

MONTGOMERY COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

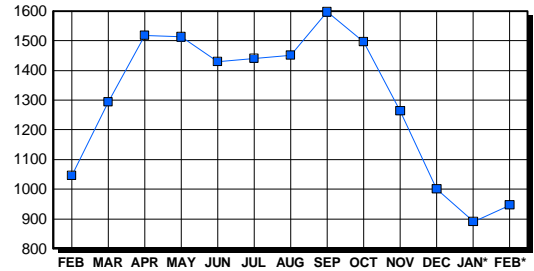
February 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	7	28	-75.0	66	64	3.1
150000-299999	288	335	-14.0	183	261	-29.9
300000-449999	298	209	42.6	196	213	-8.0
450000-599999	188	123	52.8	148	176	-15.9
600000-749999	79	54	46.3	107	98	9.2
750000-999999	57	41	39.0	80	87	-8.0
1000000 & Over	64	45	42.2	168	147	14.3
Grand Total:	981	835	17.5	948	1,046	-9.4

INVENTORY TREND

Listings Active At End Of Month

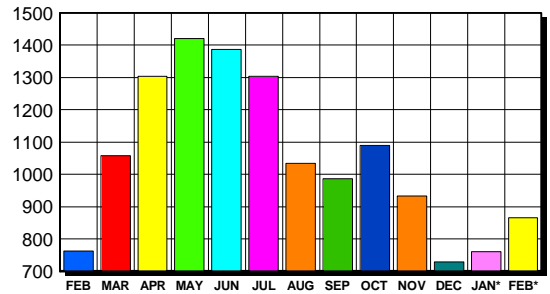


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	5	33	-84.8	5	61	-91.8
150000-299999	291	347	-16.1	545	747	-27.0
300000-449999	268	217	23.5	521	440	18.4
450000-599999	136	88	54.5	259	195	32.8
600000-749999	67	41	63.4	125	84	48.8
750000-999999	46	44	4.5	85	82	3.7
1000000 & Over	53	25	112.0	86	58	48.3
Grand Total:	866	795	8.9	1,626	1,667	-2.5

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

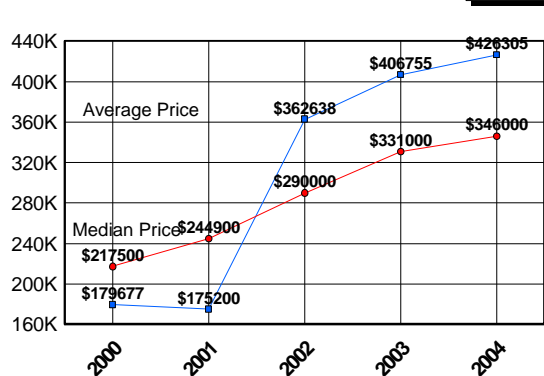
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	18	-94.4	6	46	-87.0
150000-299999	209	310	-32.6	464	652	-28.8
300000-449999	204	178	14.6	443	350	26.6
450000-599999	92	73	26.0	195	153	27.5
600000-749999	36	26	38.5	106	69	53.6
750000-999999	28	31	-9.7	63	62	1.6
1000000 & Over	17	13	30.8	44	34	29.4
Grand Total:	587	649	-9.6	1,321	1,366	-3.3

DATA SOURCE

Metropolitan Regional Information System (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 previous issues. Prices are not adjusted for inflation.

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

