

# MONTGOMERY COUNTY Residential Market Report

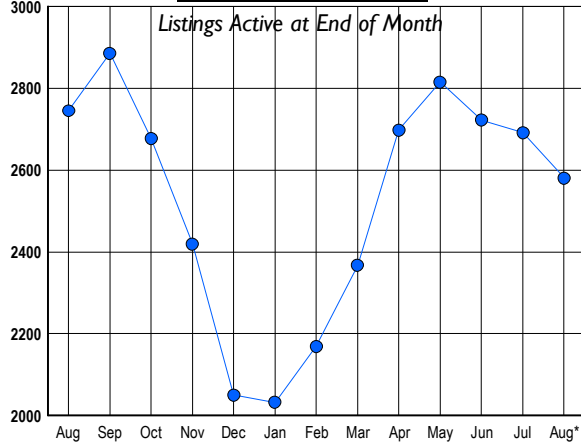


# HOUSING REPORT Single Family Homes August 2011

## LISTINGS

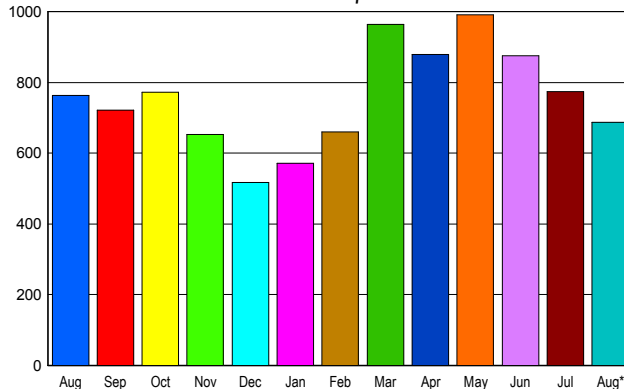
Prices Range	New This Month			Total Actives		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	16	36	-55.6	29	51	-43.1
150,000 - 199,999	40	66	-39.4	81	126	-35.7
200,000 - 299,999	136	190	-28.4	334	439	-23.9
300,000 - 399,999	154	202	-23.8	511	535	-4.5
400,000 - 499,999	102	118	-13.6	356	353	0.8
500,000 - 599,999	96	109	-11.9	299	279	7.2
600,000 - 699,999	50	87	-42.5	215	243	-11.5
700,000 - 799,999	49	43	14.0	167	130	28.5
800,000 - 899,999	34	33	3.0	133	105	26.7
900,000 - 999,999	18	18	0.0	67	71	-5.6
1,000,000 - 1,249,999	23	17	35.3	104	85	22.4
1,250,000 - 1,499,999	14	25	-44.0	77	101	-23.8
1,500,000 +	34	27	25.9	207	227	-8.8
<b>TOTALS</b>	<b>766</b>	<b>971</b>	<b>-21.1</b>	<b>2580</b>	<b>2745</b>	<b>-6.0</b>

## INVENTORY TREND



## SALES TREND

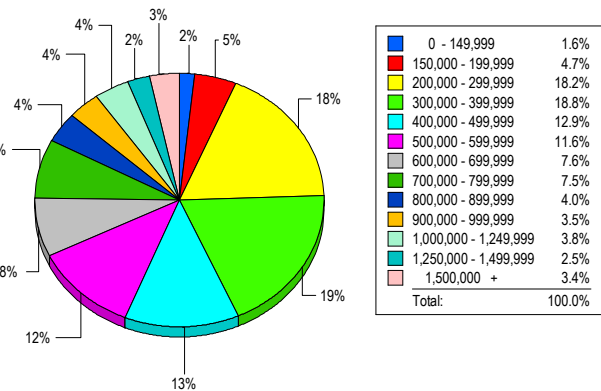
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	28	41	-31.7	201	247	-18.6
150,000 - 199,999	56	76	-26.3	458	495	-7.5
200,000 - 299,999	188	182	3.3	1,181	1,288	-8.3
300,000 - 399,999	117	145	-19.3	1,043	1,201	-13.2
400,000 - 499,999	72	92	-21.7	712	839	-15.1
500,000 - 599,999	75	55	36.4	553	576	-4.0
600,000 - 699,999	47	56	-16.1	444	525	-15.4
700,000 - 799,999	28	28	0.0	326	321	1.6
800,000 - 899,999	21	20	5.0	195	235	-17.0
900,000 - 999,999	18	11	63.6	132	141	-6.4
1,000,000 - 1,249,999	14	20	-30.0	182	165	10.3
1,250,000 - 1,499,999	11	11	0.0	131	132	-0.8
1,500,000 +	13	26	-50.0	158	133	18.8
<b>TOTALS</b>	<b>688</b>	<b>763</b>	<b>-9.8</b>	<b>5716</b>	<b>6298</b>	<b>-9.2</b>

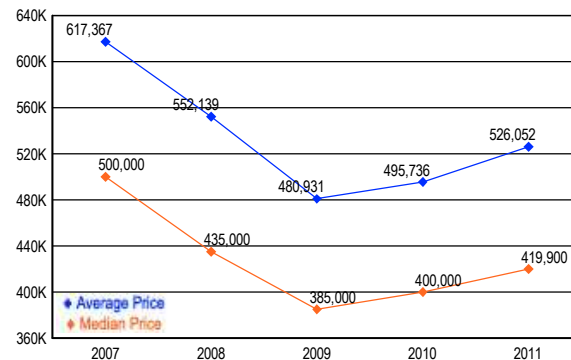
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	11	25	-56.0	160	194	-17.5
150,000 - 199,999	32	41	-22.0	342	396	-13.6
200,000 - 299,999	124	120	3.3	975	1,159	-15.9
300,000 - 399,999	128	98	30.6	956	1,106	-13.6
400,000 - 499,999	88	108	-18.5	675	765	-11.8
500,000 - 599,999	79	69	14.5	505	547	-7.7
600,000 - 699,999	52	66	-21.2	434	476	-8.8
700,000 - 799,999	51	39	30.8	307	326	-5.8
800,000 - 899,999	27	29	-6.9	203	214	-5.1
900,000 - 999,999	24	26	-7.7	118	132	-10.6
1,000,000 - 1,249,999	26	23	13.0	203	178	14.0
1,250,000 - 1,499,999	17	20	-15.0	101	104	-2.9
1,500,000 +	23	12	91.7	141	100	41.0
<b>TOTALS</b>	<b>682</b>	<b>676</b>	<b>0.9</b>	<b>5120</b>	<b>5697</b>	<b>-10.1</b>

## 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