

MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

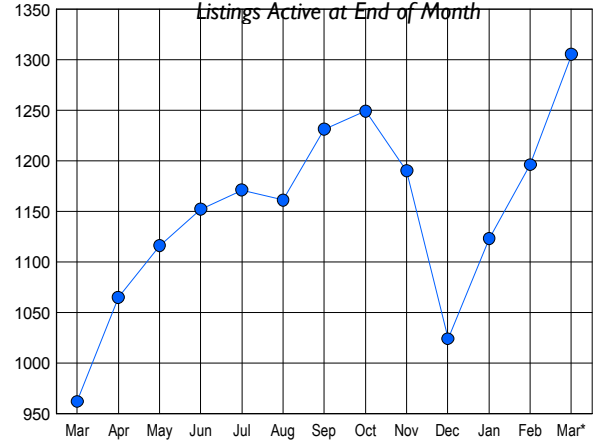
CONDO & COOPS

March 2008

LISTINGS

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	19	6	216.7	90	22	309.1
150,000 - 199,999	68	37	83.8	246	76	223.7
200,000 - 299,999	156	200	-22.0	553	376	47.1
300,000 - 399,999	86	136	-36.8	246	271	-9.2
400,000 - 499,999	26	53	-50.9	71	118	-39.8
500,000 - 599,999	18	16	12.5	46	40	15.0
600,000 - 699,999	5	9	-44.4	16	24	-33.3
700,000 - 799,999	2	9	-77.8	8	14	-42.9
800,000 - 899,999	1	2	-50.0	7	6	16.7
900,000 - 999,999	0	1	-100.0	1	5	-80.0
1,000,000 - 1,249,999	1	0	100.0	5	1	400.0
1,250,000 - 1,499,999	4	2	100.0	5	6	-16.7
1,500,000 +	6	0	600.0	11	3	266.7
TOTALS	392	471	-16.8	1305	962	35.7

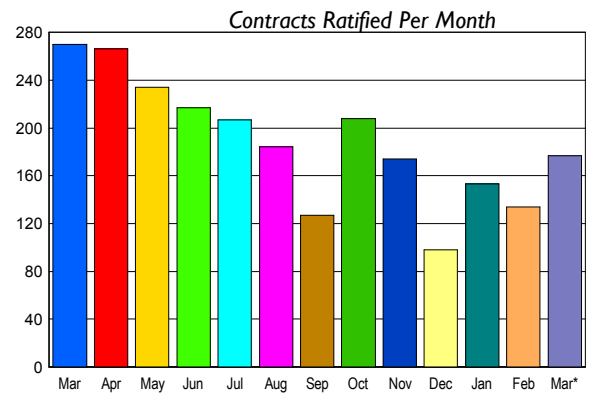
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	10	3	233.3	27	9	200.0
150,000 - 199,999	23	22	4.5	54	58	-6.9
200,000 - 299,999	75	110	-31.8	192	292	-34.2
300,000 - 399,999	38	79	-51.9	97	207	-53.1
400,000 - 499,999	11	35	-68.6	25	87	-71.3
500,000 - 599,999	10	6	66.7	22	23	-4.3
600,000 - 699,999	3	7	-57.1	10	20	-50.0
700,000 - 799,999	0	5	-100.0	3	8	-62.5
800,000 - 899,999	1	2	-50.0	1	3	-66.7
900,000 - 999,999	1	0	100.0	1	2	-50.0
1,000,000 - 1,249,999	2	0	200.0	4	0	400.0
1,250,000 - 1,499,999	0	1	-100.0	1	4	-75.0
1,500,000 +	3	0	300.0	5	0	500.0
TOTALS	177	270	-34.4	442	713	-38.0

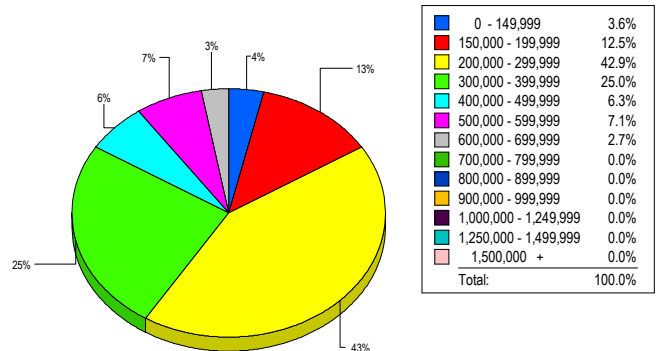
SALES TREND



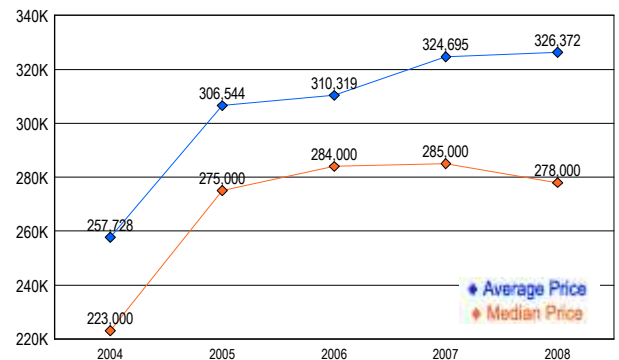
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	4	1	300.0	19	6	216.7
150,000 - 199,999	14	22	-36.4	30	58	-48.3
200,000 - 299,999	48	98	-51.0	137	267	-48.7
300,000 - 399,999	28	58	-51.7	69	180	-61.7
400,000 - 499,999	7	25	-72.0	20	54	-63.0
500,000 - 599,999	8	7	14.3	20	15	33.3
600,000 - 699,999	3	3	0.0	4	14	-71.4
700,000 - 799,999	0	2	-100.0	4	3	33.3
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	0	0.0	0	4	-100.0
1,000,000 - 1,249,999	0	0	0.0	3	0	-300.0
1,250,000 - 1,499,999	0	1	-100.0	0	3	-100.0
1,500,000 +	0	0	0.0	3	0	-300.0
TOTALS	112	217	-48.4	309	604	-48.8

MARKET BY PRICE RANGE



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