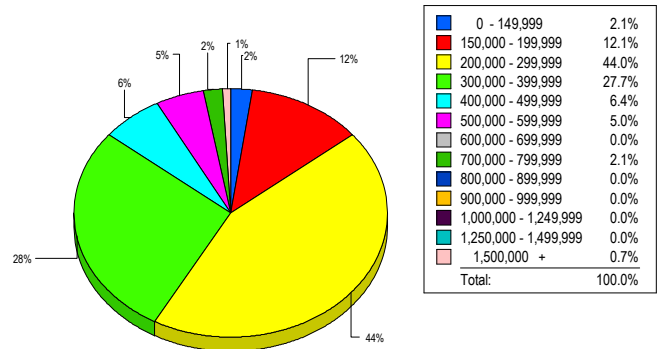
Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	6	-66.7	29	43	-32.6
150,000 - 199,999	32	28	14.3	222	271	-18.1
200,000 - 299,999	105	104	1.0	918	1,205	-23.8
300,000 - 399,999	43	69	-37.7	523	740	-29.3
400,000 - 499,999	11	14	-21.4	217	223	-2.7
500,000 - 599,999	5	7	-28.6	77	82	-6.1
600,000 - 699,999	3	3	0.0	36	31	16.1
700,000 - 799,999	2	3	-33.3	27	20	35.0
800,000 - 899,999	0	0	0.0	7	12	-41.7
900,000 - 999,999	0	1	-100.0	6	8	-25.0
1,000,000 - 1,249,999	2	0	200.0	5	2	150.0
1,250,000 - 1,499,999	0	0	0.0	8	2	300.0
1,500,000 +	3	0	300.0	14	9	55.6
TOTALS	208	235	-11.5	2089	2648	-21.1

SALES TREND

Contracts Ratified Per Month



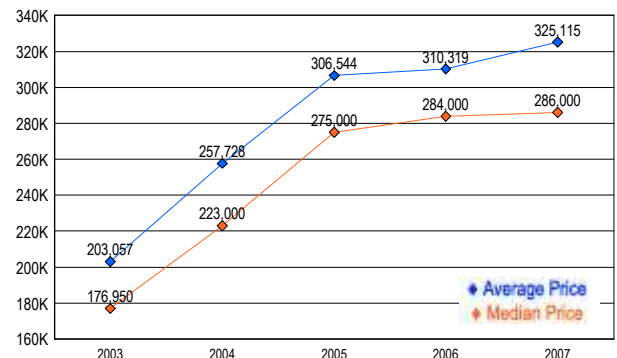
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	6	-50.0	30	42	-28.6
150,000 - 199,999	17	26	-34.6	210	237	-11.4
200,000 - 299,999	62	90	-31.1	890	1,189	-25.1
300,000 - 399,999	39	50	-22.0	535	712	-24.9
400,000 - 499,999	9	13	-30.8	208	232	-10.3
500,000 - 599,999	7	9	-22.2	82	79	3.8
600,000 - 699,999	0	2	-100.0	37	30	23.3
700,000 - 799,999	3	1	200.0	21	19	10.5
800,000 - 899,999	0	0	0.0	6	12	-50.0
900,000 - 999,999	0	0	0.0	9	8	12.5
1,000,000 - 1,249,999	0	0	0.0	3	2	50.0
1,250,000 - 1,499,999	0	0	0.0	7	0	-700.0
1,500,000 +	1	0	100.0	11	9	22.2
TOTALS	141	197	-28.4	2049	2571	-20.3

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