

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

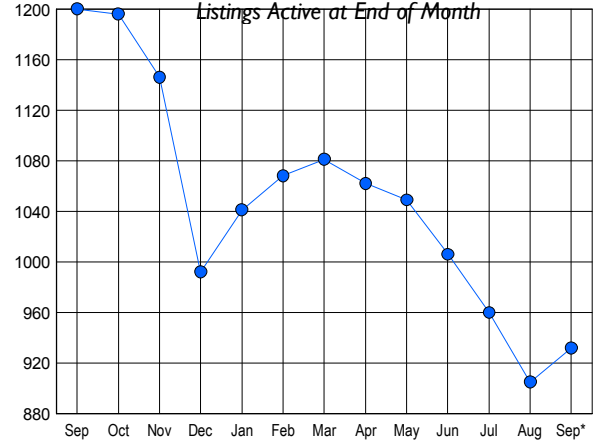
## CONDO & COOPS

### September 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	67	35	91.4	210	182	15.4
150,000 - 199,999	56	47	19.1	173	284	-39.1
200,000 - 299,999	96	125	-23.2	273	405	-32.6
300,000 - 399,999	62	52	19.2	141	174	-19.0
400,000 - 499,999	20	15	33.3	55	58	-5.2
500,000 - 599,999	9	11	-18.2	27	43	-37.2
600,000 - 699,999	0	7	-100.0	4	8	-50.0
700,000 - 799,999	5	3	66.7	12	9	33.3
800,000 - 899,999	3	2	50.0	7	8	-12.5
900,000 - 999,999	1	1	0.0	8	2	300.0
1,000,000 - 1,249,999	1	0	100.0	4	3	33.3
1,250,000 - 1,499,999	0	2	-100.0	5	11	-54.5
1,500,000 +	6	3	100.0	13	13	0.0
<b>TOTALS</b>	<b>326</b>	<b>303</b>	<b>7.6</b>	<b>932</b>	<b>1200</b>	<b>-22.3</b>

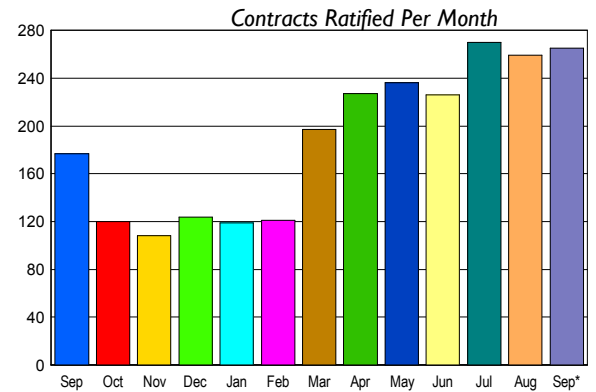
### INVENTORY TREND



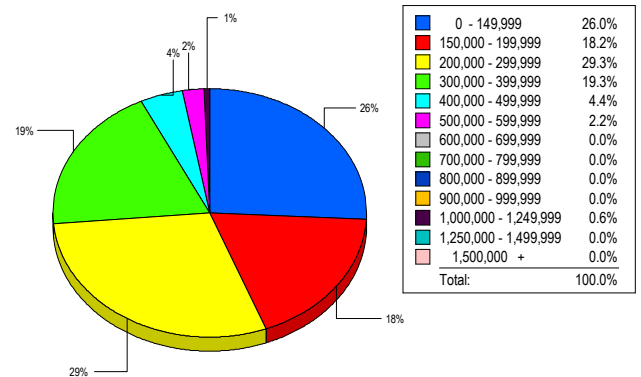
### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	95	23	313.0	479	106	351.9
150,000 - 199,999	53	29	82.8	356	216	64.8
200,000 - 299,999	65	75	-13.3	471	584	-19.3
300,000 - 399,999	33	30	10.0	299	295	1.4
400,000 - 499,999	10	8	25.0	81	103	-21.4
500,000 - 599,999	8	5	60.0	44	54	-18.5
600,000 - 699,999	0	2	-100.0	17	26	-34.6
700,000 - 799,999	0	1	-100.0	7	14	-50.0
800,000 - 899,999	0	1	-100.0	4	6	-33.3
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	0	1	-100.0	5	7	-28.6
1,250,000 - 1,499,999	1	1	0.0	8	5	60.0
1,500,000 +	0	1	-100.0	3	12	-75.0
<b>TOTALS</b>	<b>265</b>	<b>177</b>	<b>49.7</b>	<b>1775</b>	<b>1430</b>	<b>24.1</b>

### SALES TREND



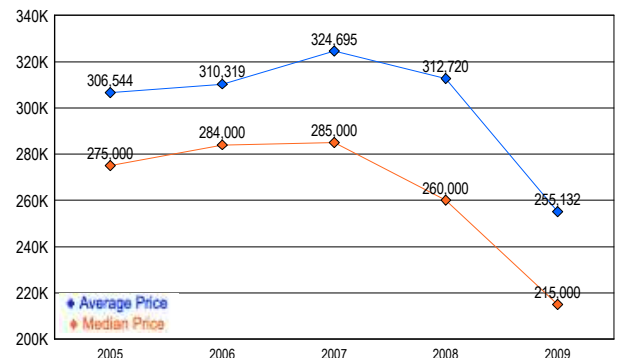
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	47	20	135.0	345	85	305.9
150,000 - 199,999	33	34	-2.9	278	190	46.3
200,000 - 299,999	53	47	12.8	406	520	-21.9
300,000 - 399,999	35	20	75.0	246	269	-8.6
400,000 - 499,999	8	9	-11.1	59	94	-37.2
500,000 - 599,999	4	3	33.3	36	52	-30.8
600,000 - 699,999	0	1	-100.0	10	20	-50.0
700,000 - 799,999	0	3	-100.0	6	15	-60.0
800,000 - 899,999	0	1	-100.0	4	5	-20.0
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	1	1	0.0	6	9	-33.3
1,250,000 - 1,499,999	0	0	0.0	7	1	600.0
1,500,000 +	0	2	-100.0	5	14	-64.3
<b>TOTALS</b>	<b>181</b>	<b>141</b>	<b>28.4</b>	<b>1409</b>	<b>1276</b>	<b>10.4</b>

### 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