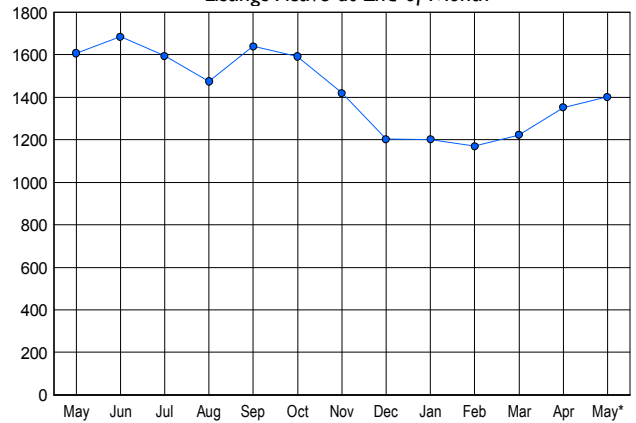


### LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	12	18	-33.3	38	27	40.7
150,000 - 199,999	51	48	6.3	175	95	84.2
200,000 - 299,999	146	115	27.0	286	303	-5.6
300,000 - 399,999	180	196	-8.2	294	410	-28.3
400,000 - 499,999	114	145	-21.4	228	301	-24.3
500,000 - 599,999	75	116	-35.3	151	204	-26.0
600,000 - 699,999	29	42	-31.0	68	97	-29.9
700,000 - 799,999	17	29	-41.4	47	57	-17.5
800,000 - 899,999	10	26	-61.5	36	42	-14.3
900,000 - 999,999	8	7	14.3	17	23	-26.1
1,000,000 - 1,249,999	6	6	0.0	17	14	21.4
1,250,000 - 1,499,999	7	3	133.3	17	8	112.5
1,500,000 +	12	11	9.1	27	26	3.8
<b>TOTALS</b>	<b>667</b>	<b>762</b>	<b>-12.5</b>	<b>1401</b>	<b>1607</b>	<b>-12.8</b>

### INVENTORY TREND

Listings Active at End of Month

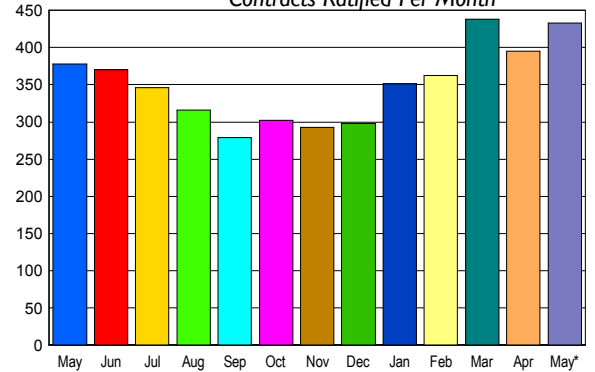


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	8	8	0.0	51	40	27.5
150,000 - 199,999	41	55	-25.5	212	177	19.8
200,000 - 299,999	102	73	39.7	463	370	25.1
300,000 - 399,999	125	102	22.5	484	454	6.6
400,000 - 499,999	67	54	24.1	310	270	14.8
500,000 - 599,999	35	46	-23.9	189	175	8.0
600,000 - 699,999	22	14	57.1	97	74	31.1
700,000 - 799,999	10	10	0.0	50	46	8.7
800,000 - 899,999	7	9	-22.2	22	26	-15.4
900,000 - 999,999	4	1	300.0	19	12	58.3
1,000,000 - 1,249,999	8	1	700.0	15	9	66.7
1,250,000 - 1,499,999	2	2	0.0	12	11	9.1
1,500,000 +	2	3	-33.3	15	12	25.0
<b>TOTALS</b>	<b>433</b>	<b>378</b>	<b>14.6</b>	<b>1939</b>	<b>1676</b>	<b>15.7</b>

