

MONTGOMERY COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

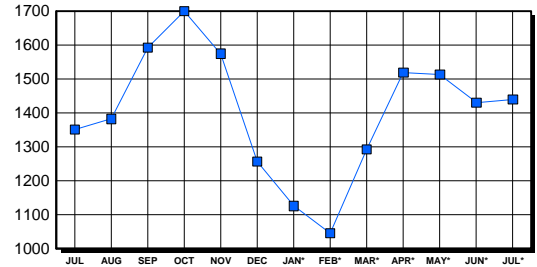
July 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	18	82	-78.0	63	85	-25.9
150000-299999	569	627	-9.3	371	433	-14.3
300000-449999	471	334	41.0	342	279	22.6
450000-599999	233	166	40.4	208	201	3.5
600000-749999	83	68	22.1	123	93	32.3
750000-999999	85	54	57.4	128	109	17.4
1000000 & Over	65	42	54.8	204	151	35.1
Grand Total:	1,524	1,373	11.0	1,439	1,351	6.5

INVENTORY TREND

Listings Active At End Of Month

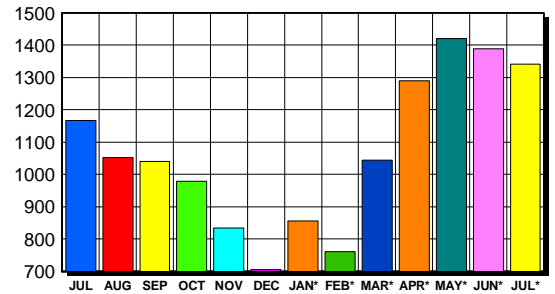


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	19	81	-76.5	168	547	-69.3
150000-299999	522	559	-6.6	3,282	3,518	-6.7
300000-449999	443	292	51.7	2,415	1,884	28.2
450000-599999	191	121	57.9	1,124	794	41.6
600000-749999	78	56	39.3	473	336	40.8
750000-999999	55	39	41.0	389	298	30.5
1000000 & Over	34	24	41.7	250	194	28.9
Grand Total:	1,342	1,172	14.5	8,101	7,571	7.0

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

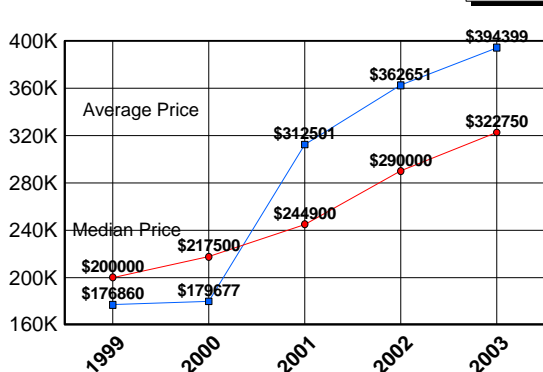
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	13	59	-78.0	159	491	-67.6
150000-299999	472	489	-3.5	2,912	3,271	-11.0
300000-449999	426	290	46.9	2,088	1,685	23.9
450000-599999	213	123	73.2	921	662	39.1
600000-749999	99	48	106.3	425	289	47.1
750000-999999	77	49	57.1	325	261	24.5
1000000 & Over	29	23	26.1	188	151	24.5
Grand Total:	1,329	1,081	22.9	7,018	6,810	3.1

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

