

# MONTGOMERY COUNTY Residential Market Report



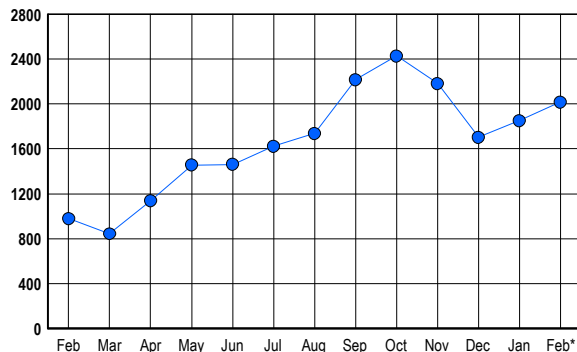
# HOUSING REPORT Single Family Homes February 2006

## LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	5	6	-16.7	15	73	-79.5
150,000 - 199,999	0	3	-100.0	3	38	-92.1
200,000 - 299,999	50	129	-61.2	74	99	-25.3
300,000 - 399,999	255	224	13.8	330	125	164.0
400,000 - 499,999	272	186	46.2	347	127	173.2
500,000 - 599,999	173	118	46.6	297	79	275.9
600,000 - 699,999	124	97	27.8	211	94	124.5
700,000 - 799,999	101	61	65.6	164	66	148.5
800,000 - 899,999	56	35	60.0	111	50	122.0
900,000 - 999,999	36	23	56.5	67	35	91.4
1,000,000 - 1,249,999	35	22	59.1	83	27	207.4
1,250,000 - 1,499,999	45	25	80.0	105	39	169.2
1,500,000 +	49	40	22.5	210	127	65.4
<b>TOTALS</b>	<b>1201</b>	<b>969</b>	<b>23.9</b>	<b>2017</b>	<b>979</b>	<b>106.0</b>

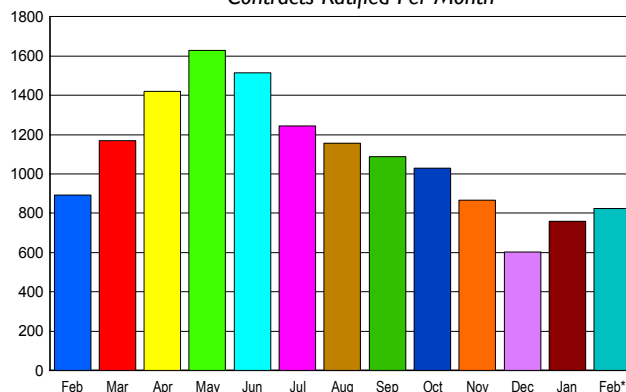
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

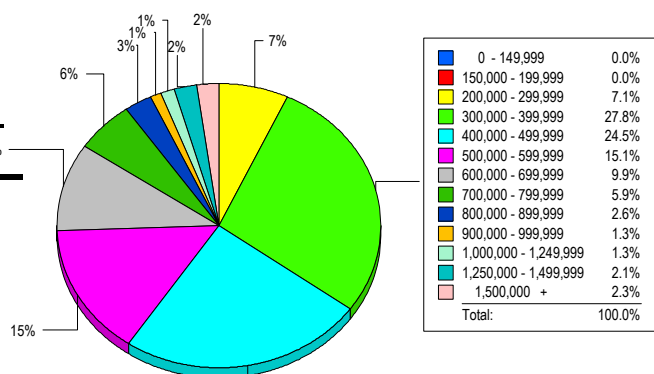
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	3	-100.0
150,000 - 199,999	0	3	-100.0	1	8	-87.5
200,000 - 299,999	46	133	-65.4	95	263	-63.9
300,000 - 399,999	202	224	-9.8	379	454	-16.5
400,000 - 499,999	188	182	3.3	354	337	5.0
500,000 - 599,999	127	103	23.3	234	187	25.1
600,000 - 699,999	81	79	2.5	160	138	15.9
700,000 - 799,999	56	61	-8.2	111	99	12.1
800,000 - 899,999	36	36	0.0	68	63	7.9
900,000 - 999,999	20	15	33.3	39	23	69.6
1,000,000 - 1,249,999	22	22	0.0	31	39	-20.5
1,250,000 - 1,499,999	29	19	52.6	52	30	73.3
1,500,000 +	16	16	0.0	43	35	22.9
<b>TOTALS</b>	<b>823</b>	<b>893</b>	<b>-7.8</b>	<b>1567</b>	<b>1679</b>	<b>-6.7</b>

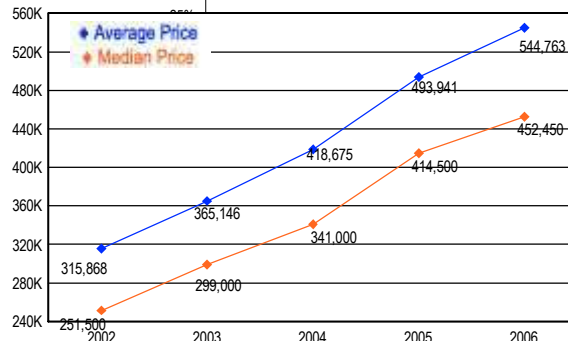
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	1	-100.0	1	2	-50.0
150,000 - 199,999	0	3	-100.0	0	7	-100.0
200,000 - 299,999	43	97	-55.7	75	238	-68.5
300,000 - 399,999	169	208	-18.8	320	423	-24.3
400,000 - 499,999	149	133	12.0	302	270	11.9
500,000 - 599,999	92	76	21.1	159	157	1.3
600,000 - 699,999	60	52	15.4	114	113	0.9
700,000 - 799,999	36	37	-2.7	76	62	22.6
800,000 - 899,999	16	22	-27.3	36	41	-12.2
900,000 - 999,999	8	7	14.3	16	23	-30.4
1,000,000 - 1,249,999	8	9	-11.1	24	29	-17.2
1,250,000 - 1,499,999	13	5	160.0	22	22	0.0
1,500,000 +	14	11	27.3	41	28	46.4
<b>TOTALS</b>	<b>608</b>	<b>661</b>	<b>-8.0</b>	<b>1186</b>	<b>1415</b>	<b>-16.2</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