

MONTGOMERY COUNTY Residential Market Report



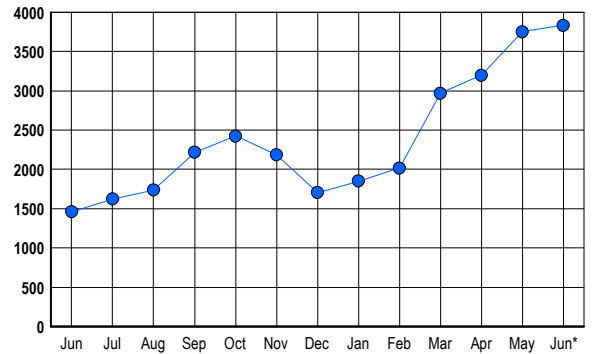
HOUSING REPORT Single Family Homes June 2006

LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	3	4	-25.0	2	12	-83.3
150,000 - 199,999	1	4	-75.0	2	5	-60.0
200,000 - 299,999	64	115	-44.3	116	47	146.8
300,000 - 399,999	355	468	-24.1	577	213	170.9
400,000 - 499,999	486	435	11.7	800	250	220.0
500,000 - 599,999	304	248	22.6	651	164	297.0
600,000 - 699,999	206	222	-7.2	464	161	188.2
700,000 - 799,999	150	158	-5.1	320	125	156.0
800,000 - 899,999	85	99	-14.1	193	97	99.0
900,000 - 999,999	57	60	-5.0	128	58	120.7
1,000,000 - 1,249,999	71	55	29.1	145	51	184.3
1,250,000 - 1,499,999	68	54	25.9	151	88	71.6
1,500,000 +	86	82	4.9	285	190	50.0
TOTALS	1936	2004	-3.4	3834	1461	162.4

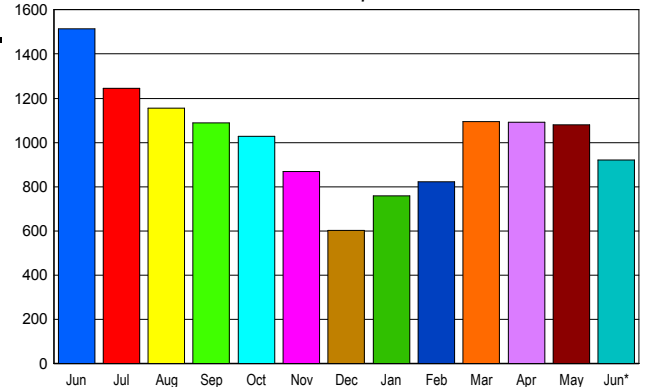
INVENTORY TREND

Listings Active at End of Month



SALES TREND

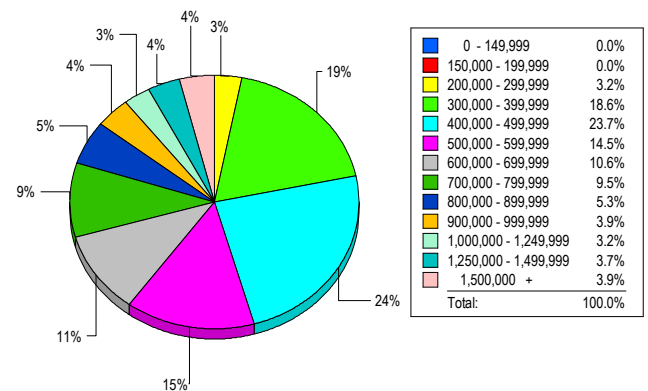
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	0	100.0	1	5	-80.0
150,000 - 199,999	0	3	-100.0	2	21	-90.5
200,000 - 299,999	45	115	-60.9	283	747	-62.1
300,000 - 399,999	211	382	-44.8	1,312	1,814	-27.7
400,000 - 499,999	215	329	-34.7	1,281	1,577	-18.8
500,000 - 599,999	147	192	-23.4	849	891	-4.7
600,000 - 699,999	117	168	-30.4	621	741	-16.2
700,000 - 799,999	49	107	-54.2	396	482	-17.8
800,000 - 899,999	41	67	-38.8	253	307	-17.6
900,000 - 999,999	25	46	-45.7	171	181	-5.5
1,000,000 - 1,249,999	25	43	-41.9	147	178	-17.4
1,250,000 - 1,499,999	20	30	-33.3	171	142	20.4
1,500,000 +	24	32	-25.0	182	165	10.3
TOTALS	920	1514	-39.2	5669	7251	-21.8

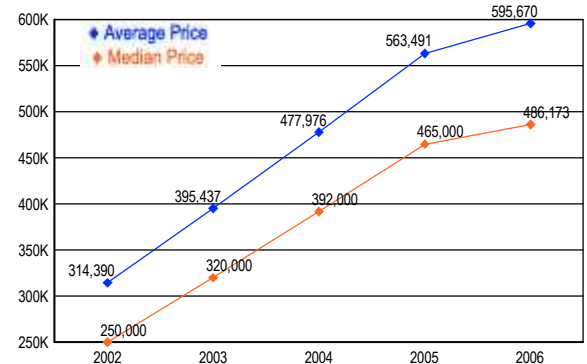
MARKET BY PRICE RANGE



SETTLEMENTS

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	0	0	0.0	1	17	-94.1
200,000 - 299,999	32	81	-60.5	234	652	-64.1
300,000 - 399,999	188	321	-41.4	1,235	1,546	-20.1
400,000 - 499,999	240	346	-30.6	1,202	1,391	-13.6
500,000 - 599,999	147	195	-24.6	737	767	-3.9
600,000 - 699,999	107	165	-35.2	523	614	-14.8
700,000 - 799,999	96	98	-2.0	367	366	0.3
800,000 - 899,999	54	72	-25.0	220	241	-8.7
900,000 - 999,999	39	37	5.4	129	148	-12.8
1,000,000 - 1,249,999	32	38	-15.8	137	162	-15.4
1,250,000 - 1,499,999	37	30	23.3	121	98	23.5
1,500,000 +	39	43	-9.3	158	129	22.5
TOTALS	1011	1426	-29.1	5064	6136	-17.5

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