

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

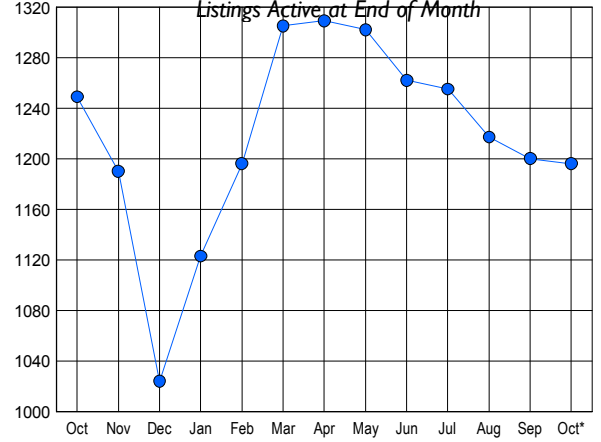
## CONDO & COOPS

### October 2008

### LISTINGS

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	32	13	146.2	182	56	225.0
150,000 - 199,999	68	55	23.6	292	147	98.6
200,000 - 299,999	93	193	-51.8	390	520	-25.0
300,000 - 399,999	44	107	-58.9	168	320	-47.5
400,000 - 499,999	22	23	-4.3	61	92	-33.7
500,000 - 599,999	8	15	-46.7	36	60	-40.0
600,000 - 699,999	3	3	0.0	10	18	-44.4
700,000 - 799,999	4	4	0.0	10	12	-16.7
800,000 - 899,999	0	2	-100.0	9	5	80.0
900,000 - 999,999	0	0	0.0	1	3	-66.7
1,000,000 - 1,249,999	4	1	300.0	8	3	166.7
1,250,000 - 1,499,999	5	2	150.0	13	5	160.0
1,500,000 +	9	5	80.0	16	8	100.0
<b>TOTALS</b>	<b>292</b>	<b>423</b>	<b>-31.0</b>	<b>1196</b>	<b>1249</b>	<b>-4.2</b>

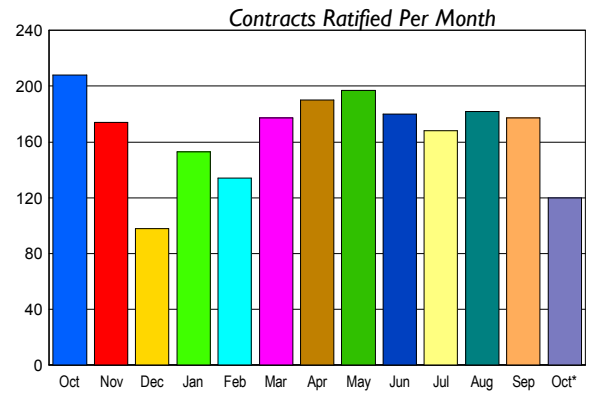
### INVENTORY TREND



### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	25	2	1150.0	127	29	337.9
150,000 - 199,999	25	32	-21.9	238	222	7.2
200,000 - 299,999	40	105	-61.9	621	918	-32.4
300,000 - 399,999	17	43	-60.5	313	523	-40.2
400,000 - 499,999	8	11	-27.3	110	217	-49.3
500,000 - 599,999	4	5	-20.0	58	77	-24.7
600,000 - 699,999	0	3	-100.0	27	36	-25.0
700,000 - 799,999	0	2	-100.0	14	27	-48.1
800,000 - 899,999	0	0	0.0	6	7	-14.3
900,000 - 999,999	0	0	0.0	2	6	-66.7
1,000,000 - 1,249,999	0	2	-100.0	6	5	20.0
1,250,000 - 1,499,999	0	0	0.0	5	8	-37.5
1,500,000 +	1	3	-66.7	13	14	-7.1
<b>TOTALS</b>	<b>120</b>	<b>208</b>	<b>-42.3</b>	<b>1540</b>	<b>2089</b>	<b>-26.3</b>

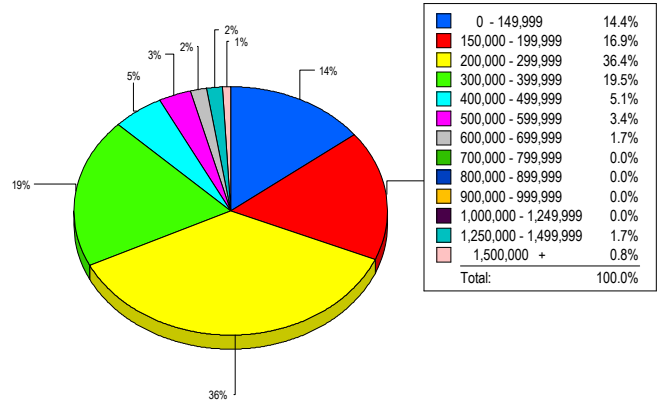
### SALES TREND



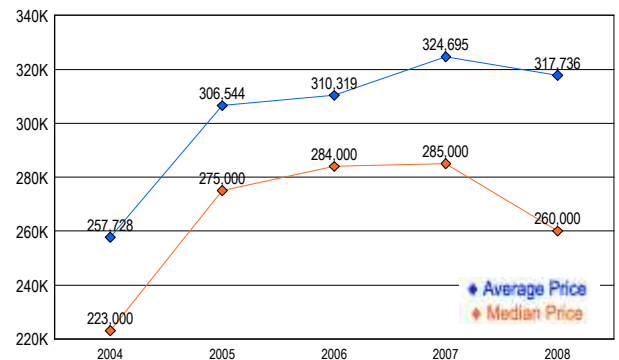
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	17	3	466.7	102	30	240.0
150,000 - 199,999	20	17	17.6	211	210	0.5
200,000 - 299,999	43	62	-30.6	568	890	-36.2
300,000 - 399,999	23	39	-41.0	295	535	-44.9
400,000 - 499,999	6	9	-33.3	103	208	-50.5
500,000 - 599,999	4	7	-42.9	57	82	-30.5
600,000 - 699,999	2	0	200.0	23	37	-37.8
700,000 - 799,999	0	3	-100.0	15	21	-28.6
800,000 - 899,999	0	0	0.0	5	6	-16.7
900,000 - 999,999	0	0	0.0	2	9	-77.8
1,000,000 - 1,249,999	0	0	0.0	9	3	200.0
1,250,000 - 1,499,999	2	0	200.0	3	7	-57.1
1,500,000 +	1	1	0.0	15	11	36.4
<b>TOTALS</b>	<b>118</b>	<b>141</b>	<b>-16.3</b>	<b>1408</b>	<b>2049</b>	<b>-31.3</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