

# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

## CONDO & COOPS

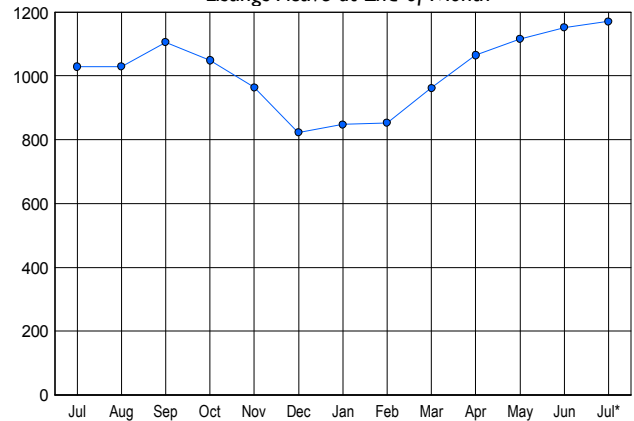
### July 2007

### LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	10	2	400.0	33	11	200.0
150,000 - 199,999	42	32	31.3	114	69	65.2
200,000 - 299,999	188	205	-8.3	505	397	27.2
300,000 - 399,999	100	148	-32.4	302	318	-5.0
400,000 - 499,999	36	40	-10.0	102	124	-17.7
500,000 - 599,999	19	15	26.7	64	52	23.1
600,000 - 699,999	6	5	20.0	20	19	5.3
700,000 - 799,999	2	6	-66.7	13	12	8.3
800,000 - 899,999	2	4	-50.0	4	9	-55.6
900,000 - 999,999	0	0	0.0	3	5	-40.0
1,000,000 - 1,249,999	0	2	-100.0	4	5	-20.0
1,250,000 - 1,499,999	1	0	100.0	2	3	-33.3
1,500,000 +	2	1	100.0	5	5	0.0
<b>TOTALS</b>	<b>408</b>	<b>460</b>	<b>-11.3</b>	<b>1171</b>	<b>1029</b>	<b>13.8</b>

### INVENTORY TREND

Listings Active at End of Month

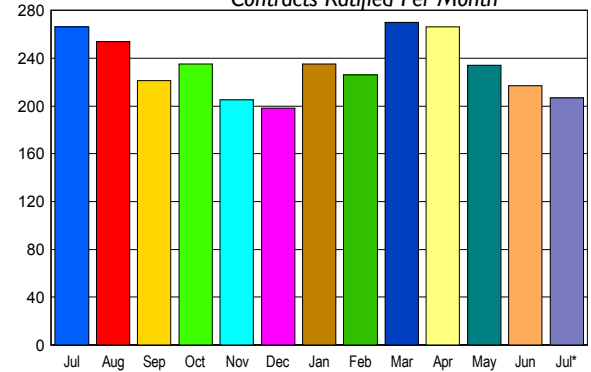


### CONTRACTS

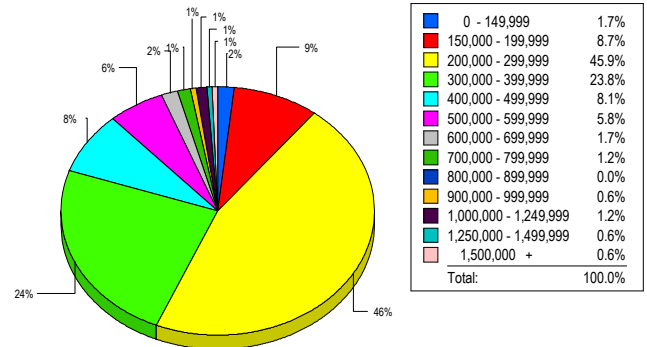
Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	3	-33.3	22	27	-18.5
150,000 - 199,999	30	20	50.0	155	196	-20.9
200,000 - 299,999	78	127	-38.6	674	905	-25.5
300,000 - 399,999	58	84	-31.0	416	544	-23.5
400,000 - 499,999	22	21	4.8	181	180	0.6
500,000 - 599,999	9	7	28.6	62	53	17.0
600,000 - 699,999	2	0	200.0	31	20	55.0
700,000 - 799,999	3	2	50.0	20	16	25.0
800,000 - 899,999	1	0	100.0	6	11	-45.5
900,000 - 999,999	1	2	-50.0	6	6	0.0
1,000,000 - 1,249,999	0	0	0.0	2	2	0.0
1,250,000 - 1,499,999	0	0	0.0	8	1	700.0
1,500,000 +	1	0	100.0	9	7	28.6
<b>TOTALS</b>	<b>207</b>	<b>266</b>	<b>-22.2</b>	<b>1592</b>	<b>1968</b>	<b>-19.1</b>

### SALES TREND

Contracts Ratified Per Month



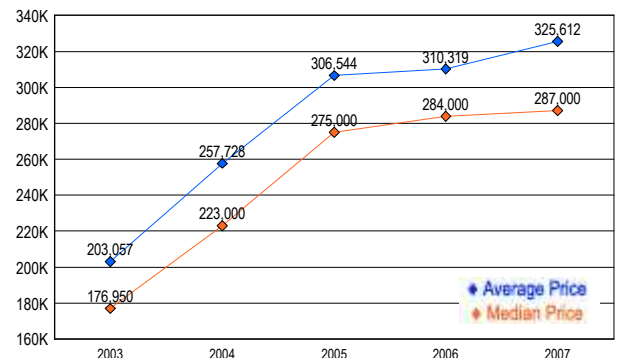
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	1	200.0	23	25	-8.0
150,000 - 199,999	15	15	0.0	141	172	-18.0
200,000 - 299,999	79	107	-26.2	670	849	-21.1
300,000 - 399,999	41	80	-48.8	401	507	-20.9
400,000 - 499,999	14	20	-30.0	155	177	-12.4
500,000 - 599,999	10	6	66.7	59	52	13.5
600,000 - 699,999	3	3	0.0	32	19	68.4
700,000 - 799,999	2	2	0.0	13	14	-7.1
800,000 - 899,999	0	2	-100.0	4	9	-55.6
900,000 - 999,999	1	1	0.0	7	7	0.0
1,000,000 - 1,249,999	2	1	100.0	3	2	50.0
1,250,000 - 1,499,999	1	0	100.0	7	0	-700.0
1,500,000 +	1	0	100.0	6	5	20.0
<b>TOTALS</b>	<b>172</b>	<b>238</b>	<b>-27.7</b>	<b>1521</b>	<b>1838</b>	<b>-17.2</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