

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

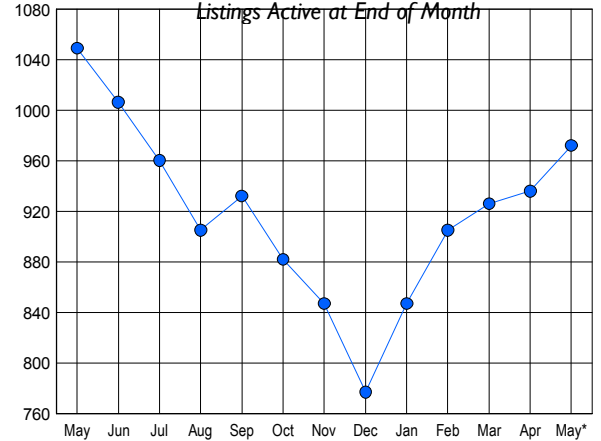
CONDO & COOPS

May 2010

LISTINGS

Price Range	New This Month			Total Actives		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	78	67	16.4	244	260	-6.2
150,000 - 199,999	52	51	2.0	188	217	-13.4
200,000 - 299,999	75	108	-30.6	263	281	-6.4
300,000 - 399,999	45	63	-28.6	139	151	-7.9
400,000 - 499,999	19	22	-13.6	57	46	23.9
500,000 - 599,999	11	10	10.0	21	36	-41.7
600,000 - 699,999	3	4	-25.0	9	6	50.0
700,000 - 799,999	5	3	66.7	10	10	0.0
800,000 - 899,999	3	1	200.0	5	11	-54.5
900,000 - 999,999	5	1	400.0	8	4	100.0
1,000,000 - 1,249,999	2	2	0.0	10	7	42.9
1,250,000 - 1,499,999	2	1	100.0	5	7	-28.6
1,500,000 +	2	1	100.0	13	13	0.0
TOTALS	302	334	-9.6	972	1049	-7.3

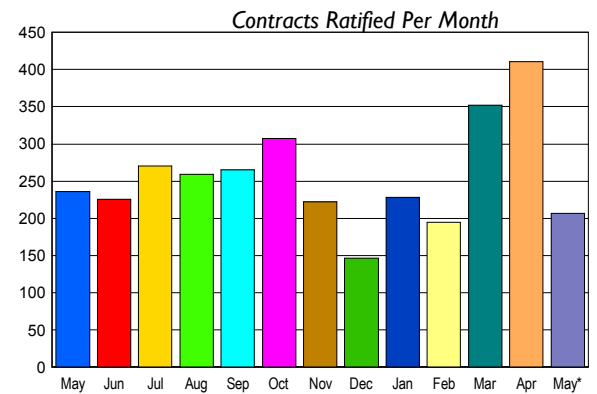
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	69	58	19.0	393	206	90.8
150,000 - 199,999	35	54	-35.2	230	175	31.4
200,000 - 299,999	49	57	-14.0	308	237	30.0
300,000 - 399,999	26	33	-21.2	195	155	25.8
400,000 - 499,999	10	18	-44.4	56	46	21.7
500,000 - 599,999	10	7	42.9	34	22	54.5
600,000 - 699,999	0	3	-100.0	11	13	-15.4
700,000 - 799,999	3	2	50.0	15	3	400.0
800,000 - 899,999	1	2	-50.0	6	3	100.0
900,000 - 999,999	1	0	100.0	4	1	300.0
1,000,000 - 1,249,999	2	1	100.0	8	3	166.7
1,250,000 - 1,499,999	0	1	-100.0	1	3	-66.7
1,500,000 +	1	0	100.0	4	2	100.0
TOTALS	207	236	-12.3	1265	869	45.6

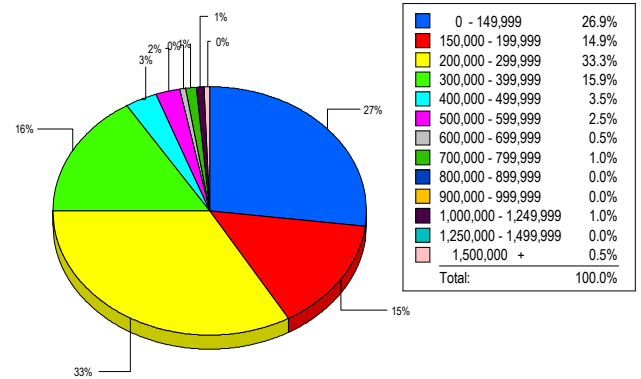
SALES TREND



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	54	36	50.0	289	129	124.0
150,000 - 199,999	30	26	15.4	142	123	15.4
200,000 - 299,999	67	50	34.0	233	181	28.7
300,000 - 399,999	32	30	6.7	149	107	39.3
400,000 - 499,999	7	4	75.0	51	22	131.8
500,000 - 599,999	5	11	-54.5	26	19	36.8
600,000 - 699,999	1	1	0.0	11	3	266.7
700,000 - 799,999	2	0	200.0	9	2	350.0
800,000 - 899,999	0	0	0.0	1	0	-100.0
900,000 - 999,999	0	1	-100.0	2	1	100.0
1,000,000 - 1,249,999	2	0	200.0	6	0	-600.0
1,250,000 - 1,499,999	0	2	-100.0	1	5	-80.0
1,500,000 +	1	0	100.0	1	3	-66.7
TOTALS	201	161	24.8	921	595	54.8

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