### SALES TREND

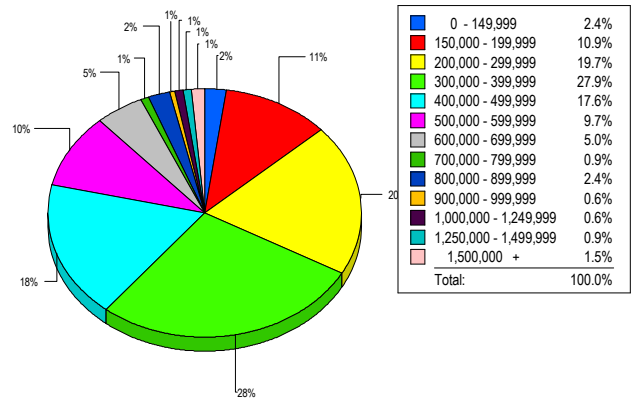
Contracts Ratified Per Month



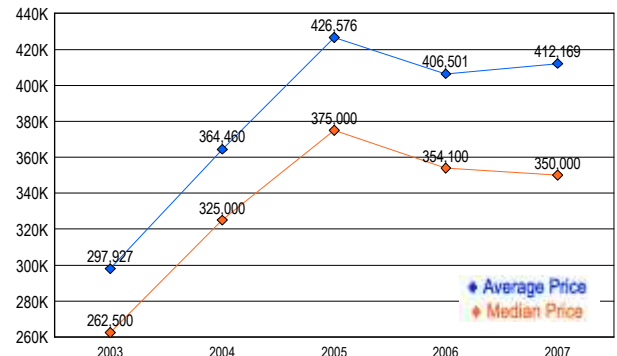
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	8	6	33.3	38	40	-5.0
150,000 - 199,999	37	28	32.1	207	117	76.9
200,000 - 299,999	67	77	-13.0	365	307	18.9
300,000 - 399,999	95	84	13.1	401	369	8.7
400,000 - 499,999	60	52	15.4	253	249	1.6
500,000 - 599,999	33	31	6.5	166	164	1.2
600,000 - 699,999	17	15	13.3	89	61	45.9
700,000 - 799,999	3	10	-70.0	46	34	35.3
800,000 - 899,999	8	6	33.3	29	20	45.0
900,000 - 999,999	2	2	0.0	15	9	66.7
1,000,000 - 1,249,999	2	2	0.0	8	11	-27.3
1,250,000 - 1,499,999	3	3	0.0	15	9	66.7
1,500,000 +	5	3	66.7	18	15	20.0
<b>TOTALS</b>	<b>340</b>	<b>319</b>	<b>6.6</b>	<b>1650</b>	<b>1405</b>	<b>17.4</b>

### 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

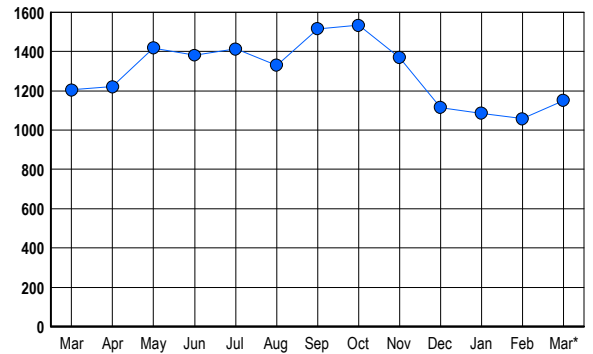


## LISTINGS

Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	4	3	33.3	4	2	100.0
150,000 - 199,999	10	12	-16.7	11	11	0.0
200,000 - 299,999	69	80	-13.8	124	105	18.1
300,000 - 399,999	132	117	12.8	246	160	53.8
400,000 - 499,999	112	122	-8.2	238	243	-2.1
500,000 - 599,999	60	102	-41.2	146	191	-23.6
600,000 - 699,999	62	65	-4.6	91	130	-30.0
700,000 - 799,999	48	69	-30.4	65	84	-22.6
800,000 - 899,999	28	32	-12.5	39	52	-25.0
900,000 - 999,999	22	33	-33.3	29	44	-34.1
1,000,000 - 1,249,999	26	16	62.5	26	26	0.0
1,250,000 - 1,499,999	23	32	-28.1	37	52	-28.8
1,500,000 +	43	45	-4.4	95	105	-9.5
<b>TOTALS</b>	<b>639</b>	<b>728</b>	<b>-12.2</b>	<b>1151</b>	<b>1205</b>	<b>-4.5</b>

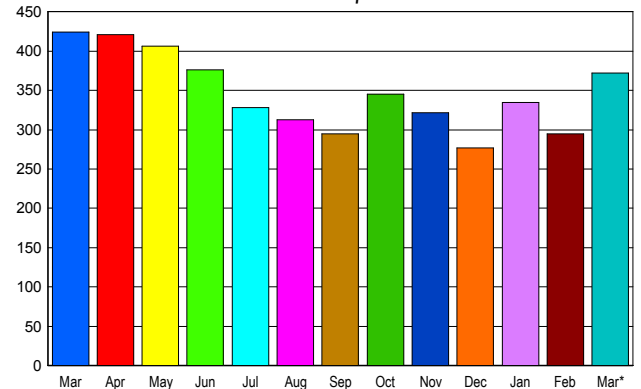
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

