

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

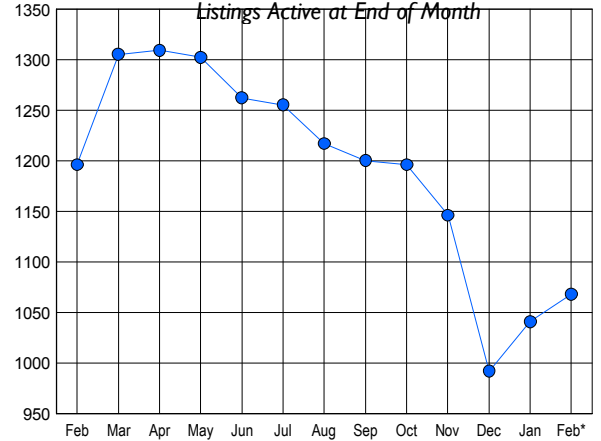
## CONDO & COOPS

### February 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	57	16	256.3	228	73	212.3
150,000 - 199,999	47	49	-4.1	246	204	20.6
200,000 - 299,999	78	139	-43.9	282	534	-47.2
300,000 - 399,999	51	72	-29.2	155	219	-29.2
400,000 - 499,999	14	18	-22.2	55	75	-26.7
500,000 - 599,999	6	13	-53.8	38	47	-19.1
600,000 - 699,999	1	4	-75.0	11	13	-15.4
700,000 - 799,999	1	2	-50.0	9	7	28.6
800,000 - 899,999	1	5	-80.0	9	9	0.0
900,000 - 999,999	0	0	0.0	5	1	400.0
1,000,000 - 1,249,999	2	2	0.0	10	4	150.0
1,250,000 - 1,499,999	2	2	0.0	10	2	400.0
1,500,000 +	2	4	-50.0	10	8	25.0
<b>TOTALS</b>	<b>262</b>	<b>326</b>	<b>-19.6</b>	<b>1068</b>	<b>1196</b>	<b>-10.7</b>

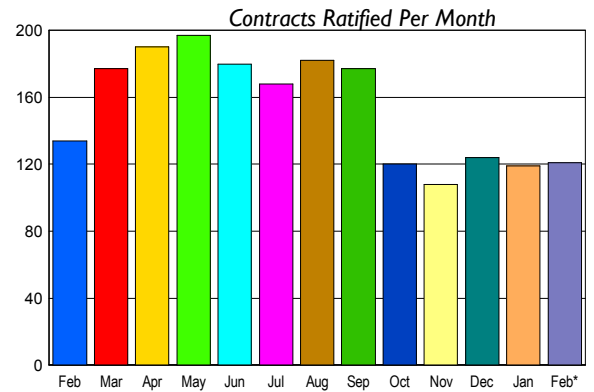
### INVENTORY TREND



### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	32	8	300.0	54	22	145.5
150,000 - 199,999	23	22	4.5	49	35	40.0
200,000 - 299,999	38	53	-28.3	73	119	-38.7
300,000 - 399,999	22	29	-24.1	36	59	-39.0
400,000 - 499,999	3	5	-40.0	14	13	7.7
500,000 - 599,999	1	8	-87.5	2	13	-84.6
600,000 - 699,999	0	4	-100.0	1	7	-85.7
700,000 - 799,999	0	3	-100.0	0	3	-100.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	1	0	100.0	1	0	100.0
1,000,000 - 1,249,999	0	2	-100.0	0	2	-100.0
1,250,000 - 1,499,999	1	0	100.0	2	1	100.0
1,500,000 +	0	0	0.0	1	1	0.0
<b>TOTALS</b>	<b>121</b>	<b>134</b>	<b>-9.7</b>	<b>233</b>	<b>275</b>	<b>-15.3</b>

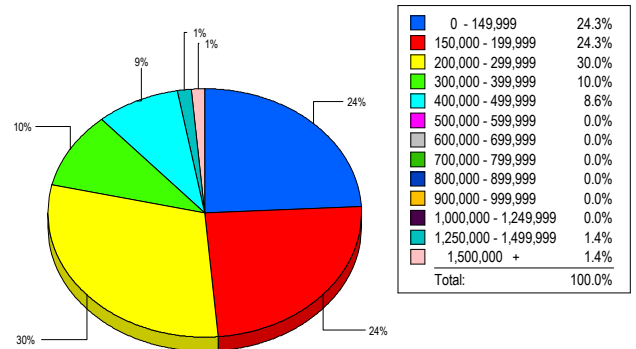
### SALES TREND



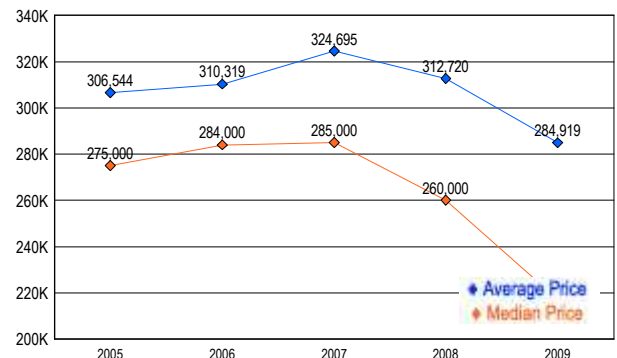
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	17	7	142.9	32	14	128.6
150,000 - 199,999	17	9	88.9	30	16	87.5
200,000 - 299,999	21	32	-34.4	54	78	-30.8
300,000 - 399,999	7	19	-63.2	23	39	-41.0
400,000 - 499,999	6	5	20.0	8	12	-33.3
500,000 - 599,999	0	7	-100.0	2	12	-83.3
600,000 - 699,999	0	0	0.0	0	1	-100.0
700,000 - 799,999	0	3	-100.0	1	3	-66.7
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	3	-100.0	0	3	-100.0
1,250,000 - 1,499,999	1	0	100.0	2	0	-200.0
1,500,000 +	1	1	0.0	2	2	0.0
<b>TOTALS</b>	<b>70</b>	<b>86</b>	<b>-18.6</b>	<b>154</b>	<b>180</b>	<b>-14.4</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