

# MONTGOMERY COUNTY HOUSING REPORT

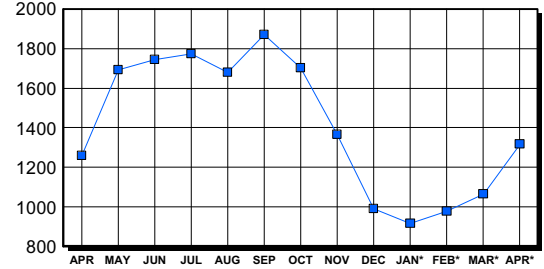
## Residential Market Report Single Family Homes April 2005

### LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	7	3	133.3	75	66	13.6
150000-299999	161	381	-57.7	131	202	-35.1
300000-449999	624	639	-2.3	254	317	-19.9
450000-599999	457	375	21.9	253	201	25.9
600000-749999	260	225	15.6	167	150	11.3
750000-999999	235	148	58.8	169	125	35.2
1000000 & Over	203	123	65.0	270	198	36.4
<b>Grand Total:</b>	<b>1,947</b>	<b>1,894</b>	<b>2.8</b>	<b>1,319</b>	<b>1,259</b>	<b>4.8</b>

### INVENTORY TREND

Listings Active At End Of Month

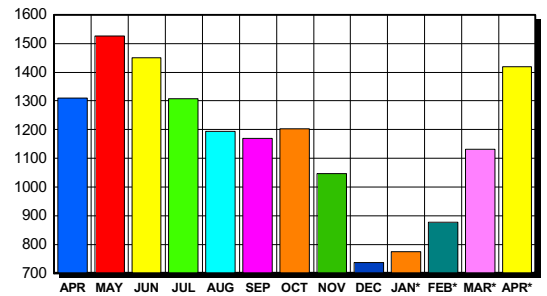


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	2	-200.0	3	9	-66.7
150000-299999	130	320	-59.4	542	1,200	-54.8
300000-449999	518	459	12.9	1,554	1,413	10.0
450000-599999	324	255	27.1	907	735	23.4
600000-749999	194	142	36.6	541	366	47.8
750000-999999	146	87	67.8	386	238	62.2
1000000 & Over	107	82	30.5	270	239	13.0
<b>Grand Total:</b>	<b>1,419</b>	<b>1,347</b>	<b>5.3</b>	<b>4,203</b>	<b>4,200</b>	<b>0.1</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

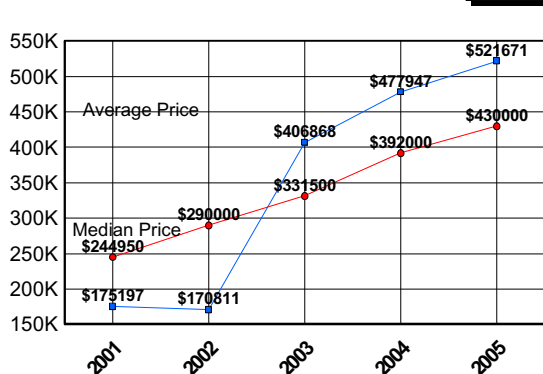
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	2	-50.0	3	9	-66.7
150000-299999	96	268	-64.2	467	1,095	-57.4
300000-449999	363	329	10.3	1,325	1,098	20.7
450000-599999	201	138	45.7	688	503	36.8
600000-749999	130	67	94.0	385	230	67.4
750000-999999	82	36	127.8	263	155	69.7
1000000 & Over	61	35	74.3	191	120	59.2
<b>Grand Total:</b>	<b>934</b>	<b>875</b>	<b>6.7</b>	<b>3,322</b>	<b>3,210</b>	<b>3.5</b>

### DATA SOURCE

Metropolitan Regional Information System (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 previous issues. Prices are not adjusted for inflation.

### AVERAGE & MEDIAN PRICE



### MARKET BY PRICE RANGE

