

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

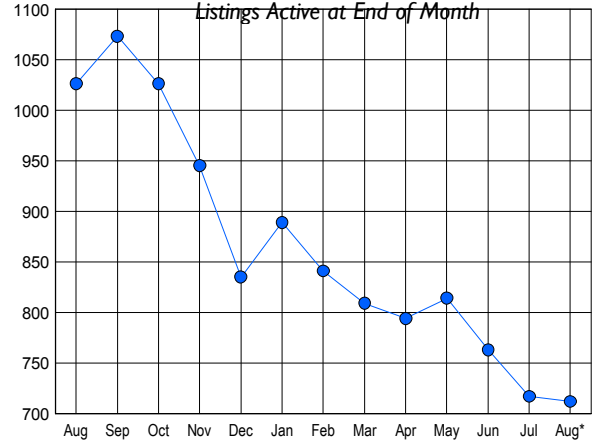
CONDO & COOPS

August 2011

LISTINGS

Price Range	New This Month			Total Actives		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	66	93	-29.0	206	300	-31.3
150,000 - 199,999	45	66	-31.8	142	196	-27.6
200,000 - 299,999	62	85	-27.1	187	269	-30.5
300,000 - 399,999	26	50	-48.0	93	142	-34.5
400,000 - 499,999	14	8	75.0	38	40	-5.0
500,000 - 599,999	2	4	-50.0	11	21	-47.6
600,000 - 699,999	1	5	-80.0	8	10	-20.0
700,000 - 799,999	3	5	-40.0	10	14	-28.6
800,000 - 899,999	0	1	-100.0	4	4	0.0
900,000 - 999,999	1	3	-66.7	2	9	-77.8
1,000,000 - 1,249,999	1	1	0.0	3	7	-57.1
1,250,000 - 1,499,999	0	1	-100.0	1	3	-66.7
1,500,000 +	0	3	-100.0	7	11	-36.4
TOTALS	221	325	-32.0	712	1026	-30.6

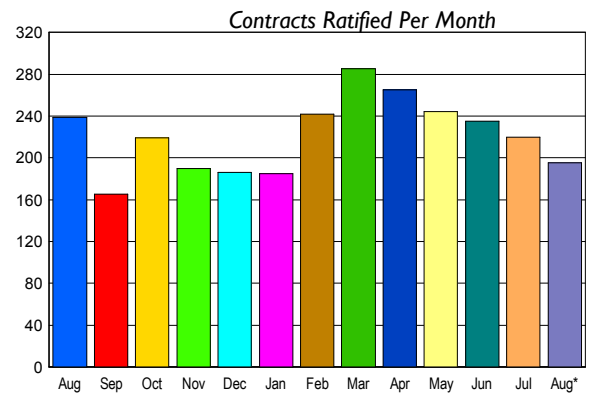
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	82	93	-11.8	631	572	10.3
150,000 - 199,999	39	52	-25.0	271	320	-15.3
200,000 - 299,999	36	48	-25.0	363	434	-16.4
300,000 - 399,999	22	26	-15.4	225	274	-17.9
400,000 - 499,999	8	8	0.0	74	86	-14.0
500,000 - 599,999	5	5	0.0	46	52	-11.5
600,000 - 699,999	1	2	-50.0	20	18	11.1
700,000 - 799,999	0	0	0.0	18	18	0.0
800,000 - 899,999	0	2	-100.0	6	11	-45.5
900,000 - 999,999	1	1	0.0	3	6	-50.0
1,000,000 - 1,249,999	0	2	-100.0	1	10	-90.0
1,250,000 - 1,499,999	0	0	0.0	2	3	-33.3
1,500,000 +	1	0	100.0	8	5	60.0
TOTALS	195	239	-18.4	1668	1809	-7.8

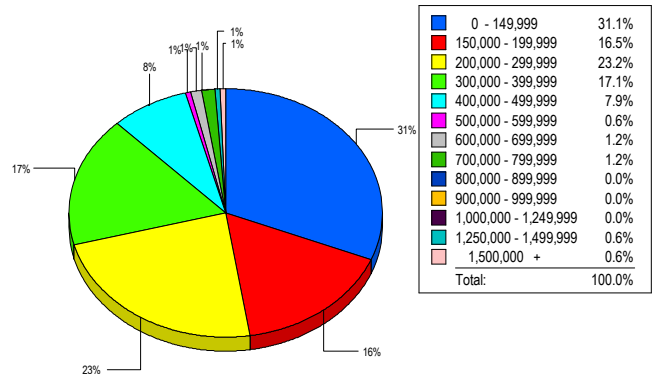
SALES TREND



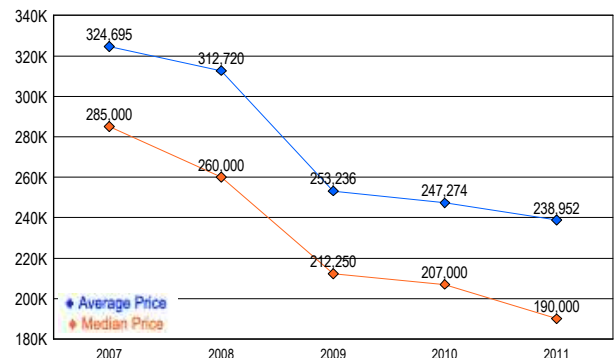
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	51	38	34.2	548	470	16.6
150,000 - 199,999	27	36	-25.0	237	252	-6.0
200,000 - 299,999	38	43	-11.6	325	392	-17.1
300,000 - 399,999	28	28	0.0	207	262	-21.0
400,000 - 499,999	13	9	44.4	71	78	-9.0
500,000 - 599,999	1	6	-83.3	41	49	-16.3
600,000 - 699,999	2	1	100.0	18	19	-5.3
700,000 - 799,999	2	3	-33.3	17	17	0.0
800,000 - 899,999	0	0	0.0	5	7	-28.6
900,000 - 999,999	0	0	0.0	2	5	-60.0
1,000,000 - 1,249,999	0	1	-100.0	3	9	-66.7
1,250,000 - 1,499,999	1	1	0.0	2	3	-33.3
1,500,000 +	1	0	100.0	7	2	250.0
TOTALS	164	166	-1.2	1483	1565	-5.2

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