

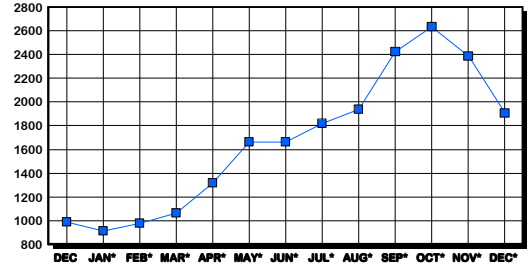
MONTGOMERY COUNTY HOUSING REPORT

Residential Market Report Single Family Homes December 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	4	10	-60.0	72	80	-10.0
150000-299999	42	127	-66.9	158	150	5.3
300000-449999	237	212	11.8	436	231	88.7
450000-599999	177	120	47.5	467	158	195.6
600000-749999	79	73	8.2	260	102	154.9
750000-999999	62	55	12.7	201	101	99.0
1000000 & Over	39	38	2.6	313	169	85.2
Grand Total:	640	635	0.8	1,907	991	92.4

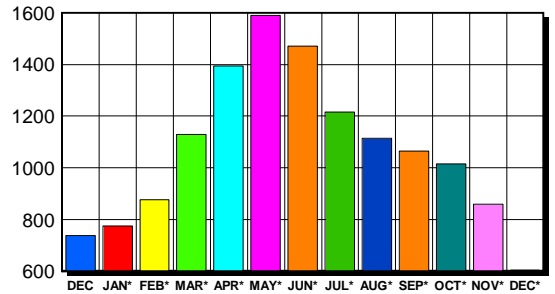
INVENTORY TREND Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	6	17	-64.7
150000-299999	42	157	-73.2	1,227	3,374	-63.6
300000-449999	262	291	-10.0	4,924	5,063	-2.7
450000-599999	144	154	-6.5	3,077	2,552	20.6
600000-749999	65	65	0.0	1,714	1,277	34.2
750000-999999	48	54	-11.1	1,280	854	49.9
1000000 & Over	42	41	2.4	879	685	28.3
Grand Total:	603	762	-20.9	13,107	13,822	-5.2

SALES TREND Contracts Ratified Per Month



SETTLEMENTS

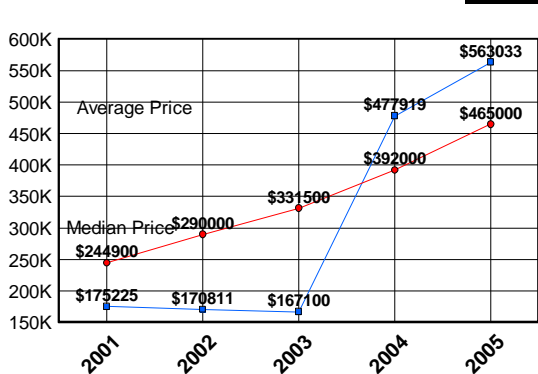
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	6	21	-71.4
150000-299999	46	214	-78.5	1,144	3,437	-66.7
300000-449999	303	409	-25.9	4,881	4,985	-2.1
450000-599999	223	202	10.4	3,124	2,511	24.4
600000-749999	127	88	44.3	1,786	1,254	42.4
750000-999999	87	71	22.5	1,290	814	58.5
1000000 & Over	79	59	33.9	948	643	47.4
Grand Total:	865	1,043	-17.1	13,179	13,665	-3.6

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

