

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

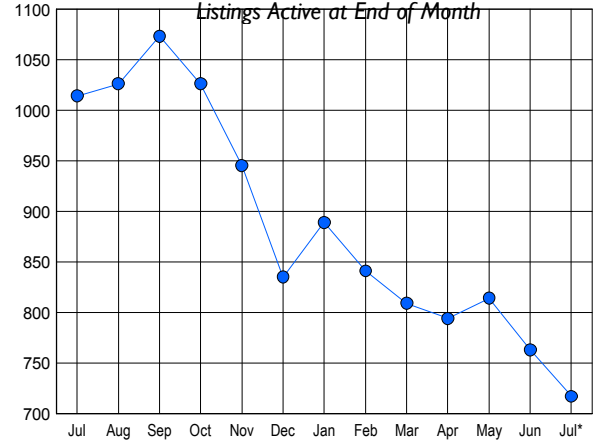
## CONDO & COOPS

### July 2011

### LISTINGS

Price Range	New This Month			Total Actives		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	62	101	-38.6	217	293	-25.9
150,000 - 199,999	33	59	-44.1	133	187	-28.9
200,000 - 299,999	62	92	-32.6	186	271	-31.4
300,000 - 399,999	35	54	-35.2	94	133	-29.3
400,000 - 499,999	9	15	-40.0	31	53	-41.5
500,000 - 599,999	10	8	25.0	17	23	-26.1
600,000 - 699,999	3	3	0.0	7	7	0.0
700,000 - 799,999	1	0	100.0	10	9	11.1
800,000 - 899,999	0	1	-100.0	4	8	-50.0
900,000 - 999,999	1	2	-50.0	3	8	-62.5
1,000,000 - 1,249,999	1	0	100.0	3	7	-57.1
1,250,000 - 1,499,999	1	1	0.0	2	3	-33.3
1,500,000 +	1	3	-66.7	10	12	-16.7
<b>TOTALS</b>	<b>219</b>	<b>339</b>	<b>-35.4</b>	<b>717</b>	<b>1014</b>	<b>-29.3</b>

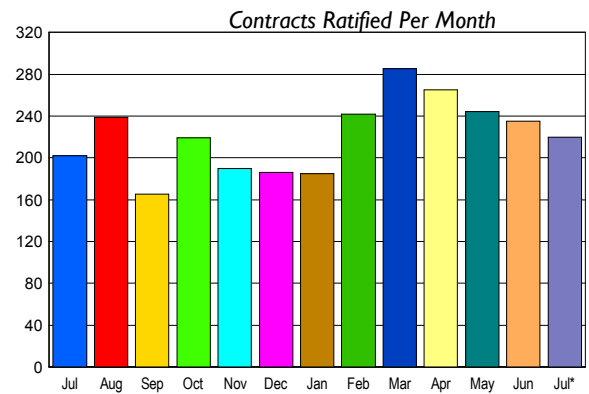
### INVENTORY TREND



### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	82	73	12.3	564	500	12.8
150,000 - 199,999	33	36	-8.3	238	282	-15.6
200,000 - 299,999	52	48	8.3	332	399	-16.8
300,000 - 399,999	30	26	15.4	206	251	-17.9
400,000 - 499,999	13	11	18.2	64	79	-19.0
500,000 - 599,999	4	3	33.3	39	45	-13.3
600,000 - 699,999	3	1	200.0	19	15	26.7
700,000 - 799,999	2	0	200.0	18	17	5.9
800,000 - 899,999	0	1	-100.0	6	9	-33.3
900,000 - 999,999	0	1	-100.0	2	5	-60.0
1,000,000 - 1,249,999	0	0	0.0	1	8	-87.5
1,250,000 - 1,499,999	1	1	0.0	2	2	0.0
1,500,000 +	0	1	-100.0	7	5	40.0
<b>TOTALS</b>	<b>220</b>	<b>202</b>	<b>8.9</b>	<b>1498</b>	<b>1617</b>	<b>-7.4</b>

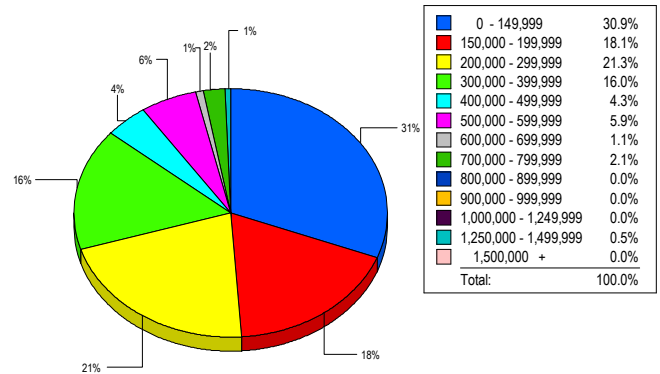
### SALES TREND



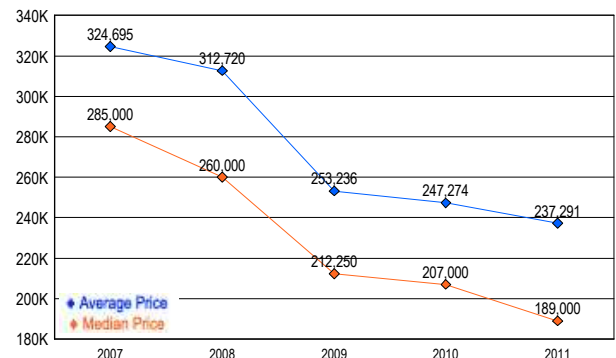
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	58	53	9.4	493	425	16.0
150,000 - 199,999	34	30	13.3	210	216	-2.8
200,000 - 299,999	40	39	2.6	287	346	-17.1
300,000 - 399,999	30	32	-6.3	177	231	-23.4
400,000 - 499,999	8	5	60.0	54	69	-21.7
500,000 - 599,999	11	9	22.2	38	43	-11.6
600,000 - 699,999	2	1	100.0	16	18	-11.1
700,000 - 799,999	4	0	400.0	15	14	7.1
800,000 - 899,999	0	3	-100.0	5	7	-28.6
900,000 - 999,999	0	2	-100.0	2	5	-60.0
1,000,000 - 1,249,999	0	0	0.0	3	8	-62.5
1,250,000 - 1,499,999	1	0	100.0	1	2	-50.0
1,500,000 +	0	0	0.0	6	2	200.0
<b>TOTALS</b>	<b>188</b>	<b>174</b>	<b>8.0</b>	<b>1307</b>	<b>1386</b>	<b>-5.7</b>

### 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