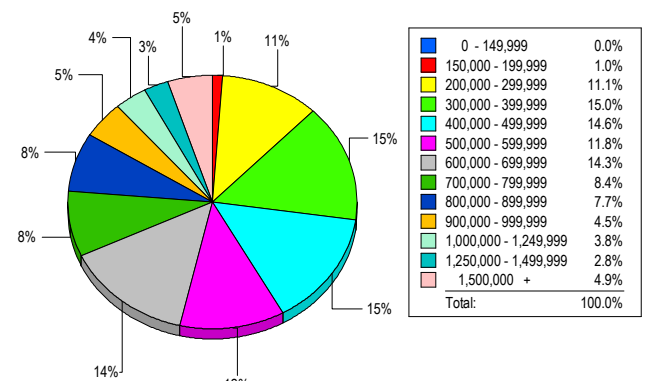
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	5	-60.0	6	12	-50.0
150,000 - 199,999	8	14	-42.9	21	35	-40.0
200,000 - 299,999	57	69	-17.4	135	161	-16.1
300,000 - 399,999	58	84	-31.0	172	224	-23.2
400,000 - 499,999	60	52	15.4	141	149	-5.4
500,000 - 599,999	39	53	-26.4	97	120	-19.2
600,000 - 699,999	38	36	5.6	95	93	2.2
700,000 - 799,999	32	31	3.2	75	82	-8.5
800,000 - 899,999	24	11	118.2	73	40	82.5
900,000 - 999,999	13	18	-27.8	32	34	-5.9
1,000,000 - 1,249,999	18	11	63.6	32	35	-8.6
1,250,000 - 1,499,999	5	15	-66.7	28	34	-17.6
1,500,000 +	18	25	-28.0	50	59	-15.3
<b>TOTALS</b>	<b>372</b>	<b>424</b>	<b>-12.3</b>	<b>957</b>	<b>1078</b>	<b>-11.2</b>

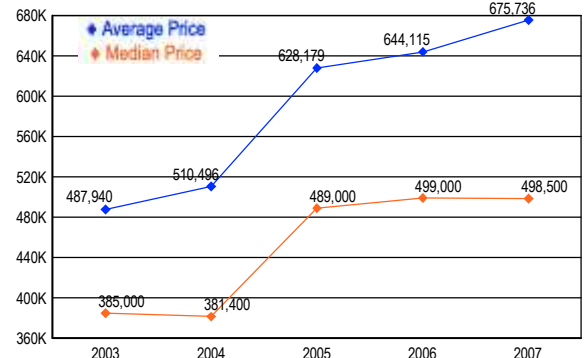
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	5	-100.0	6	12	-50.0
150,000 - 199,999	3	4	-25.0	14	30	-53.3
200,000 - 299,999	32	37	-13.5	103	114	-9.6
300,000 - 399,999	43	71	-39.4	155	184	-15.8
400,000 - 499,999	42	51	-17.6	123	118	4.2
500,000 - 599,999	34	38	-10.5	78	79	-1.3
600,000 - 699,999	41	29	41.4	82	77	6.5
700,000 - 799,999	24	28	-14.3	61	72	-15.3
800,000 - 899,999	22	17	29.4	58	41	41.5
900,000 - 999,999	13	7	85.7	29	29	0.0
1,000,000 - 1,249,999	11	6	83.3	25	23	8.7
1,250,000 - 1,499,999	8	7	14.3	27	20	35.0
1,500,000 +	14	13	7.7	39	33	18.2
<b>TOTALS</b>	<b>287</b>	<b>313</b>	<b>-8.3</b>	<b>800</b>	<b>832</b>	<b>-3.8</b>

## AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (MRIS)

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# MONTGOMERY COUNTY

## Residential Market Report



# HOUSING REPORT

## CONDO & COOPS

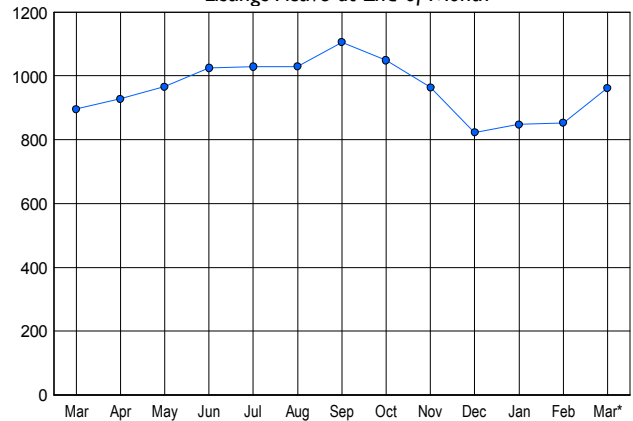
### March 2007

### LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	6	10	-40.0	22	15	46.7
150,000 - 199,999	37	44	-15.9	76	65	16.9
200,000 - 299,999	200	234	-14.5	376	336	11.9
300,000 - 399,999	136	151	-9.9	271	264	2.7
400,000 - 499,999	53	69	-23.2	118	125	-5.6
500,000 - 599,999	16	24	-33.3	40	43	-7.0
600,000 - 699,999	9	9	0.0	24	16	50.0
700,000 - 799,999	9	6	50.0	14	8	75.0
800,000 - 899,999	2	4	-50.0	6	8	-25.0
900,000 - 999,999	1	1	0.0	5	3	66.7
1,000,000 - 1,249,999	0	1	-100.0	1	4	-75.0
1,250,000 - 1,499,999	2	3	-33.3	6	3	100.0
1,500,000 +	0	2	-100.0	3	6	-50.0
<b>TOTALS</b>	<b>471</b>	<b>558</b>	<b>-15.6</b>	<b>962</b>	<b>896</b>	<b>7.4</b>

### INVENTORY TREND

Listings Active at End of Month

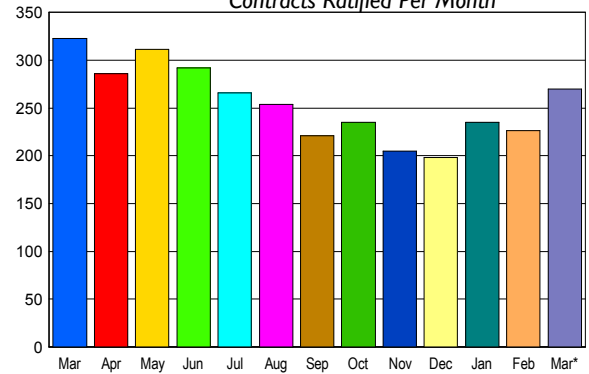


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	3	0.0	9	10	-10.0
150,000 - 199,999	22	40	-45.0	58	93	-37.6
200,000 - 299,999	110	150	-26.7	292	395	-26.1
300,000 - 399,999	79	83	-4.8	207	220	-5.9
400,000 - 499,999	35	29	20.7	87	80	8.8
500,000 - 599,999	6	6	0.0	23	21	9.5
600,000 - 699,999	7	6	16.7	20	12	66.7
700,000 - 799,999	5	4	25.0	8	7	14.3
800,000 - 899,999	2	2	0.0	3	3	0.0
900,000 - 999,999	0	0	0.0	2	3	-33.3
1,000,000 - 1,249,999	0	0	0.0	0	1	-100.0
1,250,000 - 1,499,999	1	0	100.0	4	0	400.0
1,500,000 +	0	0	0.0	0	2	-100.0
<b>TOTALS</b>	<b>270</b>	<b>323</b>	<b>-16.4</b>	<b>713</b>	<b>847</b>	<b>-15.8</b>

