

MONTGOMERY COUNTY Residential Market Report

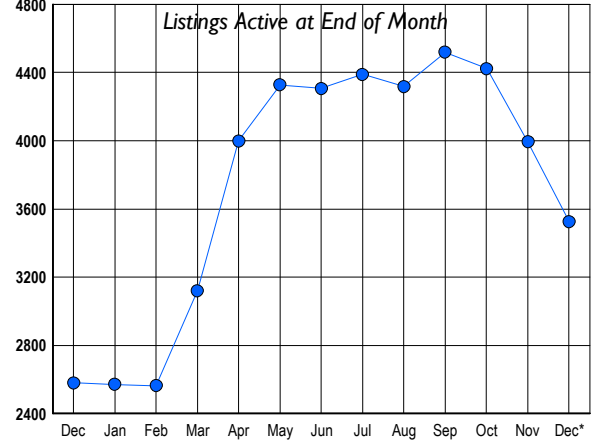


HOUSING REPORT Single Family Homes December 2007

LISTINGS

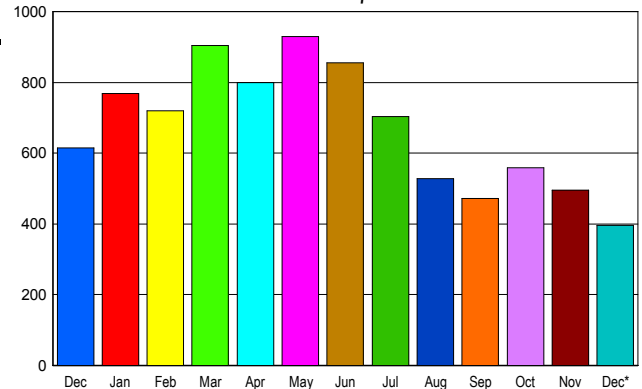
Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	0	300.0	7	2	250.0
150,000 - 199,999	5	1	400.0	16	0	1,600.0
200,000 - 299,999	92	48	91.7	383	119	221.8
300,000 - 399,999	157	121	29.8	872	415	110.1
400,000 - 499,999	138	140	-1.4	766	568	34.9
500,000 - 599,999	78	101	-22.8	425	424	0.2
600,000 - 699,999	44	52	-15.4	284	266	6.8
700,000 - 799,999	29	37	-21.6	185	185	0.0
800,000 - 899,999	8	25	-68.0	112	125	-10.4
900,000 - 999,999	17	8	112.5	67	75	-10.7
1,000,000 - 1,249,999	9	13	-30.8	87	97	-10.3
1,250,000 - 1,499,999	16	18	-11.1	91	104	-12.5
1,500,000 +	32	23	39.1	230	201	14.4
TOTALS	628	587	7.0	3525	2581	36.6

INVENTORY TREND



SALES TREND

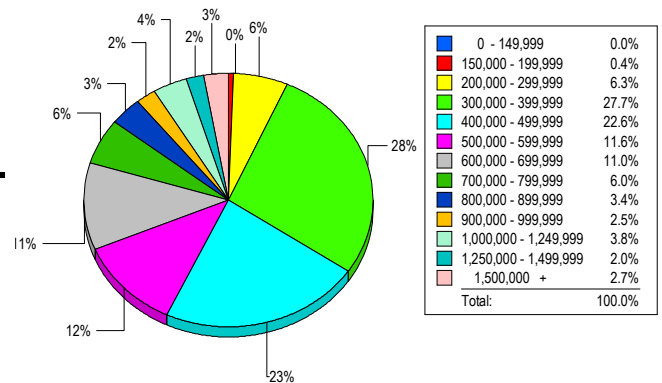
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	0	0.0	4	0	400.0
150,000 - 199,999	4	1	300.0	15	9	66.7
200,000 - 299,999	41	31	32.3	472	541	-12.8
300,000 - 399,999	103	151	-31.8	1,715	2,442	-29.8
400,000 - 499,999	83	150	-44.7	1,691	2,454	-31.1
500,000 - 599,999	48	99	-51.5	1,105	1,540	-28.2
600,000 - 699,999	39	53	-26.4	825	1,068	-22.8
700,000 - 799,999	22	31	-29.0	552	661	-16.5
800,000 - 899,999	13	26	-50.0	358	444	-19.4
900,000 - 999,999	9	20	-55.0	225	266	-15.4
1,000,000 - 1,249,999	11	15	-26.7	248	282	-12.1
1,250,000 - 1,499,999	11	15	-26.7	250	283	-11.7
1,500,000 +	12	23	-47.8	290	325	-10.8
TOTALS	396	615	-35.6	7750	10315	-24.9

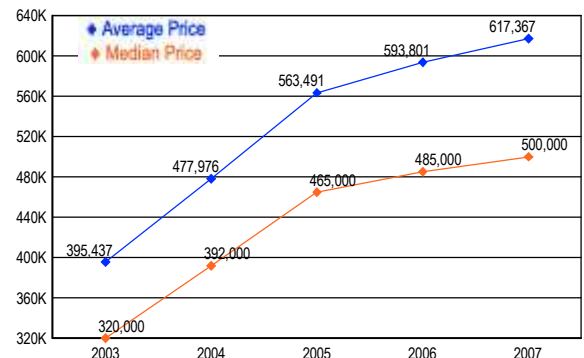
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	0	0.0	2	0	200.0
150,000 - 199,999	2	1	100.0	15	7	114.3
200,000 - 299,999	28	38	-26.3	430	496	-13.3
300,000 - 399,999	124	160	-22.5	1,736	2,435	-28.7
400,000 - 499,999	101	192	-47.4	1,735	2,517	-31.1
500,000 - 599,999	52	118	-55.9	1,149	1,531	-25.0
600,000 - 699,999	49	66	-25.8	837	1,059	-21.0
700,000 - 799,999	27	42	-35.7	554	693	-20.1
800,000 - 899,999	15	27	-44.4	359	430	-16.5
900,000 - 999,999	11	13	-15.4	244	253	-3.6
1,000,000 - 1,249,999	17	30	-43.3	296	328	-9.8
1,250,000 - 1,499,999	9	18	-50.0	203	231	-12.1
1,500,000 +	12	14	-14.3	296	314	-5.7
TOTALS	447	719	-37.8	7856	10294	-23.7

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