

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

## CONDO & COOPS

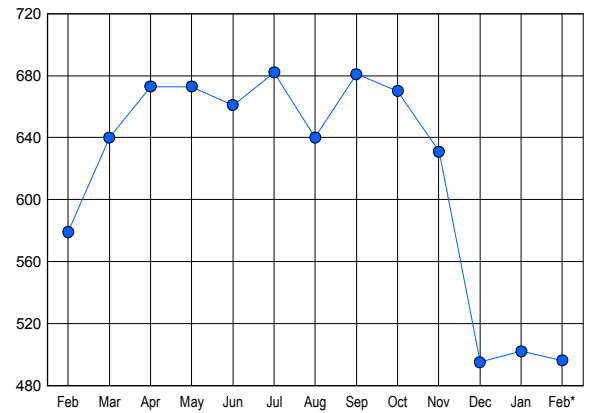
### February 2017

### LISTINGS

| Price Range           | New This Month |            |             | Total Actives |            |              |
|-----------------------|----------------|------------|-------------|---------------|------------|--------------|
|                       | 2017           | 2016       | % Change    | 2017          | 2016       | % Change     |
| 0 - 149,999           | 50             | 62         | -19.4       | 66            | 110        | -40.0        |
| 150,000 - 199,999     | 48             | 56         | -14.3       | 74            | 113        | -34.5        |
| 200,000 - 299,999     | 75             | 83         | -9.6        | 152           | 150        | 1.3          |
| 300,000 - 399,999     | 55             | 57         | -3.5        | 81            | 103        | -21.4        |
| 400,000 - 499,999     | 26             | 27         | -3.7        | 46            | 41         | 12.2         |
| 500,000 - 599,999     | 9              | 13         | -30.8       | 21            | 18         | 16.7         |
| 600,000 - 699,999     | 4              | 4          | 0.0         | 9             | 13         | -30.8        |
| 700,000 - 799,999     | 6              | 3          | 100.0       | 6             | 11         | -45.5        |
| 800,000 - 899,999     | 1              | 0          | 100.0       | 4             | 4          | 0.0          |
| 900,000 - 999,999     | 0              | 0          | 0.0         | 2             | 0          | 0.0          |
| 1,000,000 - 1,249,999 | 4              | 0          | 400.0       | 7             | 2          | 250.0        |
| 1,250,000 - 1,499,999 | 0              | 0          | 0.0         | 4             | 3          | 33.3         |
| 1,500,000 +           | 6              | 1          | 500.0       | 24            | 11         | 118.2        |
| <b>TOTALS</b>         | <b>284</b>     | <b>306</b> | <b>-7.2</b> | <b>496</b>    | <b>579</b> | <b>-14.3</b> |

