

MONTGOMERY COUNTY Residential Market Report

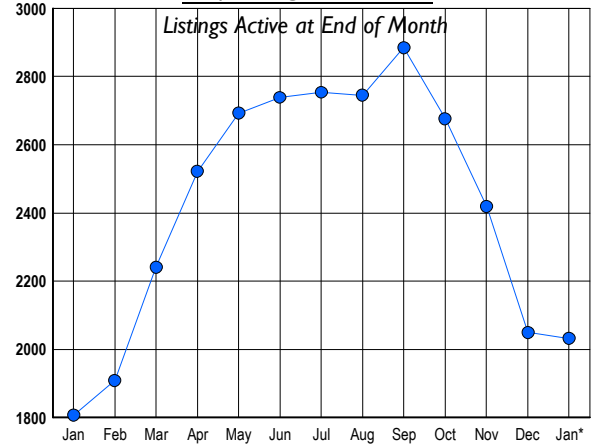


HOUSING REPORT Single Family Homes January 2011

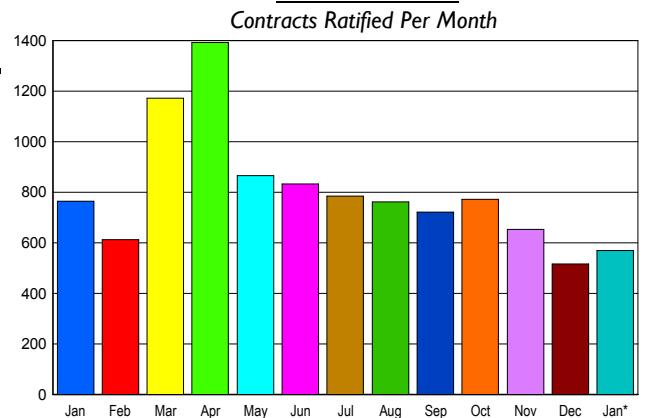
LISTINGS

Prices Range	New This Month			Total Actives		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	18	32	-43.8	46	37	24.3
150,000 - 199,999	47	63	-25.4	135	84	60.7
200,000 - 299,999	122	157	-22.3	372	269	38.3
300,000 - 399,999	126	205	-38.5	402	379	6.1
400,000 - 499,999	81	125	-35.2	250	234	6.8
500,000 - 599,999	68	62	9.7	167	148	12.8
600,000 - 699,999	59	89	-33.7	153	140	9.3
700,000 - 799,999	39	47	-17.0	86	89	-3.4
800,000 - 899,999	25	34	-26.5	75	81	-7.4
900,000 - 999,999	15	18	-16.7	46	35	31.4
1,000,000 - 1,249,999	23	19	21.1	74	56	32.1
1,250,000 - 1,499,999	24	23	4.3	63	73	-13.7
1,500,000 +	47	48	-2.1	163	182	-10.4
TOTALS	694	922	-24.7	2032	1807	12.5

INVENTORY TREND



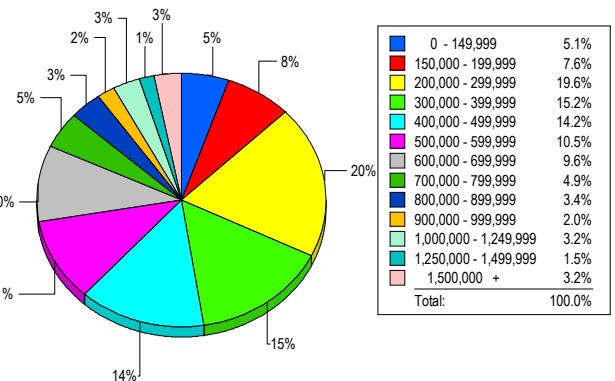
SALES TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	30	53	-43.4	30	53	-43.4
150,000 - 199,999	65	94	-30.9	65	94	-30.9
200,000 - 299,999	145	193	-24.9	145	193	-24.9
300,000 - 399,999	105	147	-28.6	105	147	-28.6
400,000 - 499,999	59	85	-30.6	59	85	-30.6
500,000 - 599,999	48	51	-5.9	48	51	-5.9
600,000 - 699,999	34	44	-22.7	34	44	-22.7
700,000 - 799,999	28	30	-6.7	28	30	-6.7
800,000 - 899,999	11	16	-31.3	11	16	-31.3
900,000 - 999,999	7	10	-30.0	7	10	-30.0
1,000,000 - 1,249,999	13	14	-7.1	13	14	-7.1
1,250,000 - 1,499,999	7	16	-56.3	7	16	-56.3
1,500,000 +	19	11	72.7	19	11	72.7
TOTALS	571	764	-25.3	571	764	-25.3

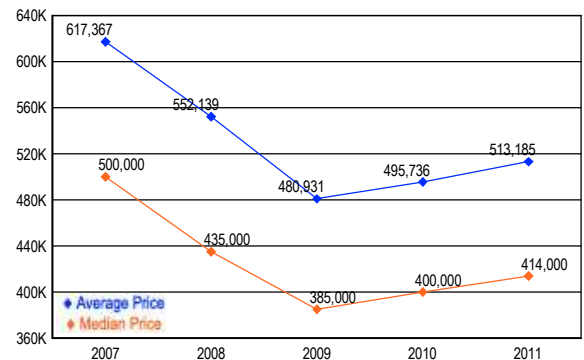
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2011	2010	% Change	2011	2010	% Change
0 - 149,999	21	27	-22.2	21	27	-22.2
150,000 - 199,999	31	40	-22.5	31	40	-22.5
200,000 - 299,999	80	95	-15.8	80	95	-15.8
300,000 - 399,999	62	93	-33.3	62	93	-33.3
400,000 - 499,999	58	47	23.4	58	47	23.4
500,000 - 599,999	43	32	34.4	43	32	34.4
600,000 - 699,999	39	30	30.0	39	30	30.0
700,000 - 799,999	20	24	-16.7	20	24	-16.7
800,000 - 899,999	14	11	27.3	14	11	27.3
900,000 - 999,999	8	7	14.3	8	7	14.3
1,000,000 - 1,249,999	13	15	-13.3	13	15	-13.3
1,250,000 - 1,499,999	6	5	20.0	6	5	20.0
1,500,000 +	13	6	116.7	13	6	116.7
TOTALS	408	432	-5.6	408	432	-5.6

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