

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

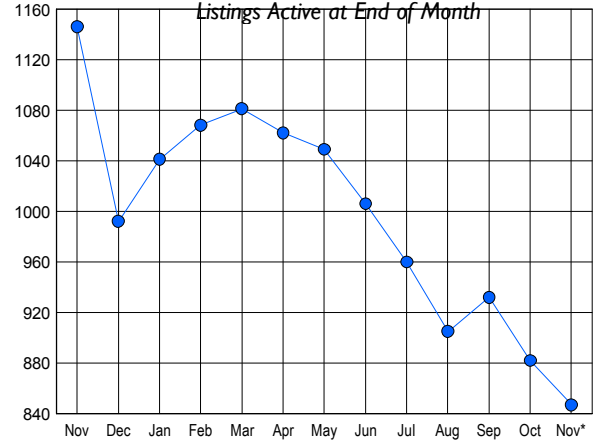
## CONDO & COOPS

### November 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	84	37	127.0	212	200	6.0
150,000 - 199,999	48	46	4.3	164	272	-39.7
200,000 - 299,999	56	67	-16.4	218	370	-41.1
300,000 - 399,999	38	43	-11.6	123	158	-22.2
400,000 - 499,999	23	14	64.3	44	57	-22.8
500,000 - 599,999	8	4	100.0	26	30	-13.3
600,000 - 699,999	1	3	-66.7	5	12	-58.3
700,000 - 799,999	3	1	200.0	17	7	142.9
800,000 - 899,999	0	0	0.0	4	6	-33.3
900,000 - 999,999	2	1	100.0	10	2	400.0
1,000,000 - 1,249,999	1	0	100.0	5	5	0.0
1,250,000 - 1,499,999	0	0	0.0	5	13	-61.5
1,500,000 +	2	1	100.0	14	14	0.0
<b>TOTALS</b>	<b>266</b>	<b>217</b>	<b>22.6</b>	<b>847</b>	<b>1146</b>	<b>-26.1</b>

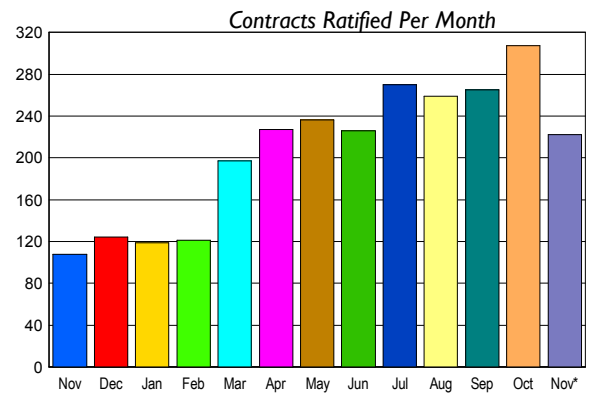
### INVENTORY TREND



### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	75	22	240.9	608	145	319.3
150,000 - 199,999	48	20	140.0	435	255	70.6
200,000 - 299,999	44	34	29.4	590	652	-9.5
300,000 - 399,999	29	16	81.3	371	330	12.4
400,000 - 499,999	15	8	87.5	107	120	-10.8
500,000 - 599,999	3	2	50.0	55	60	-8.3
600,000 - 699,999	3	0	300.0	22	27	-18.5
700,000 - 799,999	5	3	66.7	18	17	5.9
800,000 - 899,999	0	0	0.0	4	6	-33.3
900,000 - 999,999	0	0	0.0	3	2	50.0
1,000,000 - 1,249,999	0	1	-100.0	6	7	-14.3
1,250,000 - 1,499,999	0	0	0.0	10	5	100.0
1,500,000 +	0	2	-100.0	4	16	-75.0
<b>TOTALS</b>	<b>222</b>	<b>108</b>	<b>105.6</b>	<b>2233</b>	<b>1642</b>	<b>36.0</b>

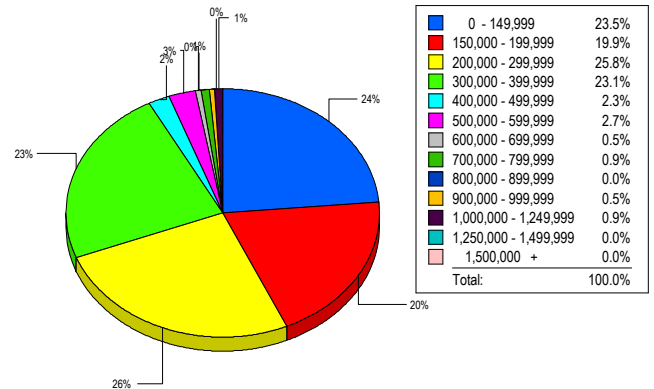
### SALES TREND



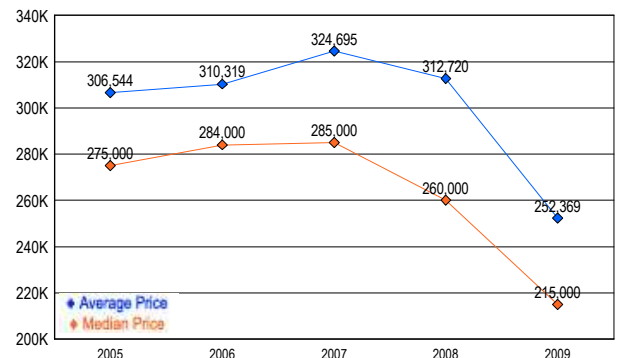
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	52	22	136.4	474	127	273.2
150,000 - 199,999	44	20	120.0	363	231	57.1
200,000 - 299,999	57	32	78.1	522	604	-13.6
300,000 - 399,999	51	24	112.5	340	323	5.3
400,000 - 499,999	5	7	-28.6	79	110	-28.2
500,000 - 599,999	6	6	0.0	49	63	-22.2
600,000 - 699,999	1	0	100.0	14	23	-39.1
700,000 - 799,999	2	0	200.0	11	15	-26.7
800,000 - 899,999	0	0	0.0	4	5	-20.0
900,000 - 999,999	1	0	100.0	2	2	0.0
1,000,000 - 1,249,999	2	0	200.0	9	9	0.0
1,250,000 - 1,499,999	0	0	0.0	7	3	133.3
1,500,000 +	0	1	-100.0	5	16	-68.8
<b>TOTALS</b>	<b>221</b>	<b>112</b>	<b>97.3</b>	<b>1879</b>	<b>1531</b>	<b>22.7</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