### SALES TREND

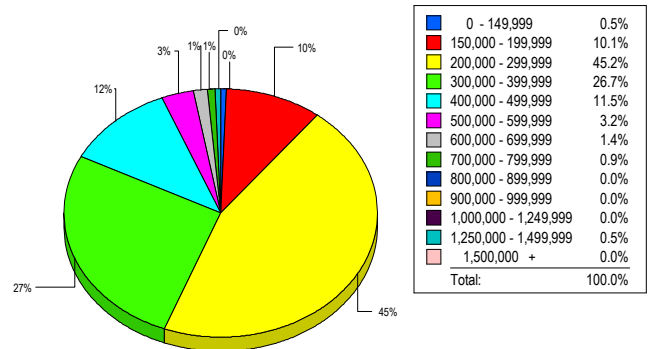
Contracts Ratified Per Month



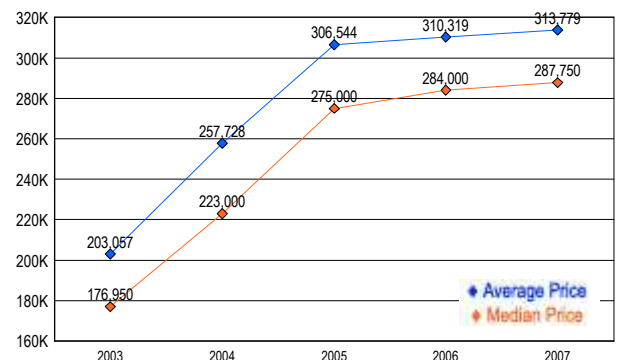
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	1	4	-75.0	6	9	-33.3
150,000 - 199,999	22	20	10.0	58	63	-7.9
200,000 - 299,999	98	106	-7.5	267	295	-9.5
300,000 - 399,999	58	82	-29.3	180	190	-5.3
400,000 - 499,999	25	25	0.0	54	66	-18.2
500,000 - 599,999	7	8	-12.5	15	19	-21.1
600,000 - 699,999	3	1	200.0	14	5	180.0
700,000 - 799,999	2	1	100.0	3	5	-40.0
800,000 - 899,999	0	1	-100.0	0	1	-100.0
900,000 - 999,999	0	1	-100.0	4	1	300.0
1,000,000 - 1,249,999	0	0	0.0	0	1	-100.0
1,250,000 - 1,499,999	1	0	100.0	3	0	-300.0
1,500,000 +	0	1	-100.0	0	3	-100.0
<b>TOTALS</b>	<b>217</b>	<b>250</b>	<b>-13.2</b>	<b>604</b>	<b>658</b>	<b>-8.2</b>

### 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

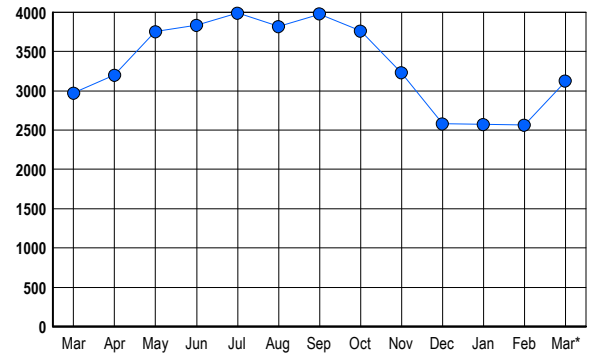


## LISTINGS

Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	1	4	-75.0	3	0	300.0
150,000 - 199,999	2	1	100.0	2	1	100.0
200,000 - 299,999	67	75	-10.7	145	85	70.6
300,000 - 399,999	326	375	-13.1	481	415	15.9
400,000 - 499,999	463	419	10.5	753	535	40.7
500,000 - 599,999	320	310	3.2	504	485	3.9
600,000 - 699,999	209	239	-12.6	317	367	-13.6
700,000 - 799,999	126	173	-27.2	199	269	-26.0
800,000 - 899,999	91	128	-28.9	136	180	-24.4
900,000 - 999,999	63	67	-6.0	105	102	2.9
1,000,000 - 1,249,999	56	66	-15.2	116	124	-6.5
1,250,000 - 1,499,999	49	92	-46.7	108	145	-25.5
1,500,000 +	91	111	-18.0	252	263	-4.2
<b>TOTALS</b>	<b>1864</b>	<b>2060</b>	<b>-9.5</b>	<b>3121</b>	<b>2971</b>	<b>5.0</b>

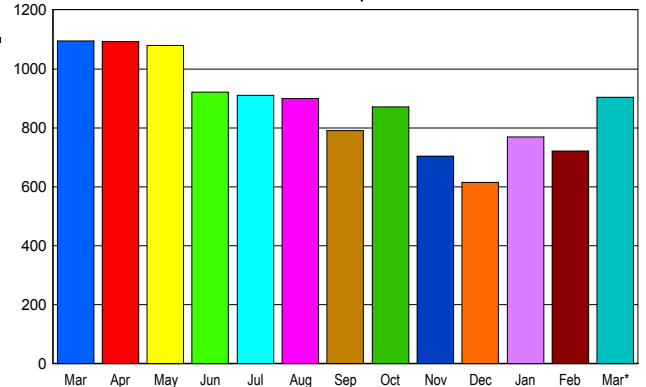
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

