

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

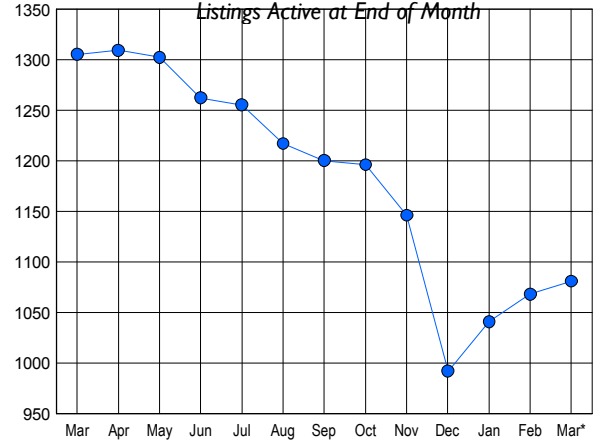
## CONDO & COOPS

### March 2009

### LISTINGS

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	72	19	278.9	247	90	174.4
150,000 - 199,999	60	68	-11.8	241	246	-2.0
200,000 - 299,999	80	156	-48.7	275	553	-50.3
300,000 - 399,999	60	86	-30.2	157	246	-36.2
400,000 - 499,999	18	26	-30.8	52	71	-26.8
500,000 - 599,999	10	18	-44.4	43	46	-6.5
600,000 - 699,999	2	5	-60.0	8	16	-50.0
700,000 - 799,999	2	2	0.0	10	8	25.0
800,000 - 899,999	3	1	200.0	11	7	57.1
900,000 - 999,999	0	0	0.0	4	1	300.0
1,000,000 - 1,249,999	1	1	0.0	11	5	120.0
1,250,000 - 1,499,999	0	4	-100.0	8	5	60.0
1,500,000 +	2	6	-66.7	14	11	27.3
<b>TOTALS</b>	<b>310</b>	<b>392</b>	<b>-20.9</b>	<b>1081</b>	<b>1305</b>	<b>-17.2</b>

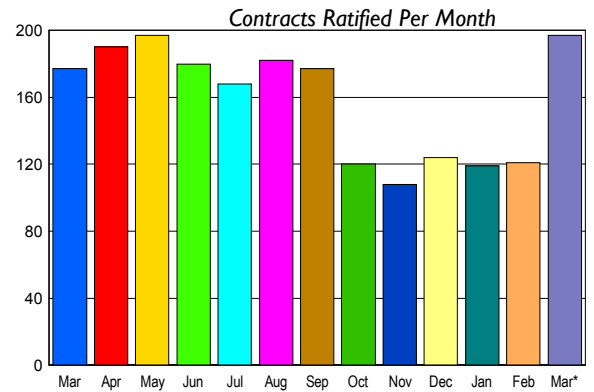
### INVENTORY TREND



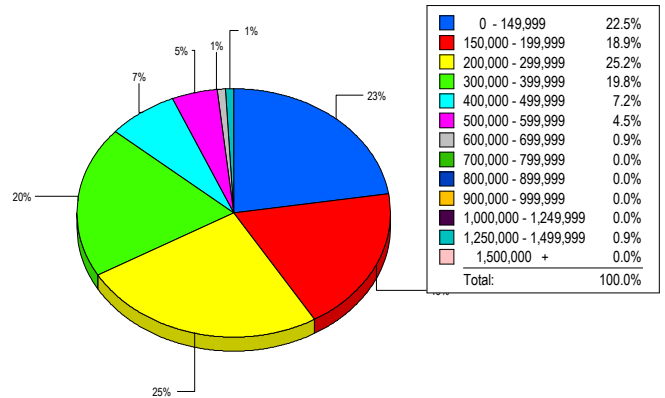
### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	54	10	440.0	102	27	277.8
150,000 - 199,999	39	23	69.6	87	54	61.1
200,000 - 299,999	49	75	-34.7	116	192	-39.6
300,000 - 399,999	43	38	13.2	81	97	-16.5
400,000 - 499,999	7	11	-36.4	23	25	-8.0
500,000 - 599,999	2	10	-80.0	7	22	-68.2
600,000 - 699,999	2	3	-33.3	3	10	-70.0
700,000 - 799,999	1	0	100.0	1	3	-66.7
800,000 - 899,999	0	1	-100.0	0	1	-100.0
900,000 - 999,999	0	1	-100.0	1	1	0.0
1,000,000 - 1,249,999	0	2	-100.0	0	4	-100.0
1,250,000 - 1,499,999	0	0	0.0	2	1	100.0
1,500,000 +	0	3	-100.0	1	5	-80.0
<b>TOTALS</b>	<b>197</b>	<b>177</b>	<b>11.3</b>	<b>424</b>	<b>442</b>	<b>-4.1</b>

### SALES TREND



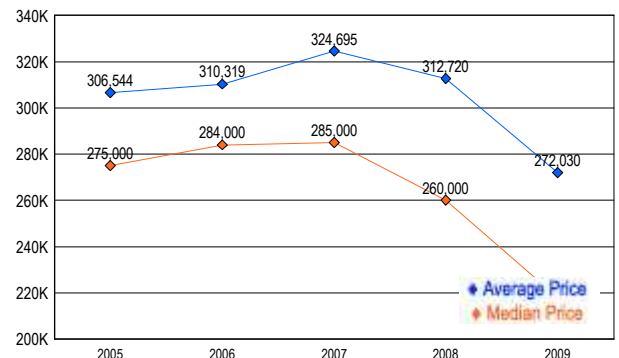
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	25	4	525.0	59	19	210.5
150,000 - 199,999	21	14	50.0	58	30	93.3
200,000 - 299,999	28	48	-41.7	86	137	-37.2
300,000 - 399,999	22	28	-21.4	47	69	-31.9
400,000 - 499,999	8	7	14.3	17	20	-15.0
500,000 - 599,999	5	8	-37.5	7	20	-65.0
600,000 - 699,999	1	3	-66.7	1	4	-75.0
700,000 - 799,999	0	0	0.0	1	4	-75.0
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	3	-100.0
1,250,000 - 1,499,999	1	0	100.0	3	0	-300.0
1,500,000 +	0	0	0.0	2	3	-33.3
<b>TOTALS</b>	<b>111</b>	<b>112</b>	<b>-0.9</b>	<b>281</b>	<b>309</b>	<b>-9.1</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