

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

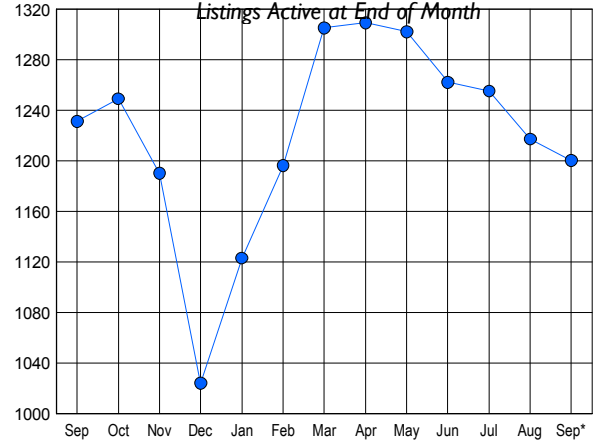
CONDO & COOPS

September 2008

LISTINGS

| Price Range | New This Month | | | Total Actives | | |
|-----------------------|----------------|------------|--------------|---------------|-------------|-------------|
| | 2008 | 2007 | % Change | 2008 | 2007 | % Change |
| 0 - 149,999 | 35 | 8 | 337.5 | 182 | 48 | 279.2 |
| 150,000 - 199,999 | 47 | 40 | 17.5 | 284 | 136 | 108.8 |
| 200,000 - 299,999 | 125 | 138 | -9.4 | 405 | 513 | -21.1 |
| 300,000 - 399,999 | 52 | 116 | -55.2 | 174 | 333 | -47.7 |
| 400,000 - 499,999 | 15 | 25 | -40.0 | 58 | 97 | -40.2 |
| 500,000 - 599,999 | 11 | 15 | -26.7 | 43 | 54 | -20.4 |
| 600,000 - 699,999 | 7 | 5 | 40.0 | 8 | 16 | -50.0 |
| 700,000 - 799,999 | 3 | 4 | -25.0 | 9 | 13 | -30.8 |
| 800,000 - 899,999 | 2 | 1 | 100.0 | 8 | 4 | 100.0 |
| 900,000 - 999,999 | 1 | 2 | -50.0 | 2 | 4 | -50.0 |
| 1,000,000 - 1,249,999 | 0 | 0 | 0.0 | 3 | 4 | -25.0 |
| 1,250,000 - 1,499,999 | 2 | 2 | 0.0 | 11 | 3 | 266.7 |
| 1,500,000 + | 3 | 3 | 0.0 | 13 | 6 | 116.7 |
| TOTALS | 303 | 359 | -15.6 | 1200 | 1231 | -2.5 |

