

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

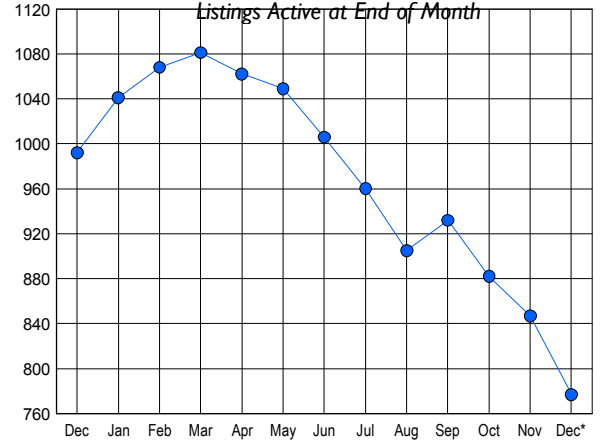
CONDO & COOPS

December 2009

LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	51	40	27.5	193	188	2.7
150,000 - 199,999	43	33	30.3	161	235	-31.5
200,000 - 299,999	48	49	-2.0	205	303	-32.3
300,000 - 399,999	31	27	14.8	114	132	-13.6
400,000 - 499,999	9	10	-10.0	35	54	-35.2
500,000 - 599,999	3	5	-40.0	18	27	-33.3
600,000 - 699,999	0	2	-100.0	4	9	-55.6
700,000 - 799,999	0	1	-100.0	14	6	133.3
800,000 - 899,999	0	0	0.0	4	6	-33.3
900,000 - 999,999	0	1	-100.0	7	2	250.0
1,000,000 - 1,249,999	2	2	0.0	6	6	0.0
1,250,000 - 1,499,999	0	0	0.0	4	11	-63.6
1,500,000 +	0	2	-100.0	12	13	-7.7
TOTALS	187	172	8.7	777	992	-21.7

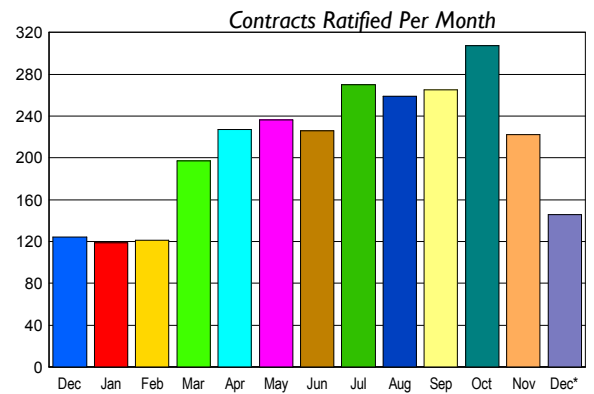
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	53	27	96.3	641	170	277.1
150,000 - 199,999	21	21	0.0	452	275	64.4
200,000 - 299,999	35	39	-10.3	613	683	-10.2
300,000 - 399,999	24	25	-4.0	388	355	9.3
400,000 - 499,999	9	4	125.0	117	124	-5.6
500,000 - 599,999	3	3	0.0	57	63	-9.5
600,000 - 699,999	1	1	0.0	23	28	-17.9
700,000 - 799,999	0	0	0.0	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	8	-25.0
1,250,000 - 1,499,999	0	1	-100.0	10	6	66.7
1,500,000 +	0	2	-100.0	4	19	-78.9
TOTALS	146	124	17.7	2336	1756	33.0

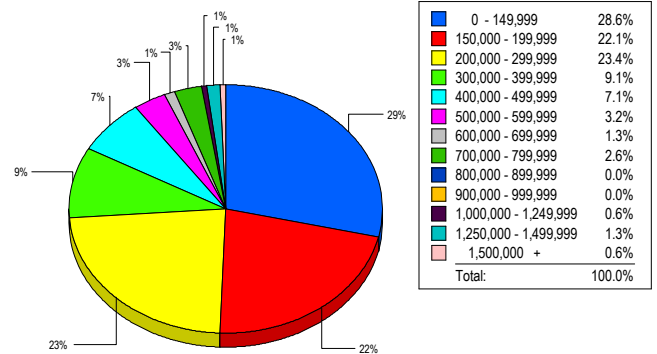
SALES TREND



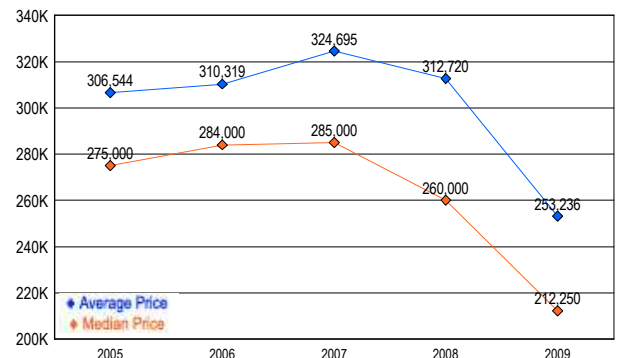
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	44	18	144.4	523	145	260.7
150,000 - 199,999	34	18	88.9	400	250	60.0
200,000 - 299,999	36	37	-2.7	562	643	-12.6
300,000 - 399,999	14	20	-30.0	355	342	3.8
400,000 - 499,999	11	6	83.3	92	116	-20.7
500,000 - 599,999	5	2	150.0	54	65	-16.9
600,000 - 699,999	2	0	200.0	16	23	-30.4
700,000 - 799,999	4	2	100.0	15	17	-11.8
800,000 - 899,999	0	1	-100.0	4	6	-33.3
900,000 - 999,999	0	0	0.0	2	2	0.0
1,000,000 - 1,249,999	1	1	0.0	10	11	-9.1
1,250,000 - 1,499,999	2	0	200.0	9	3	200.0
1,500,000 +	1	1	0.0	6	18	-66.7
TOTALS	154	106	45.3	2048	1641	24.8

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