

# MONTGOMERY COUNTY Residential Market Report



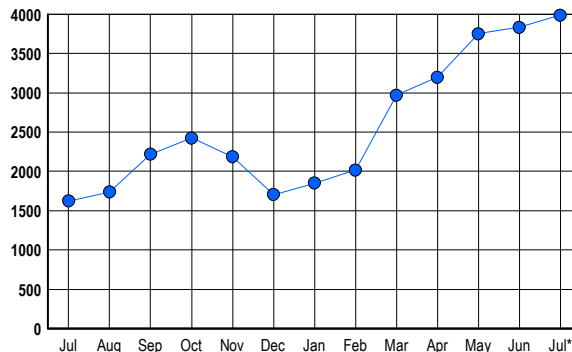
# HOUSING REPORT Single Family Homes July 2006

## LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	3	2	50.0	2	14	-85.7
150,000 - 199,999	1	1	0.0	1	5	-80.0
200,000 - 299,999	86	142	-39.4	156	69	126.1
300,000 - 399,999	363	402	-9.7	656	261	151.3
400,000 - 499,999	391	382	2.4	842	274	207.3
500,000 - 599,999	307	220	39.5	685	212	223.1
600,000 - 699,999	176	162	8.6	475	171	177.8
700,000 - 799,999	131	142	-7.7	312	157	98.7
800,000 - 899,999	72	78	-7.7	183	95	92.6
900,000 - 999,999	51	41	24.4	133	53	150.9
1,000,000 - 1,249,999	52	42	23.8	143	51	180.4
1,250,000 - 1,499,999	37	37	0.0	131	85	54.1
1,500,000 +	51	60	-15.0	269	175	53.7
<b>TOTALS</b>	<b>1721</b>	<b>1711</b>	<b>0.6</b>	<b>3988</b>	<b>1622</b>	<b>145.9</b>

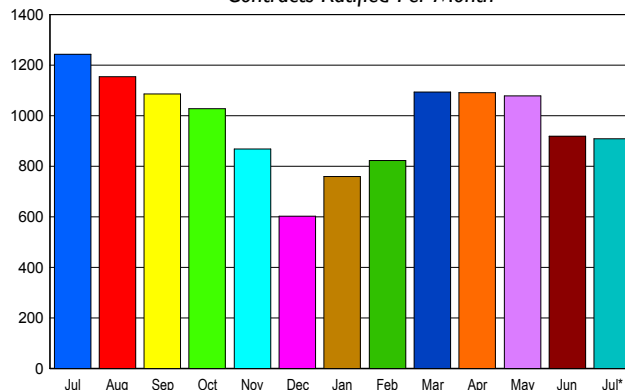
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

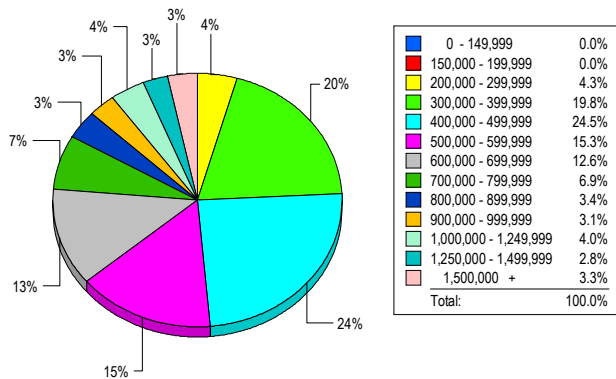
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	5	-100.0
150,000 - 199,999	1	0	100.0	3	20	-85.0
200,000 - 299,999	43	112	-61.6	322	852	-62.2
300,000 - 399,999	196	332	-41.0	1,506	2,133	-29.4
400,000 - 499,999	243	295	-17.6	1,517	1,865	-18.7
500,000 - 599,999	138	149	-7.4	985	1,035	-4.8
600,000 - 699,999	94	105	-10.5	714	850	-16.0
700,000 - 799,999	62	93	-33.3	459	573	-19.9
800,000 - 899,999	40	46	-13.0	293	350	-16.3
900,000 - 999,999	13	29	-55.2	182	208	-12.5
1,000,000 - 1,249,999	25	34	-26.5	172	212	-18.9
1,250,000 - 1,499,999	30	20	50.0	200	164	22.0
1,500,000 +	24	29	-17.2	205	196	4.6
<b>TOTALS</b>	<b>909</b>	<b>1244</b>	<b>-26.9</b>	<b>6558</b>	<b>8463</b>	<b>-22.5</b>

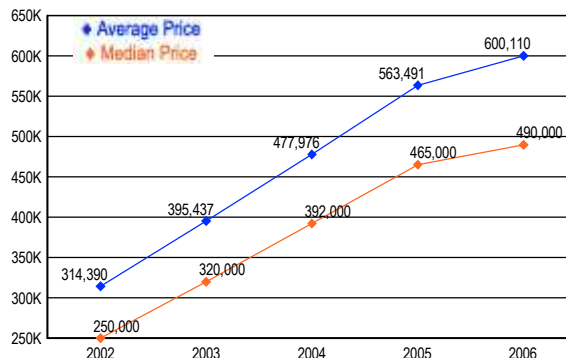
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	1	-100.0	0	6	-100.0
150,000 - 199,999	0	3	-100.0	1	20	-95.0
200,000 - 299,999	39	81	-51.9	278	743	-62.6
300,000 - 399,999	179	298	-39.9	1,454	1,902	-23.6
400,000 - 499,999	221	307	-28.0	1,457	1,739	-16.2
500,000 - 599,999	138	196	-29.6	890	988	-9.9
600,000 - 699,999	114	148	-23.0	651	782	-16.8
700,000 - 799,999	62	99	-37.4	438	479	-8.6
800,000 - 899,999	31	76	-59.2	259	325	-20.3
900,000 - 999,999	28	43	-34.9	162	196	-17.3
1,000,000 - 1,249,999	36	41	-12.2	183	214	-14.5
1,250,000 - 1,499,999	25	30	-16.7	150	132	13.6
1,500,000 +	30	40	-25.0	194	175	10.9
<b>TOTALS</b>	<b>903</b>	<b>1363</b>	<b>-33.7</b>	<b>6117</b>	<b>7701</b>	<b>-20.6</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