

MONTGOMERY COUNTY Residential Market Report

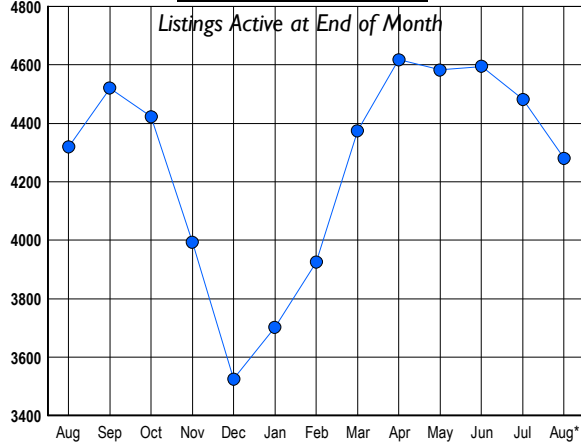


HOUSING REPORT Single Family Homes August 2008

LISTINGS

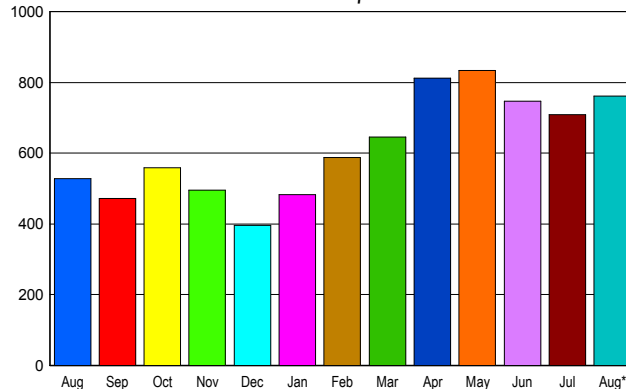
Prices Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	3	3	0.0	12	5	140.0
150,000 - 199,999	32	3	966.7	135	5	2,600.0
200,000 - 299,999	202	111	82.0	781	301	159.5
300,000 - 399,999	253	328	-22.9	978	955	2.4
400,000 - 499,999	192	291	-34.0	682	1,093	-37.6
500,000 - 599,999	103	185	-44.3	437	628	-30.4
600,000 - 699,999	75	133	-43.6	284	371	-23.5
700,000 - 799,999	38	81	-53.1	179	241	-25.7
800,000 - 899,999	37	45	-17.8	147	165	-10.9
900,000 - 999,999	24	27	-11.1	126	84	50.0
1,000,000 - 1,249,999	23	34	-32.4	125	108	15.7
1,250,000 - 1,499,999	28	30	-6.7	117	123	-4.9
1,500,000 +	43	43	0.0	276	240	15.0
TOTALS	1053	1314	-19.9	4279	4319	-0.9

INVENTORY TREND



SALES TREND

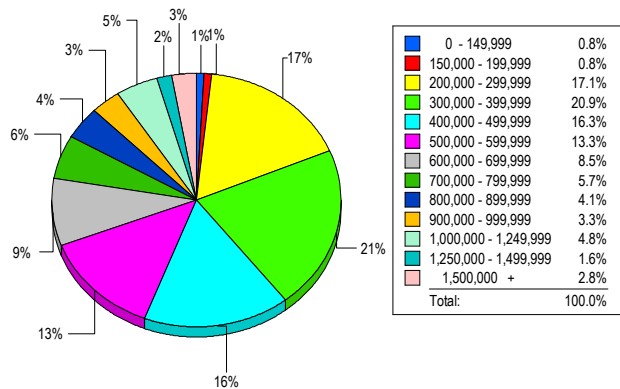
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	7	0	700.0	18	2	800.0
150,000 - 199,999	27	1	2,600.0	120	7	1,614.3
200,000 - 299,999	181	46	293.5	783	321	143.9
300,000 - 399,999	182	132	37.9	1,189	1,240	-4.1
400,000 - 499,999	122	118	3.4	878	1,306	-32.8
500,000 - 599,999	80	71	12.7	633	876	-27.7
600,000 - 699,999	57	56	1.8	446	659	-32.3
700,000 - 799,999	35	32	9.4	321	449	-28.5
800,000 - 899,999	11	21	-47.6	210	292	-28.1
900,000 - 999,999	14	14	0.0	130	179	-27.4
1,000,000 - 1,249,999	16	11	45.5	155	201	-22.9
1,250,000 - 1,499,999	16	17	-5.9	161	192	-16.1
1,500,000 +	13	9	44.4	171	228	-25.0
TOTALS	761	528	44.1	5215	5952	-12.4

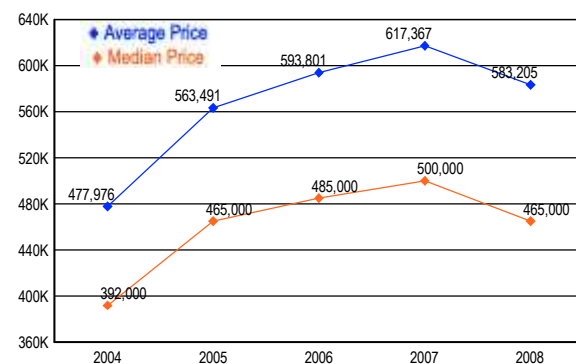
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	5	0	500.0	13	2	550.0
150,000 - 199,999	5	2	150.0	64	9	611.1
200,000 - 299,999	104	26	300.0	564	283	99.3
300,000 - 399,999	127	137	-7.3	1,042	1,221	-14.7
400,000 - 499,999	99	147	-32.7	788	1,319	-40.3
500,000 - 599,999	81	110	-26.4	559	884	-36.8
600,000 - 699,999	52	81	-35.8	424	647	-34.5
700,000 - 799,999	35	59	-40.7	275	435	-36.8
800,000 - 899,999	25	30	-16.7	196	284	-31.0
900,000 - 999,999	20	27	-25.9	120	192	-37.5
1,000,000 - 1,249,999	29	34	-14.7	170	228	-25.4
1,250,000 - 1,499,999	10	28	-64.3	132	158	-16.5
1,500,000 +	17	26	-34.6	155	236	-34.3
TOTALS	609	707	-13.9	4502	5898	-23.7

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