

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

July 2009

LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	78	30	160.0	231	157	47.1
150,000 - 199,999	65	61	6.6	190	279	-31.9
200,000 - 299,999	109	129	-15.5	269	465	-42.2
300,000 - 399,999	54	63	-14.3	136	196	-30.6
400,000 - 499,999	10	21	-52.4	50	64	-21.9
500,000 - 599,999	7	11	-36.4	30	43	-30.2
600,000 - 699,999	4	4	0.0	7	14	-50.0
700,000 - 799,999	3	2	50.0	10	8	25.0
800,000 - 899,999	4	0	400.0	10	4	150.0
900,000 - 999,999	1	2	-50.0	5	2	150.0
1,000,000 - 1,249,999	1	1	0.0	4	3	33.3
1,250,000 - 1,499,999	2	6	-66.7	5	11	-54.5
1,500,000 +	2	4	-50.0	13	9	44.4
TOTALS	340	334	1.8	960	1255	-23.5

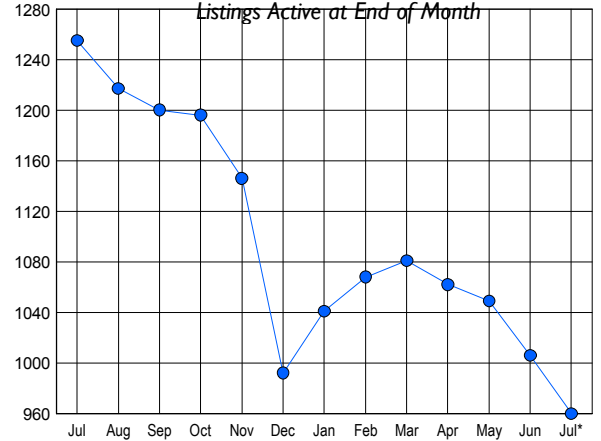
CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	93	20	365.0	337	74	355.4
150,000 - 199,999	50	25	100.0	268	161	66.5
200,000 - 299,999	74	72	2.8	347	463	-25.1
300,000 - 399,999	33	34	-2.9	224	242	-7.4
400,000 - 499,999	8	12	-33.3	61	82	-25.6
500,000 - 599,999	5	1	400.0	32	43	-25.6
600,000 - 699,999	2	2	0.0	16	21	-23.8
700,000 - 799,999	1	1	0.0	5	11	-54.5
800,000 - 899,999	2	0	200.0	5	6	-16.7
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	0	0	0.0	3	6	-50.0
1,250,000 - 1,499,999	2	0	200.0	6	2	200.0
1,500,000 +	0	1	-100.0	2	10	-80.0
TOTALS	270	168	60.7	1307	1123	16.4

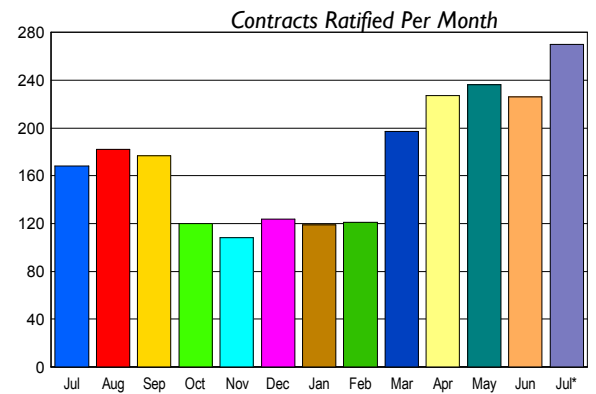
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	42	6	600.0	227	52	336.5
150,000 - 199,999	40	32	25.0	197	132	49.2
200,000 - 299,999	43	65	-33.8	288	399	-27.8
300,000 - 399,999	35	45	-22.2	181	221	-18.1
400,000 - 499,999	8	13	-38.5	49	68	-27.9
500,000 - 599,999	7	7	0.0	31	48	-35.4
600,000 - 699,999	0	4	-100.0	9	16	-43.8
700,000 - 799,999	0	1	-100.0	5	11	-54.5
800,000 - 899,999	2	0	200.0	2	4	-50.0
900,000 - 999,999	0	1	-100.0	1	2	-50.0
1,000,000 - 1,249,999	2	1	100.0	3	8	-62.5
1,250,000 - 1,499,999	0	1	-100.0	6	1	500.0
1,500,000 +	0	2	-100.0	3	10	-70.0
TOTALS	179	178	0.6	1002	972	3.1

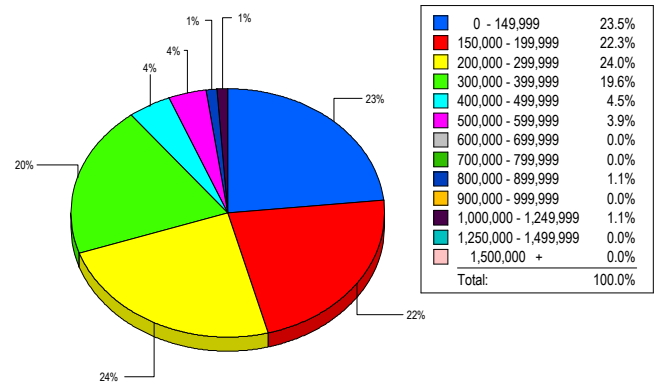
INVENTORY TREND



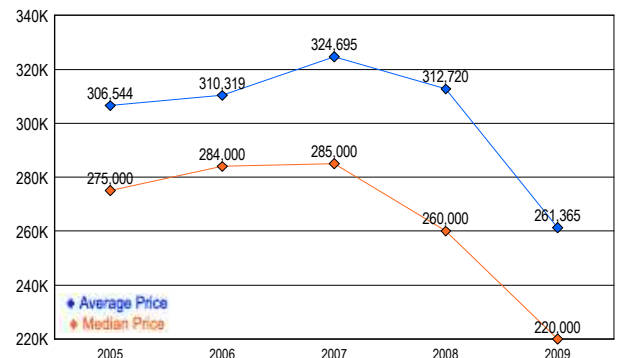
SALES TREND



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