

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

## CONDO & COOPS

### August 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	64	32	100.0	209	162	29.0
150,000 - 199,999	44	47	-6.4	172	263	-34.6
200,000 - 299,999	103	121	-14.9	273	438	-37.7
300,000 - 399,999	46	48	-4.2	120	187	-35.8
400,000 - 499,999	18	19	-5.3	51	66	-22.7
500,000 - 599,999	9	10	-10.0	28	39	-28.2
600,000 - 699,999	2	3	-33.3	6	13	-53.8
700,000 - 799,999	0	2	-100.0	7	10	-30.0
800,000 - 899,999	1	4	-75.0	7	9	-22.2
900,000 - 999,999	3	0	300.0	8	1	700.0
1,000,000 - 1,249,999	4	0	400.0	4	4	0.0
1,250,000 - 1,499,999	3	7	-57.1	7	12	-41.7
1,500,000 +	3	3	0.0	13	13	0.0
<b>TOTALS</b>	<b>300</b>	<b>296</b>	<b>1.4</b>	<b>905</b>	<b>1217</b>	<b>-25.6</b>

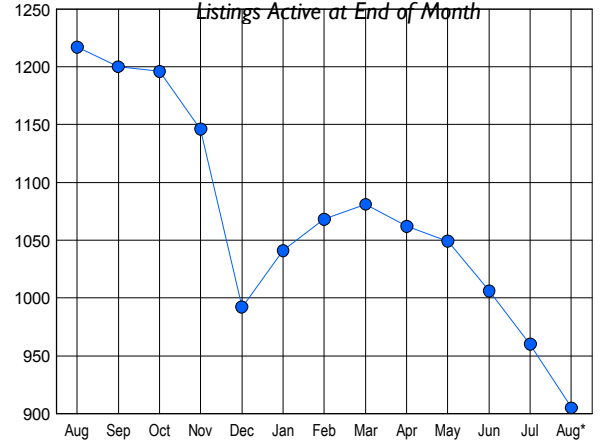
### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	76	21	261.9	403	88	358.0
150,000 - 199,999	46	41	12.2	310	194	59.8
200,000 - 299,999	72	70	2.9	417	522	-20.1
300,000 - 399,999	47	24	95.8	268	266	0.8
400,000 - 499,999	11	13	-15.4	72	96	-25.0
500,000 - 599,999	4	5	-20.0	36	50	-28.0
600,000 - 699,999	1	4	-75.0	17	24	-29.2
700,000 - 799,999	0	2	-100.0	5	13	-61.5
800,000 - 899,999	0	0	0.0	4	5	-20.0
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	1	0	100.0	5	6	-16.7
1,250,000 - 1,499,999	0	1	-100.0	6	4	50.0
1,500,000 +	1	1	0.0	3	10	-70.0
<b>TOTALS</b>	<b>259</b>	<b>182</b>	<b>42.3</b>	<b>1547</b>	<b>1280</b>	<b>20.9</b>

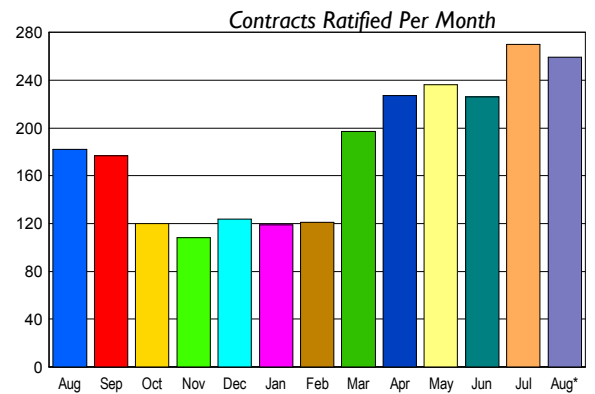
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	61	11	454.5	294	63	366.7
150,000 - 199,999	40	19	110.5	239	156	53.2
200,000 - 299,999	56	61	-8.2	349	466	-25.1
300,000 - 399,999	26	19	36.8	208	246	-15.4
400,000 - 499,999	2	13	-84.6	51	84	-39.3
500,000 - 599,999	1	0	100.0	32	49	-34.7
600,000 - 699,999	1	3	-66.7	10	19	-47.4
700,000 - 799,999	0	1	-100.0	5	12	-58.3
800,000 - 899,999	2	0	200.0	4	4	0.0
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	2	0	200.0	5	8	-37.5
1,250,000 - 1,499,999	0	0	0.0	6	1	500.0
1,500,000 +	1	1	0.0	4	11	-63.6
<b>TOTALS</b>	<b>192</b>	<b>128</b>	<b>50.0</b>	<b>1208</b>	<b>1121</b>	<b>7.8</b>

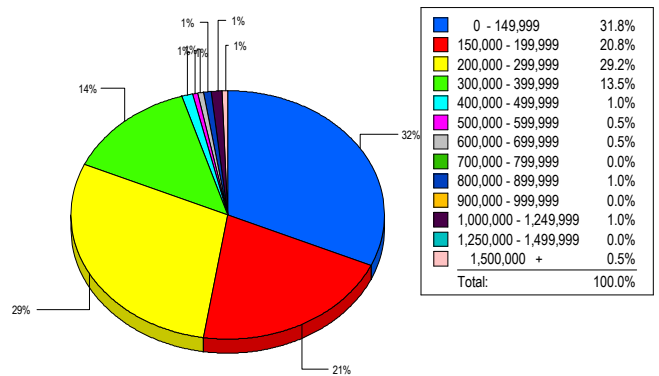
### INVENTORY TREND



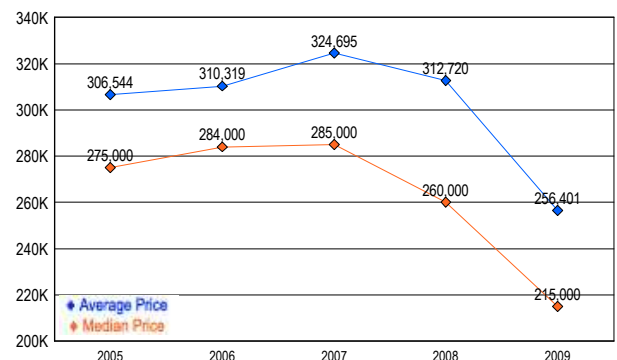
### SALES TREND



### 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