

# MONTGOMERY COUNTY Residential Market Report



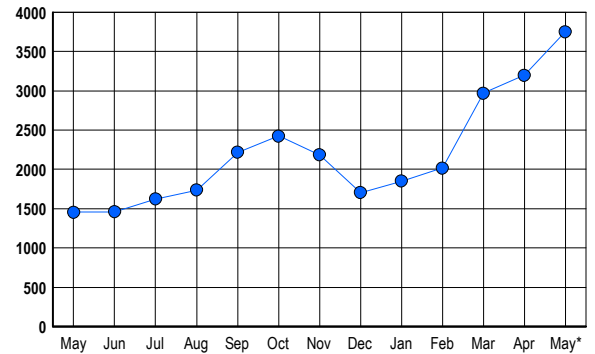
# HOUSING REPORT Single Family Homes May 2006

## LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	4	4	0.0	2	14	-85.7
150,000 - 199,999	0	1	-100.0	1	4	-75.0
200,000 - 299,999	90	120	-25.0	111	51	117.6
300,000 - 399,999	393	415	-5.3	561	196	186.2
400,000 - 499,999	447	372	20.2	705	225	213.3
500,000 - 599,999	371	245	51.4	650	178	265.2
600,000 - 699,999	283	219	29.2	499	172	190.1
700,000 - 799,999	172	152	13.2	302	122	147.5
800,000 - 899,999	104	125	-16.8	211	105	101.0
900,000 - 999,999	69	63	9.5	120	67	79.1
1,000,000 - 1,249,999	89	55	61.8	151	55	174.5
1,250,000 - 1,499,999	67	66	1.5	158	83	90.4
1,500,000 +	84	77	9.1	279	184	51.6
<b>TOTALS</b>	<b>2173</b>	<b>1914</b>	<b>13.5</b>	<b>3750</b>	<b>1456</b>	<b>157.6</b>

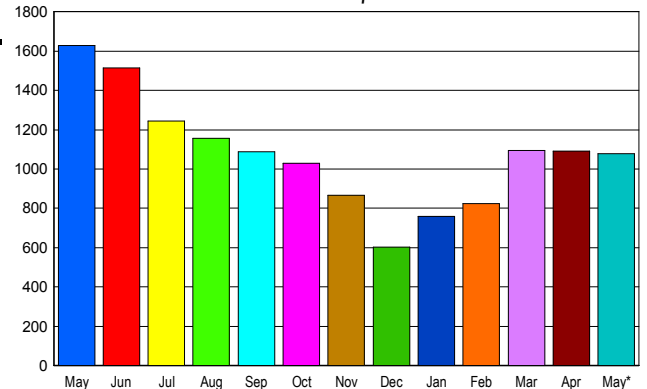
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

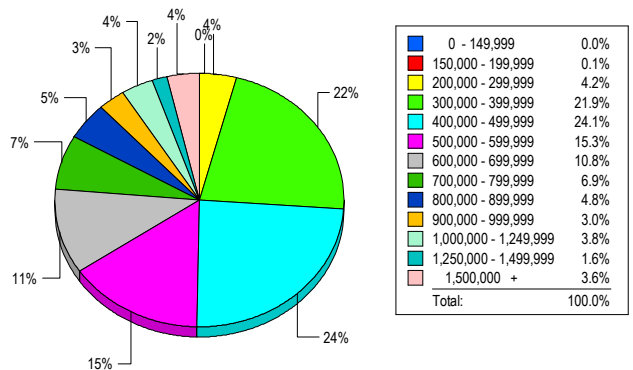
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	2	-100.0	0	5	-100.0
150,000 - 199,999	0	0	0.0	2	18	-88.9
200,000 - 299,999	50	128	-60.9	238	642	-62.9
300,000 - 399,999	227	389	-41.6	1,117	1,452	-23.1
400,000 - 499,999	247	364	-32.1	1,064	1,255	-15.2
500,000 - 599,999	162	222	-27.0	705	704	0.1
600,000 - 699,999	116	172	-32.6	507	579	-12.4
700,000 - 799,999	88	125	-29.6	344	376	-8.5
800,000 - 899,999	44	77	-42.9	212	241	-12.0
900,000 - 999,999	45	41	9.8	146	136	7.4
1,000,000 - 1,249,999	39	39	0.0	127	138	-8.0
1,250,000 - 1,499,999	31	40	-22.5	150	112	33.9
1,500,000 +	30	31	-3.2	155	133	16.5
<b>TOTALS</b>	<b>1079</b>	<b>1630</b>	<b>-33.8</b>	<b>4767</b>	<b>5791</b>	<b>-17.7</b>

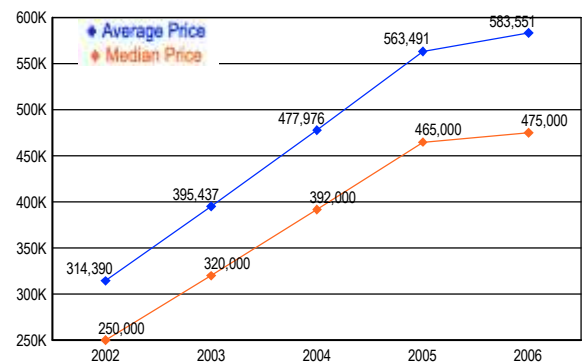
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	2	-100.0	0	5	-100.0
150,000 - 199,999	1	3	-66.7	1	17	-94.1
200,000 - 299,999	40	99	-59.6	199	560	-64.5
300,000 - 399,999	210	265	-20.8	1,016	1,199	-15.3
400,000 - 499,999	231	269	-14.1	943	1,009	-6.5
500,000 - 599,999	147	170	-13.5	578	558	3.6
600,000 - 699,999	104	147	-29.3	410	439	-6.6
700,000 - 799,999	66	67	-1.5	265	261	1.5
800,000 - 899,999	46	42	9.5	164	160	2.5
900,000 - 999,999	29	35	-17.1	89	105	-15.2
1,000,000 - 1,249,999	36	41	-12.2	102	117	-12.8
1,250,000 - 1,499,999	15	13	15.4	82	67	22.4
1,500,000 +	35	18	94.4	117	83	41.0
<b>TOTALS</b>	<b>960</b>	<b>1171</b>	<b>-18.0</b>	<b>3966</b>	<b>4580</b>	<b>-13.4</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