

MONTGOMERY COUNTY Residential Market Report

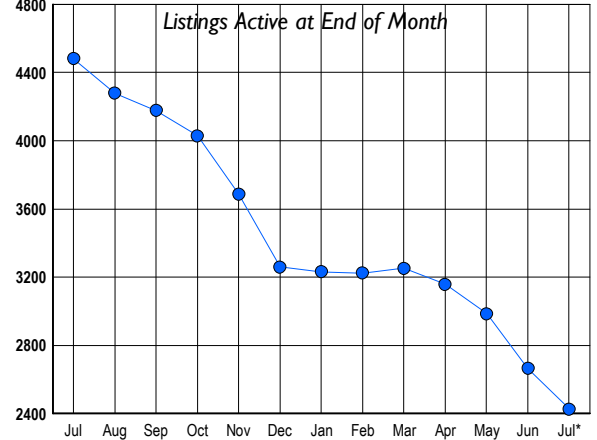


HOUSING REPORT Single Family Homes July 2009

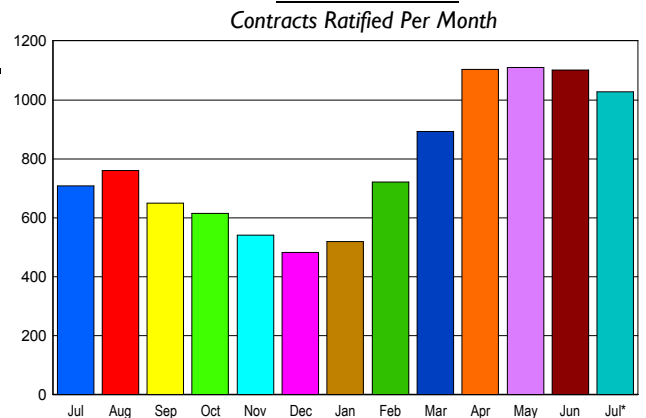
LISTINGS

Prices Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	31	10	210.0	48	12	300.0
150,000 - 199,999	64	35	82.9	91	101	-9.9
200,000 - 299,999	192	227	-15.4	310	809	-61.7
300,000 - 399,999	209	286	-26.9	395	1,043	-62.1
400,000 - 499,999	146	187	-21.9	343	727	-52.8
500,000 - 599,999	115	113	1.8	241	466	-48.3
600,000 - 699,999	73	113	-35.4	177	324	-45.4
700,000 - 799,999	49	63	-22.2	148	211	-29.9
800,000 - 899,999	34	46	-26.1	118	143	-17.5
900,000 - 999,999	23	35	-34.3	85	115	-26.1
1,000,000 - 1,249,999	27	32	-15.6	97	137	-29.2
1,250,000 - 1,499,999	21	30	-30.0	113	123	-8.1
1,500,000 +	40	66	-39.4	261	271	-3.7
TOTALS	1024	1243	-17.6	2427	4482	-45.9

INVENTORY TREND



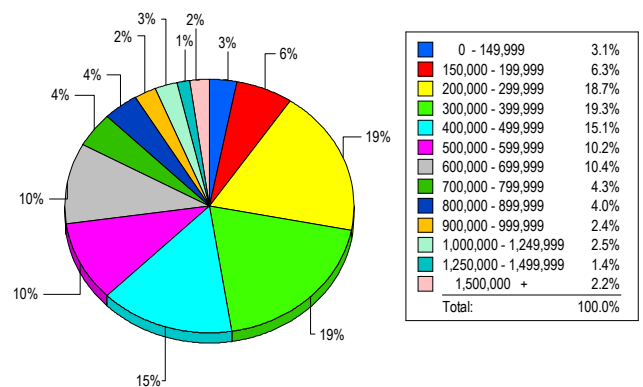
SALES TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	37	5	640.0	203	12	1,591.7
150,000 - 199,999	96	26	269.2	533	95	461.1
200,000 - 299,999	274	152	80.3	1,320	636	107.5
300,000 - 399,999	191	147	29.9	1,138	1,022	11.4
400,000 - 499,999	117	104	12.5	761	762	-0.1
500,000 - 599,999	82	74	10.8	556	556	0.0
600,000 - 699,999	63	56	12.5	418	395	5.8
700,000 - 799,999	52	36	44.4	292	285	2.5
800,000 - 899,999	31	31	0.0	176	199	-11.6
900,000 - 999,999	16	18	-11.1	110	118	-6.8
1,000,000 - 1,249,999	24	25	-4.0	125	143	-12.6
1,250,000 - 1,499,999	24	15	60.0	114	144	-20.8
1,500,000 +	21	20	5.0	114	158	-27.8
TOTALS	1028	709	45.0	5860	4525	29.5

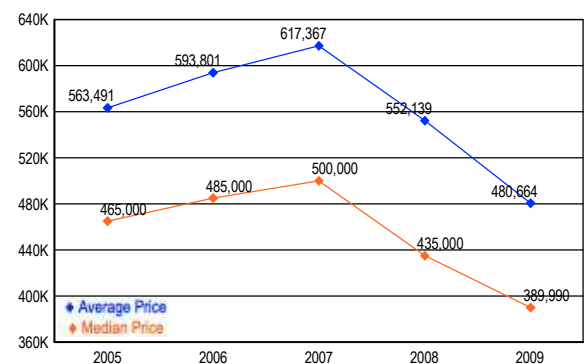
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	28	3	833.3	114	7	1,528.6
150,000 - 199,999	57	12	375.0	358	55	550.9
200,000 - 299,999	169	85	98.8	929	450	106.4
300,000 - 399,999	175	144	21.5	907	900	0.8
400,000 - 499,999	137	102	34.3	631	679	-7.1
500,000 - 599,999	92	82	12.2	453	474	-4.4
600,000 - 699,999	94	60	56.7	356	368	-3.3
700,000 - 799,999	39	42	-7.1	220	239	-7.9
800,000 - 899,999	36	32	12.5	150	169	-11.2
900,000 - 999,999	22	13	69.2	81	98	-17.3
1,000,000 - 1,249,999	23	24	-4.2	122	138	-11.6
1,250,000 - 1,499,999	13	26	-50.0	62	117	-47.0
1,500,000 +	20	22	-9.1	86	138	-37.7
TOTALS	905	647	39.9	4469	3832	16.6

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