

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

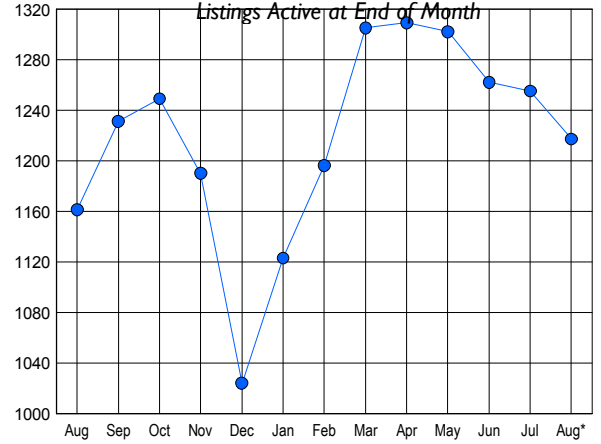
CONDO & COOPS

August 2008

LISTINGS

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	32	12	166.7	162	38	326.3
150,000 - 199,999	47	42	11.9	263	110	139.1
200,000 - 299,999	121	154	-21.4	438	507	-13.6
300,000 - 399,999	48	94	-48.9	187	302	-38.1
400,000 - 499,999	19	34	-44.1	66	92	-28.3
500,000 - 599,999	10	17	-41.2	39	58	-32.8
600,000 - 699,999	3	8	-62.5	13	21	-38.1
700,000 - 799,999	2	6	-66.7	10	14	-28.6
800,000 - 899,999	4	0	400.0	9	3	200.0
900,000 - 999,999	0	1	-100.0	1	5	-80.0
1,000,000 - 1,249,999	0	2	-100.0	4	5	-20.0
1,250,000 - 1,499,999	7	1	600.0	12	2	500.0
1,500,000 +	3	2	50.0	13	4	225.0
TOTALS	296	373	-20.6	1217	1161	4.8

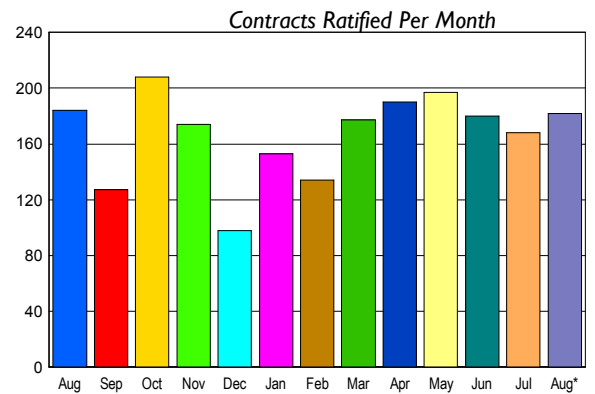
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	21	3	600.0	88	25	252.0
150,000 - 199,999	41	23	78.3	194	178	9.0
200,000 - 299,999	70	83	-15.7	522	751	-30.5
300,000 - 399,999	24	42	-42.9	266	453	-41.3
400,000 - 499,999	13	20	-35.0	96	201	-52.2
500,000 - 599,999	5	7	-28.6	50	69	-27.5
600,000 - 699,999	4	1	300.0	24	32	-25.0
700,000 - 799,999	2	3	-33.3	13	23	-43.5
800,000 - 899,999	0	1	-100.0	5	7	-28.6
900,000 - 999,999	0	0	0.0	2	6	-66.7
1,000,000 - 1,249,999	0	0	0.0	6	2	200.0
1,250,000 - 1,499,999	1	0	100.0	4	8	-50.0
1,500,000 +	1	1	0.0	10	11	-9.1
TOTALS	182	184	-1.1	1280	1766	-27.5

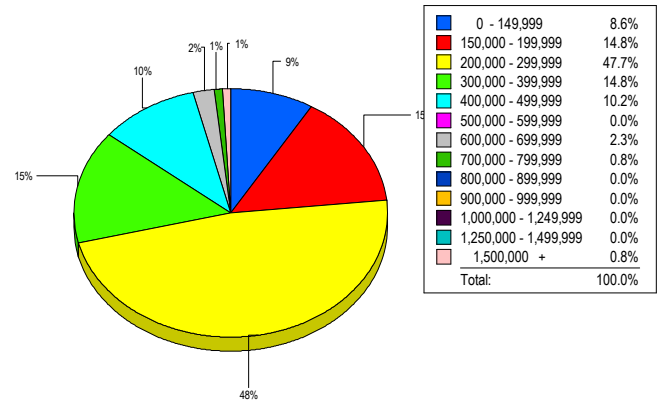
SALES TREND



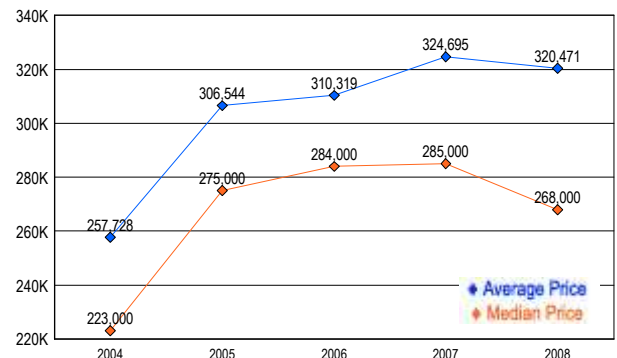
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	11	1	1000.0	63	25	152.0
150,000 - 199,999	19	28	-32.1	156	173	-9.8
200,000 - 299,999	61	77	-20.8	466	753	-38.1
300,000 - 399,999	19	49	-61.2	246	452	-45.6
400,000 - 499,999	13	25	-48.0	84	183	-54.1
500,000 - 599,999	0	10	-100.0	49	69	-29.0
600,000 - 699,999	3	2	50.0	19	34	-44.1
700,000 - 799,999	1	1	0.0	12	14	-14.3
800,000 - 899,999	0	2	-100.0	4	6	-33.3
900,000 - 999,999	0	2	-100.0	2	9	-77.8
1,000,000 - 1,249,999	0	0	0.0	8	3	166.7
1,250,000 - 1,499,999	0	0	0.0	1	7	-85.7
1,500,000 +	1	3	-66.7	11	9	22.2
TOTALS	128	200	-36.0	1121	1737	-35.5

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