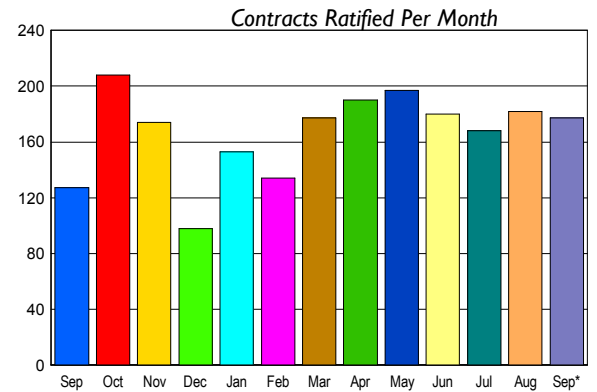
INVENTORY TREND



CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|------------|-------------|--------------|-------------|--------------|
| | 2008 | 2007 | % Change | 2008 | 2007 | % Change |
| 0 - 149,999 | 23 | 3 | 666.7 | 106 | 27 | 292.6 |
| 150,000 - 199,999 | 29 | 16 | 81.3 | 216 | 191 | 13.1 |
| 200,000 - 299,999 | 75 | 64 | 17.2 | 584 | 816 | -28.4 |
| 300,000 - 399,999 | 30 | 28 | 7.1 | 295 | 478 | -38.3 |
| 400,000 - 499,999 | 8 | 6 | 33.3 | 103 | 207 | -50.2 |
| 500,000 - 599,999 | 5 | 6 | -16.7 | 54 | 75 | -28.0 |
| 600,000 - 699,999 | 2 | 0 | 200.0 | 26 | 32 | -18.8 |
| 700,000 - 799,999 | 1 | 2 | -50.0 | 14 | 25 | -44.0 |
| 800,000 - 899,999 | 1 | 0 | 100.0 | 6 | 7 | -14.3 |
| 900,000 - 999,999 | 0 | 0 | 0.0 | 2 | 6 | -66.7 |
| 1,000,000 - 1,249,999 | 1 | 1 | 0.0 | 7 | 3 | 133.3 |
| 1,250,000 - 1,499,999 | 1 | 0 | 100.0 | 5 | 8 | -37.5 |
| 1,500,000 + | 1 | 1 | 0.0 | 12 | 11 | 9.1 |
| TOTALS | 177 | 127 | 39.4 | 1430 | 1886 | -24.2 |

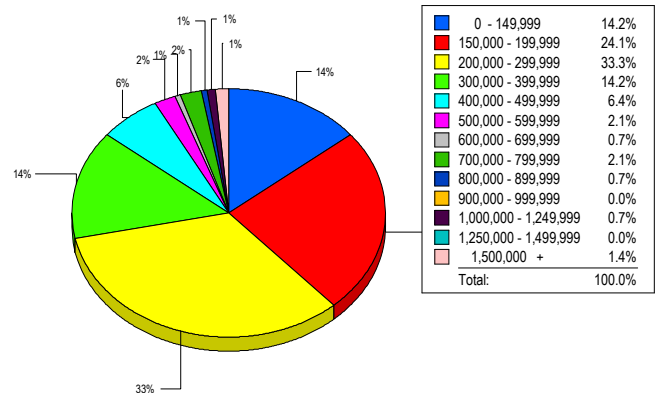
SALES TREND



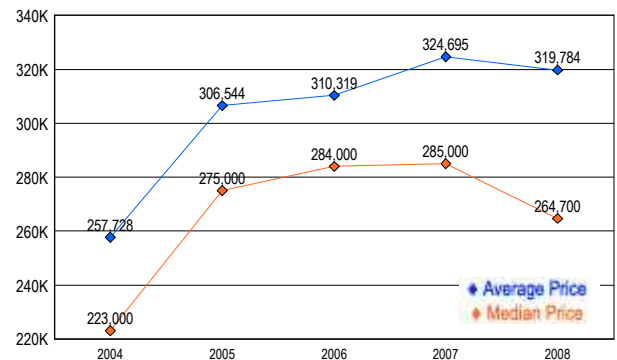
SETTLEMENTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|------------|------------|--------------|-------------|--------------|
| | 2008 | 2007 | % Change | 2008 | 2007 | % Change |
| 0 - 149,999 | 20 | 1 | 1900.0 | 85 | 26 | 226.9 |
| 150,000 - 199,999 | 34 | 13 | 161.5 | 190 | 188 | 1.1 |
| 200,000 - 299,999 | 47 | 59 | -20.3 | 520 | 823 | -36.8 |
| 300,000 - 399,999 | 20 | 34 | -41.2 | 269 | 491 | -45.2 |
| 400,000 - 499,999 | 9 | 14 | -35.7 | 94 | 198 | -52.5 |
| 500,000 - 599,999 | 3 | 6 | -50.0 | 52 | 75 | -30.7 |
| 600,000 - 699,999 | 1 | 2 | -50.0 | 20 | 37 | -45.9 |
| 700,000 - 799,999 | 3 | 4 | -25.0 | 15 | 18 | -16.7 |
| 800,000 - 899,999 | 1 | 0 | 100.0 | 5 | 6 | -16.7 |
| 900,000 - 999,999 | 0 | 0 | 0.0 | 2 | 9 | -77.8 |
| 1,000,000 - 1,249,999 | 1 | 0 | 100.0 | 9 | 3 | 200.0 |
| 1,250,000 - 1,499,999 | 0 | 0 | 0.0 | 1 | 7 | -85.7 |
| 1,500,000 + | 2 | 1 | 100.0 | 14 | 10 | 40.0 |
| TOTALS | 141 | 134 | 5.2 | 1276 | 1891 | -32.5 |

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