

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

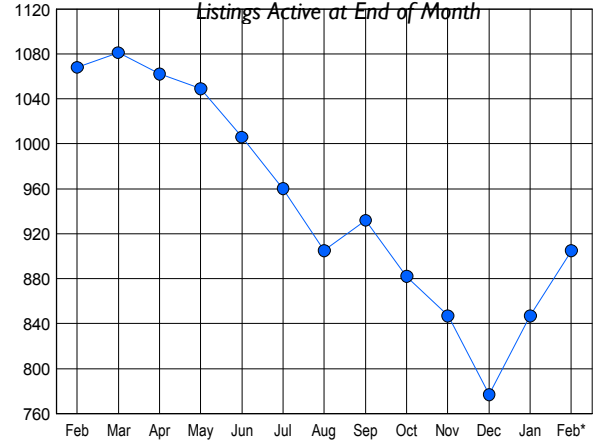
CONDO & COOPS

February 2010

LISTINGS

Price Range	New This Month			Total Actives		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	78	57	36.8	222	228	-2.6
150,000 - 199,999	45	47	-4.3	165	246	-32.9
200,000 - 299,999	85	78	9.0	257	282	-8.9
300,000 - 399,999	47	51	-7.8	133	155	-14.2
400,000 - 499,999	13	14	-7.1	52	55	-5.5
500,000 - 599,999	7	6	16.7	17	38	-55.3
600,000 - 699,999	0	1	-100.0	7	11	-36.4
700,000 - 799,999	2	1	100.0	14	9	55.6
800,000 - 899,999	4	1	300.0	6	9	-33.3
900,000 - 999,999	1	0	100.0	7	5	40.0
1,000,000 - 1,249,999	2	2	0.0	8	10	-20.0
1,250,000 - 1,499,999	1	2	-50.0	5	10	-50.0
1,500,000 +	1	2	-50.0	12	10	20.0
TOTALS	286	262	9.2	905	1068	-15.3

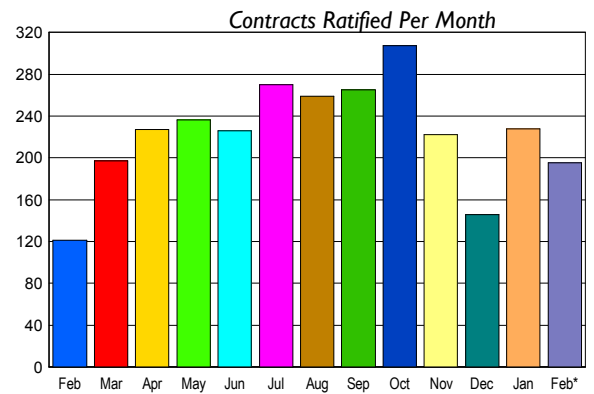
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	74	32	131.3	148	54	174.1
150,000 - 199,999	39	23	69.6	77	49	57.1
200,000 - 299,999	42	38	10.5	91	73	24.7
300,000 - 399,999	30	22	36.4	63	36	75.0
400,000 - 499,999	6	3	100.0	13	14	-7.1
500,000 - 599,999	2	1	100.0	10	2	400.0
600,000 - 699,999	1	0	100.0	4	1	300.0
700,000 - 799,999	0	0	0.0	1	0	100.0
800,000 - 899,999	0	0	0.0	1	0	100.0
900,000 - 999,999	0	1	-100.0	0	1	-100.0
1,000,000 - 1,249,999	1	0	100.0	3	0	300.0
1,250,000 - 1,499,999	0	1	-100.0	0	2	-100.0
1,500,000 +	0	0	0.0	0	1	-100.0
TOTALS	195	121	61.2	411	233	76.4

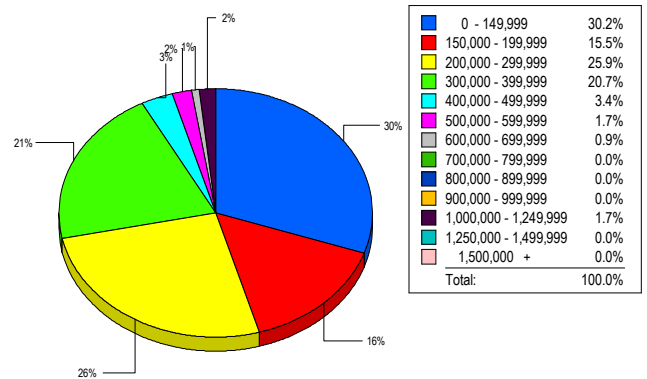
SALES TREND



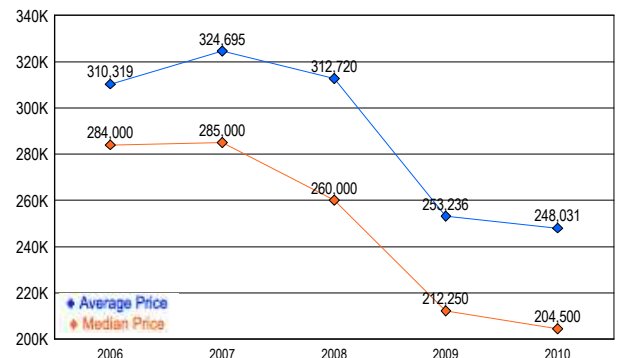
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	35	17	105.9	81	32	153.1
150,000 - 199,999	18	17	5.9	45	30	50.0
200,000 - 299,999	30	21	42.9	58	54	7.4
300,000 - 399,999	24	7	242.9	44	23	91.3
400,000 - 499,999	4	6	-33.3	16	8	100.0
500,000 - 599,999	2	0	200.0	6	2	200.0
600,000 - 699,999	1	0	100.0	4	0	-400.0
700,000 - 799,999	0	0	0.0	2	1	100.0
800,000 - 899,999	0	0	0.0	1	0	-100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	2	0	200.0	2	0	-200.0
1,250,000 - 1,499,999	0	1	-100.0	1	2	-50.0
1,500,000 +	0	1	-100.0	0	2	-100.0
TOTALS	116	70	65.7	260	154	68.8

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