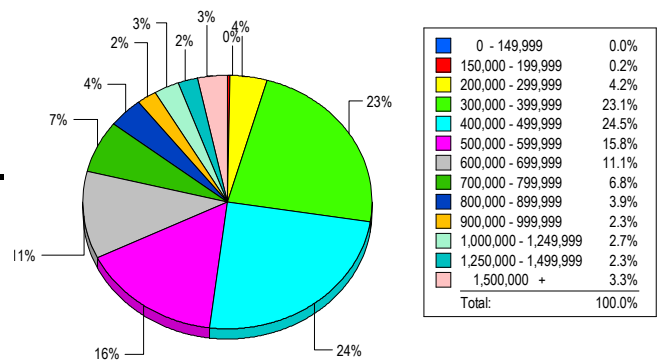
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	1	0	100.0	1	0	100.0
150,000 - 199,999	1	0	100.0	4	1	300.0
200,000 - 299,999	42	47	-10.6	124	141	-12.1
300,000 - 399,999	175	284	-38.4	499	661	-24.5
400,000 - 499,999	215	235	-8.5	550	587	-6.3
500,000 - 599,999	134	161	-16.8	340	387	-12.1
600,000 - 699,999	94	118	-20.3	270	275	-1.8
700,000 - 799,999	71	77	-7.8	172	188	-8.5
800,000 - 899,999	45	45	0.0	105	115	-8.7
900,000 - 999,999	27	31	-12.9	58	70	-17.1
1,000,000 - 1,249,999	33	27	22.2	78	55	41.8
1,250,000 - 1,499,999	31	32	-3.1	67	85	-21.2
1,500,000 +	35	38	-7.9	84	80	5.0
<b>TOTALS</b>	<b>904</b>	<b>1095</b>	<b>-17.4</b>	<b>2352</b>	<b>2645</b>	<b>-11.1</b>

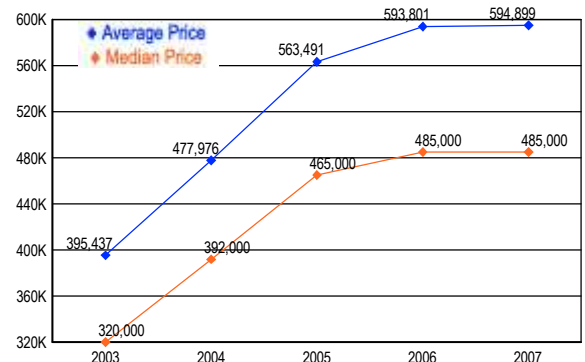
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	1	-100.0	0	2	-100.0
150,000 - 199,999	1	0	100.0	3	0	300.0
200,000 - 299,999	28	42	-33.3	91	121	-24.8
300,000 - 399,999	154	204	-24.5	447	549	-18.6
400,000 - 499,999	163	170	-4.1	449	489	-8.2
500,000 - 599,999	105	128	-18.0	297	294	1.0
600,000 - 699,999	74	79	-6.3	198	199	-0.5
700,000 - 799,999	45	54	-16.7	119	132	-9.8
800,000 - 899,999	26	41	-36.6	74	80	-7.5
900,000 - 999,999	15	17	-11.8	48	35	37.1
1,000,000 - 1,249,999	18	18	0.0	56	41	36.6
1,250,000 - 1,499,999	15	22	-31.8	38	45	-15.6
1,500,000 +	22	15	46.7	65	57	14.0
<b>TOTALS</b>	<b>666</b>	<b>791</b>	<b>-15.8</b>	<b>1885</b>	<b>2044</b>	<b>-7.8</b>

## AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (MRIS)

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**NORTHERN VIRGINIA AREA\***  
**HOME SALES REPORT**  
**May 2007**

<b>MAY HOME SALES</b>		<b>2007</b>	<b>2006</b>
Detached		740	827
Attached		504	648
Condos & Co-ops		572	594
Total		(-12.23%) 1,816	2,069
Average Days On Market		(+43.14%) 73	51
<b>MAY ACTIVE LISTINGS</b>			
Detached		4,870	5,005
Attached		2,566	3,040
Condos & Co-ops		2,804	3,509
Total		(-11.37%) 10,240	11,554
Months Supply		(+97%) 5.64	5.58
<b>MAY SALES PRICE</b>			
Average		(-.8%) \$549,197	\$553,618
Median		(-3.98%) \$470,000	\$489,500
<b>YEAR TO DATE</b>			
YTD Homes Sold		(-4.48%) 8,010	8,386
YTD Sales Volume		\$4,239,084,396	\$4,501,374,300
YTD Average Sales Price		(-1.41%) \$529,224	\$536,773