

# Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY REAL ESTATE BUSINESS INTELLIGENCE – AN MRIS COMPANY



## Montgomery County

**+ 1.2%**

Change in  
New Listings

**- 2.9%**

Change in  
Closed Sales

**- 7.7%**

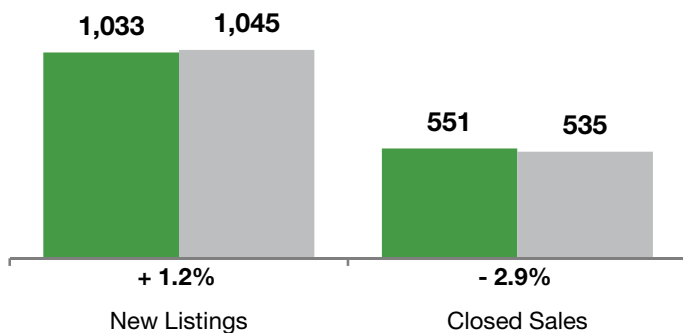
Change in  
Median Sales Price

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,033	<b>1,045</b>	+ 1.2%	2,279	<b>2,010</b>	- 11.8%
Closed Sales	551	<b>535</b>	- 2.9%	1,171	<b>1,105</b>	- 5.6%
Pending Sales	643	<b>903</b>	+ 40.4%	1414	<b>1600</b>	+ 13.2%
Median Sales Price*	\$325,000	<b>\$300,000</b>	- 7.7%	\$325,000	<b>\$320,000</b>	- 1.5%
Percent of Original List Price Received*	95.3%	<b>92.0%</b>	- 3.5%	94.9%	<b>92.2%</b>	- 2.8%
Days on Market Until Sale	75	<b>89</b>	+ 18.7%	74	<b>87</b>	+ 16.6%
Inventory – Single-Family Detached	1,692	<b>1,615</b>	- 4.6%	--	--	--
Inventory – Townhouse-Condo	1,768	<b>1,589</b>	- 10.1%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

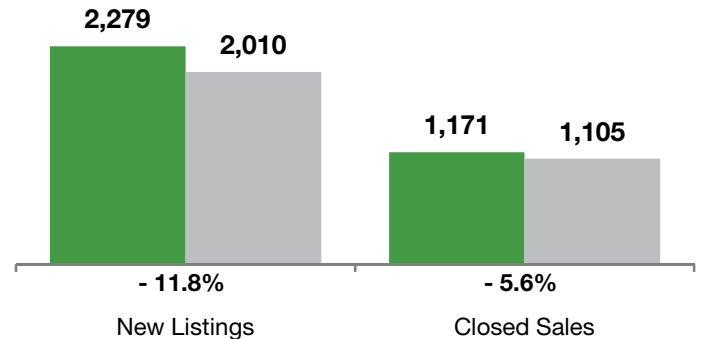
### February

■ 2010 ■ 2011

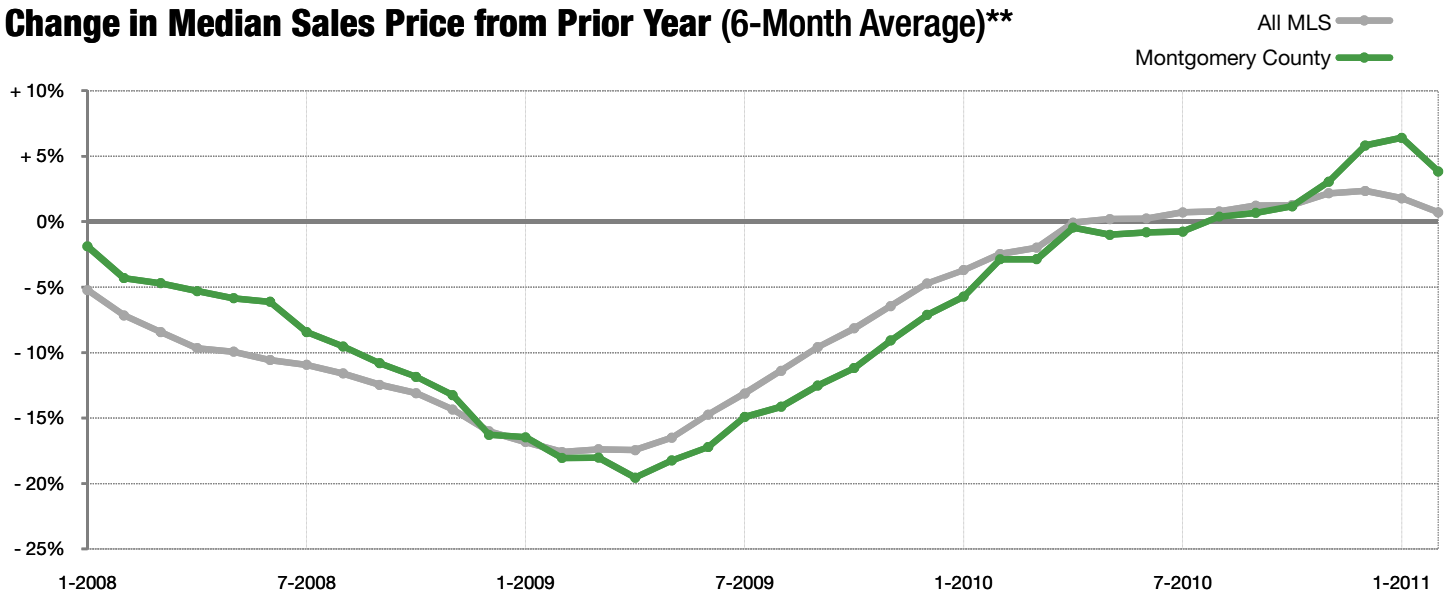


### Year to Date

■ 2010 ■ 2011



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\*Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. All data provided by RealEstate BusinessIntelligence, LLC, an MRIS Company. This report may be reproduced by MRIS members. Data current as of March 9, 2011. Powered by 10K Research.