

# MONTGOMERY COUNTY Residential Market Report

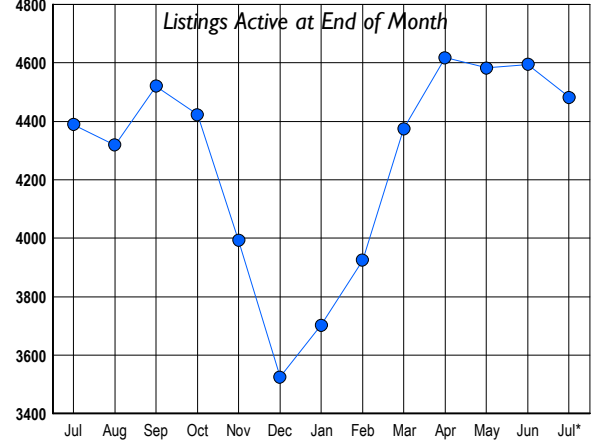


# HOUSING REPORT Single Family Homes July 2008

## LISTINGS

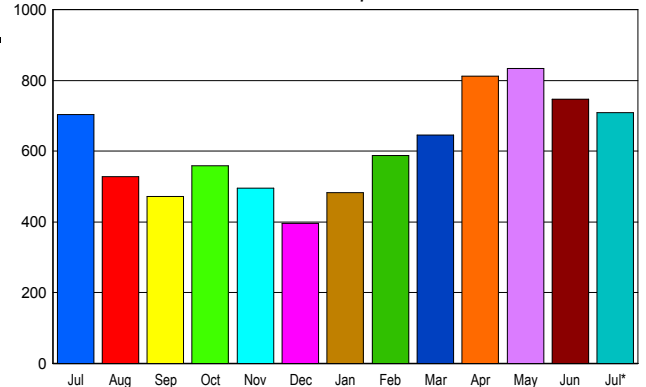
Prices Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	10	0	1,000.0	12	4	200.0
150,000 - 199,999	35	0	3,500.0	101	2	4,950.0
200,000 - 299,999	227	85	167.1	809	253	219.8
300,000 - 399,999	286	337	-15.1	1,043	949	9.9
400,000 - 499,999	187	369	-49.3	727	1,147	-36.6
500,000 - 599,999	113	204	-44.6	466	640	-27.2
600,000 - 699,999	113	132	-14.4	324	383	-15.4
700,000 - 799,999	63	82	-23.2	211	240	-12.1
800,000 - 899,999	46	65	-29.2	143	173	-17.3
900,000 - 999,999	35	30	16.7	115	107	7.5
1,000,000 - 1,249,999	32	25	28.0	137	114	20.2
1,250,000 - 1,499,999	30	40	-25.0	123	130	-5.4
1,500,000 +	66	40	65.0	271	247	9.7
<b>TOTALS</b>	<b>1243</b>	<b>1409</b>	<b>-11.8</b>	<b>4482</b>	<b>4389</b>	<b>2.1</b>

## INVENTORY TREND



## SALES TREND

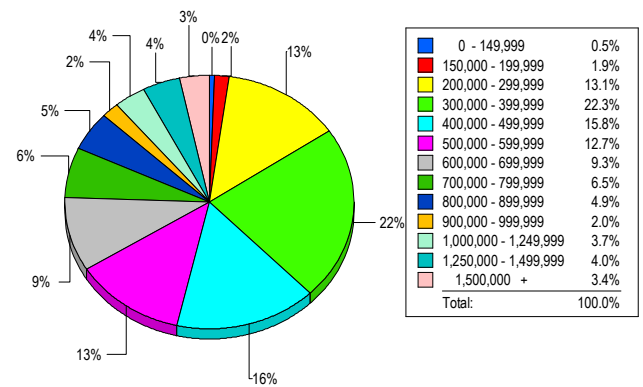
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	5	1	400.0	12	2	500.0
150,000 - 199,999	26	0	2,600.0	95	5	1,800.0
200,000 - 299,999	152	38	300.0	636	280	127.1
300,000 - 399,999	147	161	-8.7	1,022	1,113	-8.2
400,000 - 499,999	104	137	-24.1	762	1,197	-36.3
500,000 - 599,999	74	114	-35.1	556	811	-31.4
600,000 - 699,999	56	80	-30.0	395	610	-35.2
700,000 - 799,999	36	47	-23.4	285	414	-31.2
800,000 - 899,999	31	35	-11.4	199	277	-28.2
900,000 - 999,999	18	19	-5.3	118	163	-27.6
1,000,000 - 1,249,999	25	25	0.0	143	187	-23.5
1,250,000 - 1,499,999	15	27	-44.4	144	173	-16.8
1,500,000 +	20	20	0.0	158	216	-26.9
<b>TOTALS</b>	<b>709</b>	<b>704</b>	<b>0.7</b>	<b>4525</b>	<b>5448</b>	<b>-16.9</b>

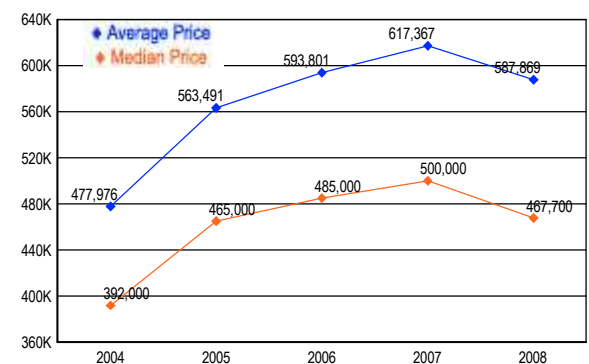
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	3	0	300.0	7	1	600.0
150,000 - 199,999	12	0	1,200.0	55	7	685.7
200,000 - 299,999	85	26	226.9	450	251	79.3
300,000 - 399,999	144	145	-0.7	900	1,066	-15.6
400,000 - 499,999	102	163	-37.4	679	1,167	-41.8
500,000 - 599,999	82	134	-38.8	474	773	-38.7
600,000 - 699,999	60	84	-28.6	368	564	-34.8
700,000 - 799,999	42	56	-25.0	239	368	-35.1
800,000 - 899,999	32	47	-31.9	169	254	-33.5
900,000 - 999,999	13	37	-64.9	98	165	-40.6
1,000,000 - 1,249,999	24	37	-35.1	138	189	-27.0
1,250,000 - 1,499,999	26	22	18.2	117	129	-9.3
1,500,000 +	22	39	-43.6	138	207	-33.3
<b>TOTALS</b>	<b>647</b>	<b>790</b>	<b>-18.1</b>	<b>3832</b>	<b>5141</b>	<b>-25.5</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