

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

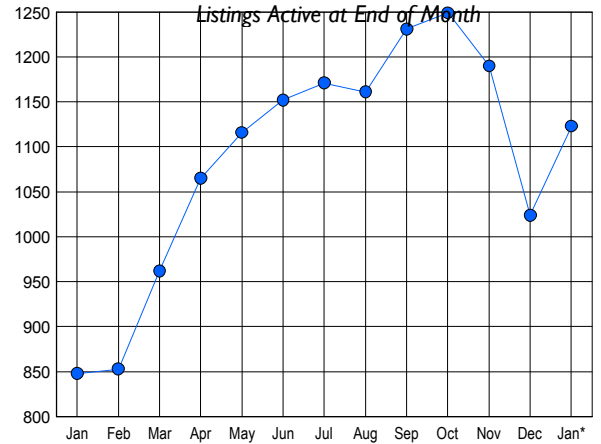
CONDO & COOPS

January 2008

LISTINGS

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	24	6	300.0	66	19	247.4
150,000 - 199,999	46	34	35.3	182	75	142.7
200,000 - 299,999	173	158	9.5	495	315	57.1
300,000 - 399,999	77	107	-28.0	215	230	-6.5
400,000 - 499,999	21	41	-48.8	77	108	-28.7
500,000 - 599,999	21	19	10.5	47	43	9.3
600,000 - 699,999	6	21	-71.4	13	27	-51.9
700,000 - 799,999	5	7	-28.6	9	13	-30.8
800,000 - 899,999	2	2	0.0	4	5	-20.0
900,000 - 999,999	0	2	-100.0	1	5	-80.0
1,000,000 - 1,249,999	0	2	-100.0	7	2	250.0
1,250,000 - 1,499,999	0	1	-100.0	1	3	-66.7
1,500,000 +	0	0	0.0	6	3	100.0
TOTALS	375	400	-6.3	1123	848	32.4

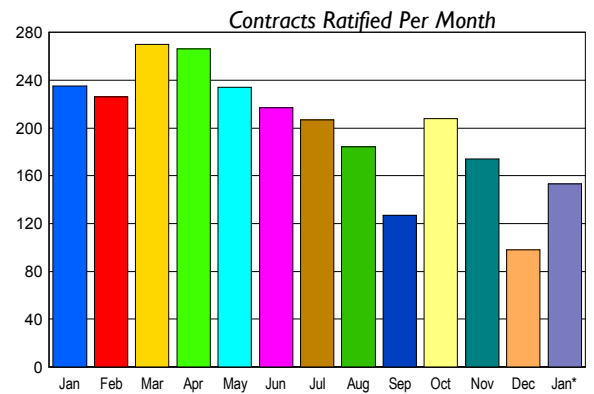
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	14	3	366.7	14	3	366.7
150,000 - 199,999	17	20	-15.0	17	20	-15.0
200,000 - 299,999	74	99	-25.3	74	99	-25.3
300,000 - 399,999	30	73	-58.9	30	73	-58.9
400,000 - 499,999	8	22	-63.6	8	22	-63.6
500,000 - 599,999	6	4	50.0	6	4	50.0
600,000 - 699,999	3	9	-66.7	3	9	-66.7
700,000 - 799,999	0	2	-100.0	0	2	-100.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	1	-100.0	0	1	-100.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	1	2	-50.0	1	2	-50.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	153	235	-34.9	153	235	-34.9

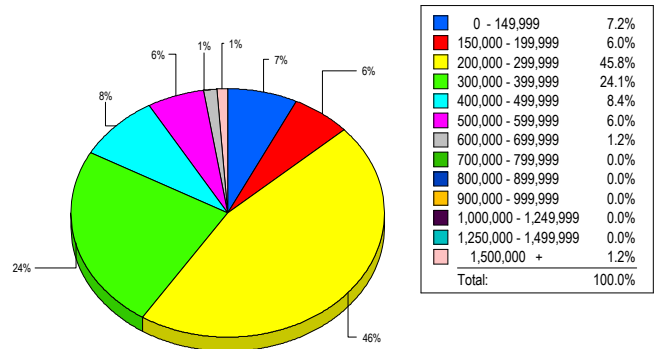
SALES TREND



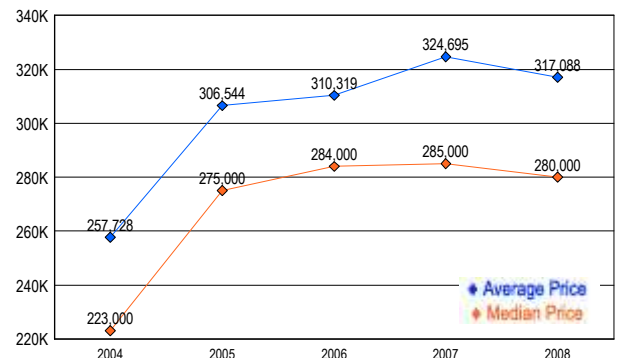
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	6	2	200.0	6	2	200.0
150,000 - 199,999	5	16	-68.8	5	16	-68.8
200,000 - 299,999	38	66	-42.4	38	66	-42.4
300,000 - 399,999	20	41	-51.2	20	41	-51.2
400,000 - 499,999	7	13	-46.2	7	13	-46.2
500,000 - 599,999	5	3	66.7	5	3	66.7
600,000 - 699,999	1	2	-50.0	1	2	-50.0
700,000 - 799,999	0	1	-100.0	0	1	-100.0
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	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	2	-100.0	0	2	-100.0
1,500,000 +	1	0	100.0	1	0	-100.0
TOTALS	83	146	-43.2	83	146	-43.2

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