

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

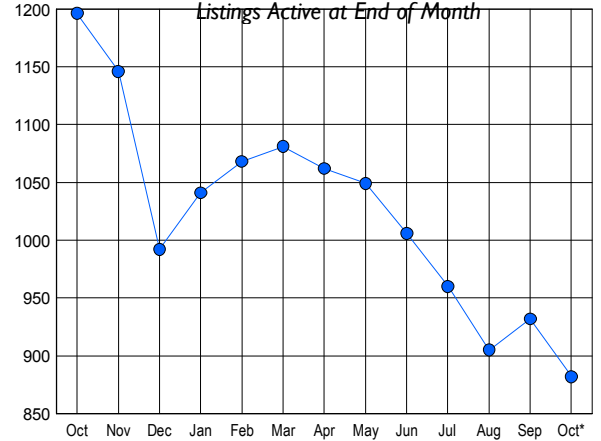
CONDO & COOPS

October 2009

LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	91	32	184.4	208	182	14.3
150,000 - 199,999	72	68	5.9	168	292	-42.5
200,000 - 299,999	94	93	1.1	248	390	-36.4
300,000 - 399,999	51	44	15.9	127	168	-24.4
400,000 - 499,999	18	22	-18.2	49	61	-19.7
500,000 - 599,999	6	8	-25.0	23	36	-36.1
600,000 - 699,999	5	3	66.7	6	10	-40.0
700,000 - 799,999	12	4	200.0	17	10	70.0
800,000 - 899,999	1	0	100.0	6	9	-33.3
900,000 - 999,999	2	0	200.0	8	1	700.0
1,000,000 - 1,249,999	0	4	-100.0	4	8	-50.0
1,250,000 - 1,499,999	3	5	-40.0	5	13	-61.5
1,500,000 +	0	9	-100.0	13	16	-18.8
TOTALS	355	292	21.6	882	1196	-26.3

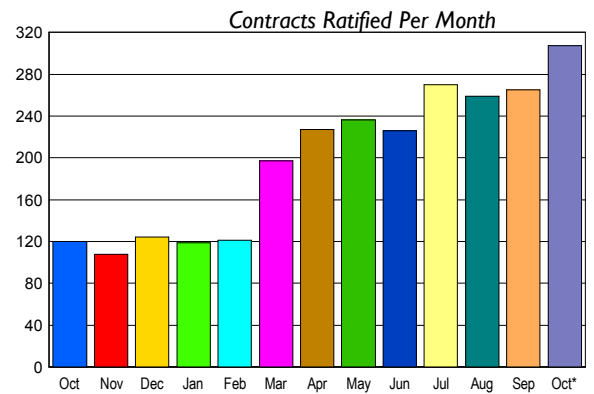
INVENTORY TREND



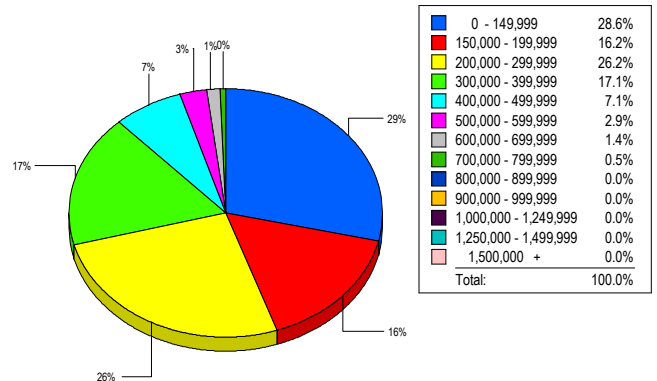
CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	94	25	276.0	553	127	335.4
150,000 - 199,999	50	25	100.0	393	238	65.1
200,000 - 299,999	86	40	115.0	553	621	-11.0
300,000 - 399,999	47	17	176.5	346	313	10.5
400,000 - 499,999	12	8	50.0	92	110	-16.4
500,000 - 599,999	7	4	75.0	51	58	-12.1
600,000 - 699,999	1	0	100.0	19	27	-29.6
700,000 - 799,999	5	0	500.0	13	14	-7.1
800,000 - 899,999	0	0	0.0	4	6	-33.3
900,000 - 999,999	1	0	100.0	3	2	50.0
1,000,000 - 1,249,999	1	0	100.0	6	6	0.0
1,250,000 - 1,499,999	2	0	200.0	10	5	100.0
1,500,000 +	1	1	0.0	4	13	-69.2
TOTALS	307	120	155.8	2047	1540	32.9

SALES TREND



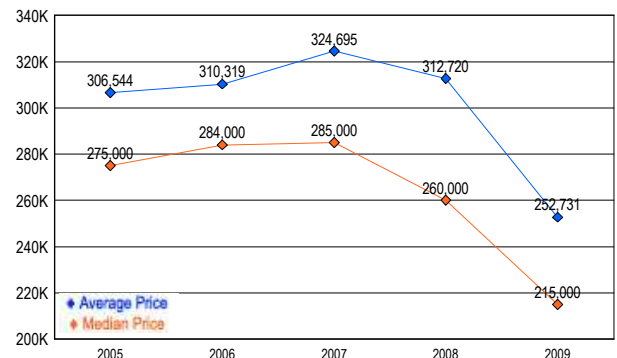
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	60	17	252.9	414	102	305.9
150,000 - 199,999	34	20	70.0	316	211	49.8
200,000 - 299,999	55	43	27.9	463	568	-18.5
300,000 - 399,999	36	23	56.5	286	295	-3.1
400,000 - 499,999	15	6	150.0	73	103	-29.1
500,000 - 599,999	6	4	50.0	43	57	-24.6
600,000 - 699,999	3	2	50.0	13	23	-43.5
700,000 - 799,999	1	0	100.0	8	15	-46.7
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	0	0	0.0	7	9	-22.2
1,250,000 - 1,499,999	0	2	-100.0	7	3	133.3
1,500,000 +	0	1	-100.0	5	15	-66.7
TOTALS	210	118	78.0	1640	1408	16.5

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