### INVENTORY TREND

Listings Active at End of Month

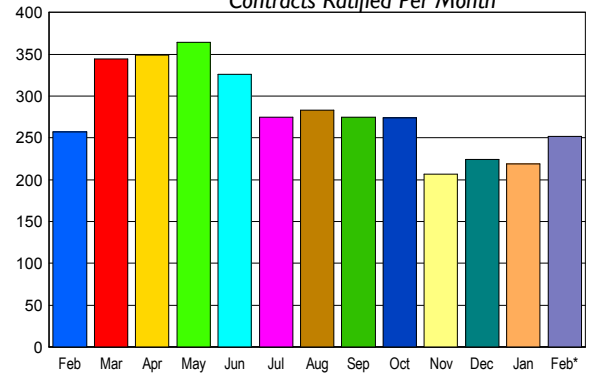


### CONTRACTS

| Price Range           | New This Month |            |             | Year-To-Date |            |             |
|-----------------------|----------------|------------|-------------|--------------|------------|-------------|
|                       | 2017           | 2016       | % Change    | 2017         | 2016       | % Change    |
| 0 - 149,999           | 48             | 61         | -21.3       | 100          | 101        | -1.0        |
| 150,000 - 199,999     | 55             | 59         | -6.8        | 97           | 95         | 2.1         |
| 200,000 - 299,999     | 62             | 72         | -13.9       | 122          | 115        | 6.1         |
| 300,000 - 399,999     | 48             | 40         | 20.0        | 83           | 65         | 27.7        |
| 400,000 - 499,999     | 13             | 10         | 30.0        | 26           | 19         | 36.8        |
| 500,000 - 599,999     | 12             | 8          | 50.0        | 15           | 17         | -11.8       |
| 600,000 - 699,999     | 4              | 1          | 300.0       | 7            | 1          | 600.0       |
| 700,000 - 799,999     | 4              | 3          | 33.3        | 9            | 4          | 125.0       |
| 800,000 - 899,999     | 1              | 1          | 0.0         | 2            | 2          | 0.0         |
| 900,000 - 999,999     | 0              | 0          | 0.0         | 0            | 0          | 0.0         |
| 1,000,000 - 1,249,999 | 1              | 0          | 100.0       | 3            | 1          | 200.0       |
| 1,250,000 - 1,499,999 | 1              | 0          | 100.0       | 3            | 0          | 300.0       |
| 1,500,000 +           | 3              | 2          | 50.0        | 4            | 3          | 33.3        |
| <b>TOTALS</b>         | <b>252</b>     | <b>257</b> | <b>-1.9</b> | <b>471</b>   | <b>423</b> | <b>11.3</b> |

### SALES TREND

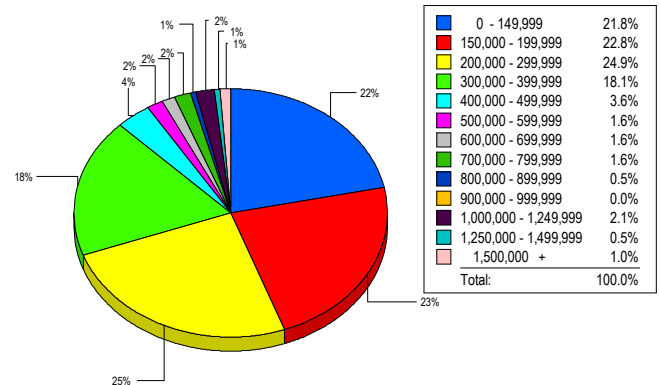
Contracts Ratified Per Month



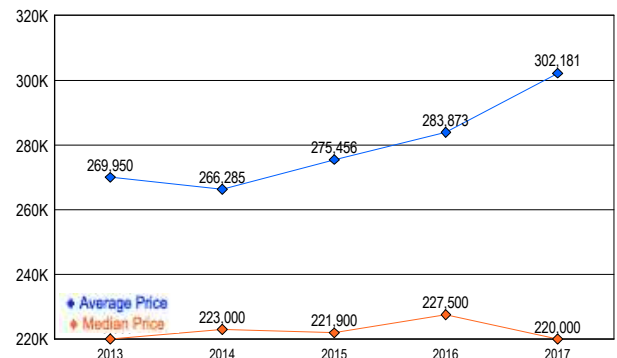
### SETTLEMENTS

| Price Range           | New This Month |            |             | Year-To-Date |            |             |
|-----------------------|----------------|------------|-------------|--------------|------------|-------------|
|                       | 2017           | 2016       | % Change    | 2017         | 2016       | % Change    |
| 0 - 149,999           | 42             | 43         | -2.3        | 79           | 96         | -17.7       |
| 150,000 - 199,999     | 44             | 34         | 29.4        | 85           | 65         | 30.8        |
| 200,000 - 299,999     | 48             | 42         | 14.3        | 96           | 77         | 24.7        |
| 300,000 - 399,999     | 35             | 25         | 40.0        | 60           | 61         | -1.6        |
| 400,000 - 499,999     | 7              | 12         | -41.7       | 26           | 20         | 30.0        |
| 500,000 - 599,999     | 3              | 4          | -25.0       | 6            | 6          | 0.0         |
| 600,000 - 699,999     | 3              | 0          | 300.0       | 8            | 2          | 300.0       |
| 700,000 - 799,999     | 3              | 2          | 50.0        | 4            | 3          | 33.3        |
| 800,000 - 899,999     | 1              | 1          | 0.0         | 1            | 2          | -50.0       |
| 900,000 - 999,999     | 0              | 0          | 0.0         | 0            | 0          | 0.0         |
| 1,000,000 - 1,249,999 | 4              | 3          | 33.3        | 6            | 4          | 50.0        |
| 1,250,000 - 1,499,999 | 1              | 0          | 100.0       | 1            | 1          | 0.0         |
| 1,500,000 +           | 2              | 4          | -50.0       | 6            | 5          | 20.0        |
| <b>TOTALS</b>         | <b>193</b>     | <b>170</b> | <b>13.5</b> | <b>378</b>   | <b>342</b> | <b>10.5</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