

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

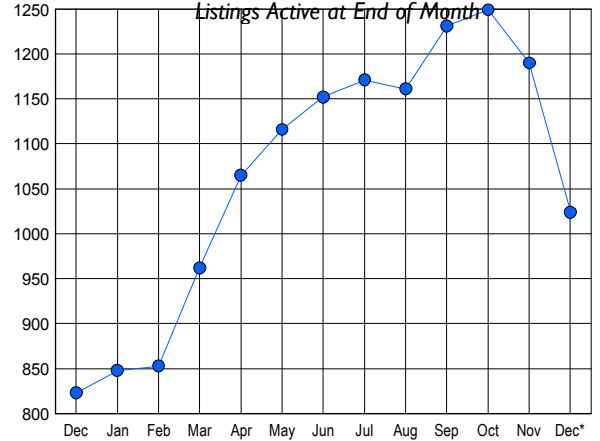
CONDO & COOPS

December 2007

LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	10	4	150.0	60	17	252.9
150,000 - 199,999	33	19	73.7	160	58	175.9
200,000 - 299,999	59	88	-33.0	440	325	35.4
300,000 - 399,999	34	45	-24.4	208	236	-11.9
400,000 - 499,999	9	33	-72.7	64	95	-32.6
500,000 - 599,999	3	3	0.0	44	39	12.8
600,000 - 699,999	2	2	0.0	19	21	-9.5
700,000 - 799,999	1	0	100.0	11	12	-8.3
800,000 - 899,999	0	1	-100.0	3	6	-50.0
900,000 - 999,999	0	1	-100.0	0	4	-100.0
1,000,000 - 1,249,999	2	0	200.0	6	2	200.0
1,250,000 - 1,499,999	0	0	0.0	3	4	-25.0
1,500,000 +	1	0	100.0	6	4	50.0
TOTALS	154	196	-21.4	1024	823	24.4

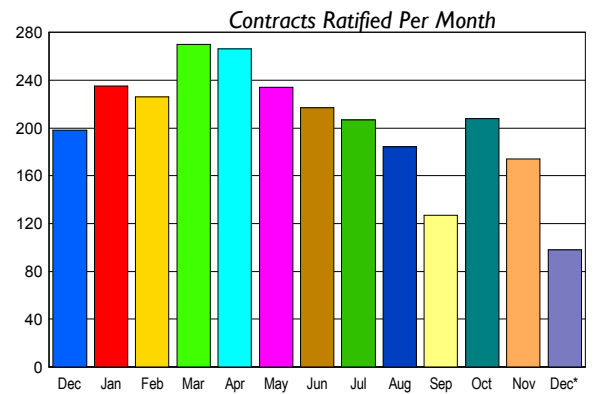
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	9	1	800.0	47	46	2.2
150,000 - 199,999	12	25	-52.0	259	316	-18.0
200,000 - 299,999	36	98	-63.3	1,033	1,390	-25.7
300,000 - 399,999	25	48	-47.9	581	831	-30.1
400,000 - 499,999	7	13	-46.2	232	254	-8.7
500,000 - 599,999	5	8	-37.5	89	96	-7.3
600,000 - 699,999	2	2	0.0	39	37	5.4
700,000 - 799,999	2	3	-33.3	32	23	39.1
800,000 - 899,999	0	0	0.0	8	13	-38.5
900,000 - 999,999	0	0	0.0	7	8	-12.5
1,000,000 - 1,249,999	0	0	0.0	4	2	100.0
1,250,000 - 1,499,999	0	0	0.0	9	3	200.0
1,500,000 +	0	0	0.0	16	9	77.8
TOTALS	98	198	-50.5	2356	3028	-22.2

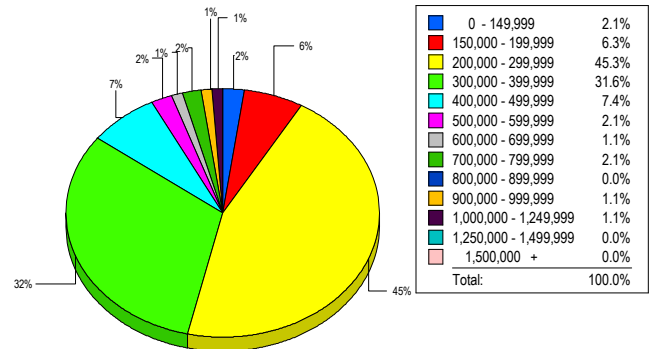
SALES TREND



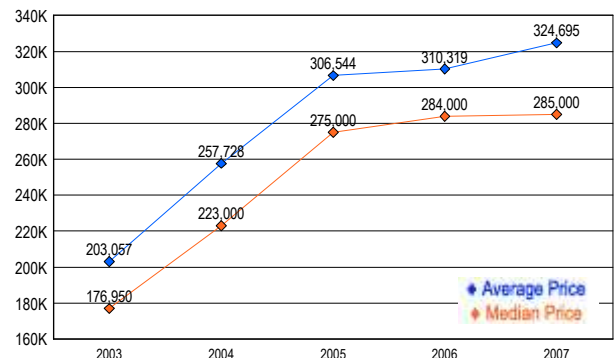
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	3	-33.3	35	48	-27.1
150,000 - 199,999	6	33	-81.8	237	291	-18.6
200,000 - 299,999	43	83	-48.2	1,001	1,371	-27.0
300,000 - 399,999	30	56	-46.4	607	842	-27.9
400,000 - 499,999	7	14	-50.0	225	257	-12.5
500,000 - 599,999	2	8	-75.0	88	95	-7.4
600,000 - 699,999	1	2	-50.0	42	37	13.5
700,000 - 799,999	2	1	100.0	26	20	30.0
800,000 - 899,999	0	0	0.0	6	13	-53.8
900,000 - 999,999	1	0	100.0	10	9	11.1
1,000,000 - 1,249,999	1	0	100.0	4	2	100.0
1,250,000 - 1,499,999	0	0	0.0	8	0	-800.0
1,500,000 +	0	0	0.0	12	10	20.0
TOTALS	95	200	-52.5	2301	2995	-23.2

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