

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

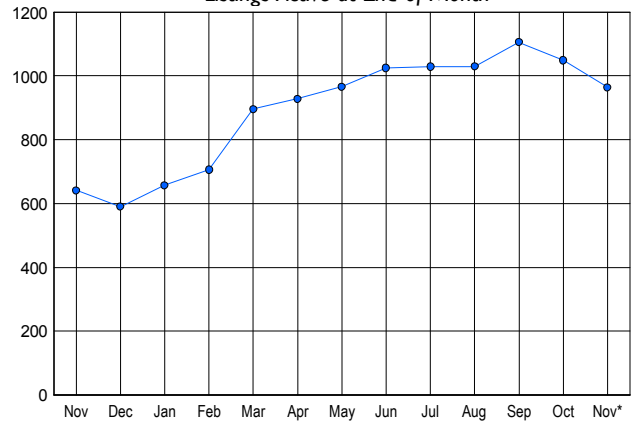
November 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	5	10	-50.0	15	22	-31.8
150,000 - 199,999	20	39	-48.7	68	47	44.7
200,000 - 299,999	125	153	-18.3	399	274	45.6
300,000 - 399,999	71	113	-37.2	270	181	49.2
400,000 - 499,999	26	42	-38.1	103	81	27.2
500,000 - 599,999	12	10	20.0	50	19	163.2
600,000 - 699,999	5	3	66.7	25	5	400.0
700,000 - 799,999	2	5	-60.0	15	5	200.0
800,000 - 899,999	1	2	-50.0	6	2	200.0
900,000 - 999,999	1	1	0.0	3	1	200.0
1,000,000 - 1,249,999	0	0	0.0	1	3	-66.7
1,250,000 - 1,499,999	0	0	0.0	5	0	0.0
1,500,000 +	1	0	100.0	4	1	300.0
TOTALS	269	378	-28.8	964	641	50.4

INVENTORY TREND

Listings Active at End of Month

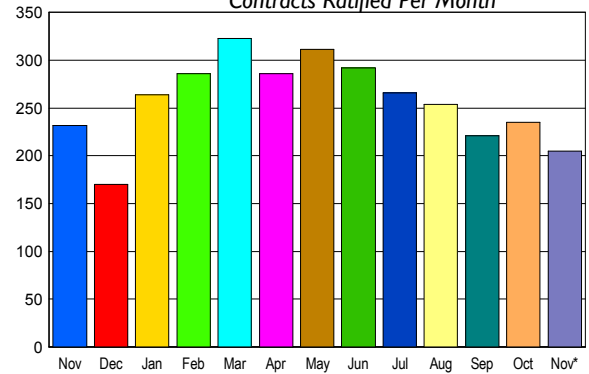


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	2	4	-50.0	45	103	-56.3
150,000 - 199,999	25	23	8.7	292	503	-41.9
200,000 - 299,999	97	104	-6.7	1,294	1,522	-15.0
300,000 - 399,999	52	69	-24.6	785	789	-0.5
400,000 - 499,999	17	23	-26.1	241	328	-26.5
500,000 - 599,999	6	3	100.0	88	95	-7.4
600,000 - 699,999	5	3	66.7	35	49	-28.6
700,000 - 799,999	0	3	-100.0	20	19	5.3
800,000 - 899,999	0	0	0.0	13	15	-13.3
900,000 - 999,999	0	0	0.0	8	4	100.0
1,000,000 - 1,249,999	0	0	0.0	2	2	0.0
1,250,000 - 1,499,999	1	0	100.0	3	4	-25.0
1,500,000 +	0	0	0.0	9	12	-25.0
TOTALS	205	232	-11.6	2835	3445	-17.7

SALES TREND

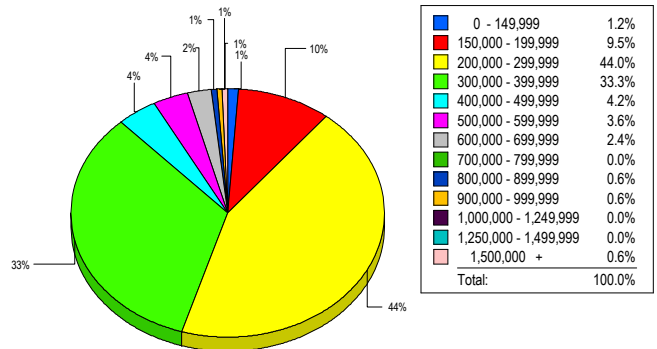
Contracts Ratified Per Month



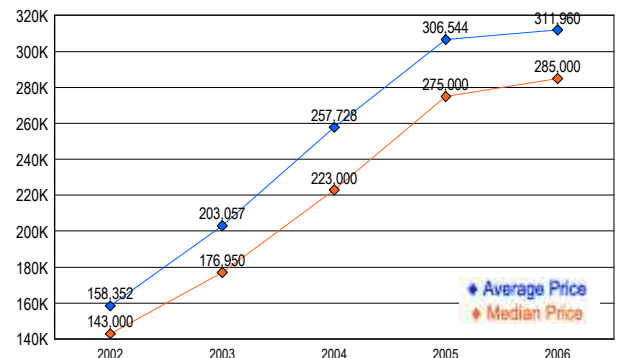
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	2	2	0.0	44	102	-56.9
150,000 - 199,999	16	17	-5.9	256	479	-46.6
200,000 - 299,999	74	105	-29.5	1,272	1,461	-12.9
300,000 - 399,999	56	75	-25.3	776	824	-5.8
400,000 - 499,999	7	24	-70.8	241	342	-29.5
500,000 - 599,999	6	9	-33.3	85	100	-15.0
600,000 - 699,999	4	3	33.3	35	54	-35.2
700,000 - 799,999	0	2	-100.0	19	22	-13.6
800,000 - 899,999	1	1	0.0	13	13	0.0
900,000 - 999,999	1	1	0.0	9	3	200.0
1,000,000 - 1,249,999	0	0	0.0	2	2	0.0
1,250,000 - 1,499,999	0	0	0.0	0	4	-100.0
1,500,000 +	1	0	100.0	10	13	-23.1
TOTALS	168	239	-29.7	2762	3419	-19.2

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