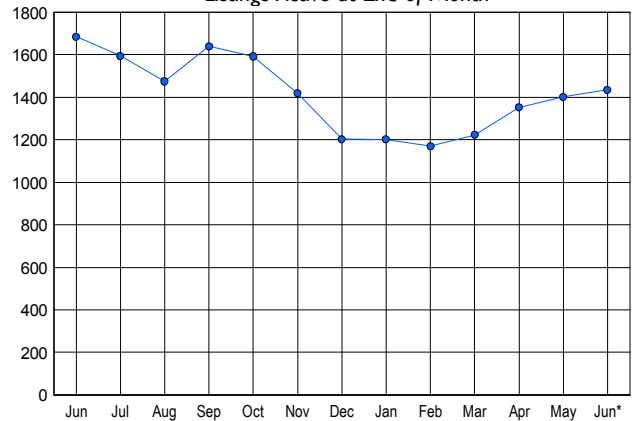


### LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	18	19	-5.3	39	38	2.6
150,000 - 199,999	75	86	-12.8	198	128	54.7
200,000 - 299,999	161	225	-28.4	317	377	-15.9
300,000 - 399,999	141	183	-23.0	279	399	-30.1
400,000 - 499,999	105	156	-32.7	228	286	-20.3
500,000 - 599,999	66	105	-37.1	144	202	-28.7
600,000 - 699,999	30	53	-43.4	74	90	-17.8
700,000 - 799,999	18	17	5.9	47	44	6.8
800,000 - 899,999	10	14	-28.6	31	42	-26.2
900,000 - 999,999	8	9	-11.1	12	22	-45.5
1,000,000 - 1,249,999	10	6	66.7	17	12	41.7
1,250,000 - 1,499,999	7	4	75.0	18	10	80.0
1,500,000 +	11	13	-15.4	30	34	-11.8
<b>TOTALS</b>	<b>660</b>	<b>890</b>	<b>-25.8</b>	<b>1434</b>	<b>1684</b>	<b>-14.8</b>

### INVENTORY TREND

Listings Active at End of Month

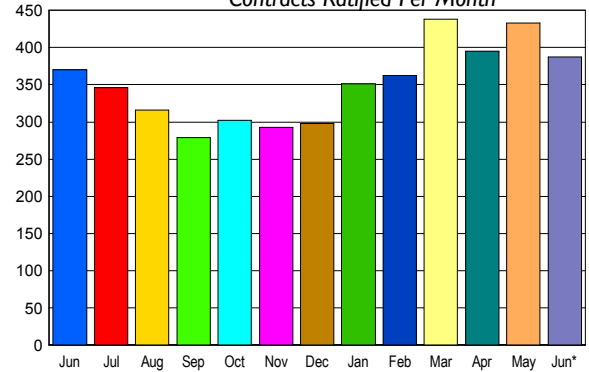


### CONTRACTS

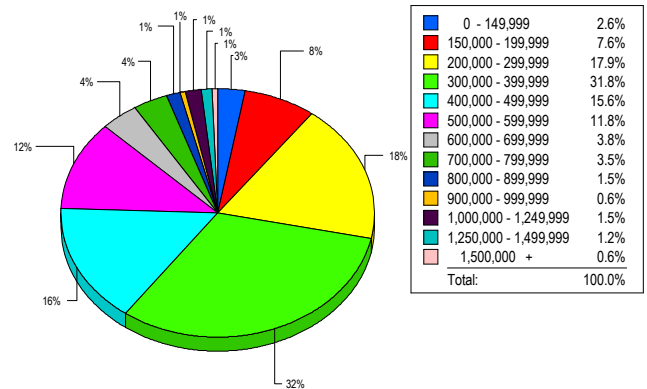
Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	18	5	260.0	67	43	55.8
150,000 - 199,999	41	51	-19.6	248	224	10.7
200,000 - 299,999	98	89	10.1	554	453	22.3
300,000 - 399,999	91	92	-1.1	574	540	6.3
400,000 - 499,999	58	55	5.5	366	319	14.7
500,000 - 599,999	36	38	-5.3	227	216	5.1
600,000 - 699,999	11	17	-35.3	108	89	21.3
700,000 - 799,999	12	10	20.0	60	56	7.1
800,000 - 899,999	6	1	500.0	29	26	11.5
900,000 - 999,999	3	5	-40.0	21	17	23.5
1,000,000 - 1,249,999	5	5	0.0	20	14	42.9
1,250,000 - 1,499,999	3	0	300.0	16	13	23.1
1,500,000 +	5	2	150.0	20	14	42.9
<b>TOTALS</b>	<b>387</b>	<b>370</b>	<b>4.6</b>	<b>2310</b>	<b>2024</b>	<b>14.1</b>

### SALES TREND

Contracts Ratified Per Month



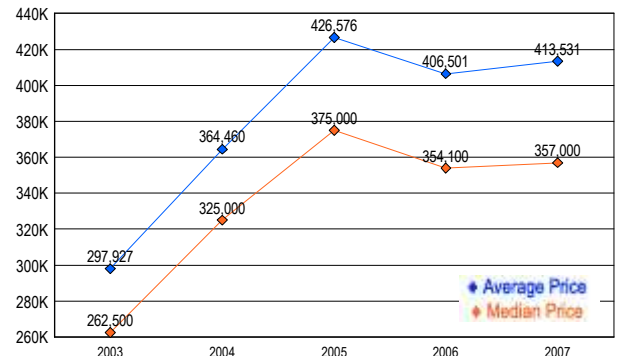
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	9	6	50.0	47	46	2.2
150,000 - 199,999	26	41	-36.6	237	159	49.1
200,000 - 299,999	61	66	-7.6	440	382	15.2
300,000 - 399,999	108	89	21.3	524	470	11.5
400,000 - 499,999	53	44	20.5	312	301	3.7
500,000 - 599,999	40	36	11.1	208	204	2.0
600,000 - 699,999	13	18	-27.8	103	82	25.6
700,000 - 799,999	12	10	20.0	59	45	31.1
800,000 - 899,999	5	5	0.0	36	25	44.0
900,000 - 999,999	2	3	-33.3	17	12	41.7
1,000,000 - 1,249,999	5	3	66.7	14	15	-6.7
1,250,000 - 1,499,999	4	0	400.0	19	10	90.0
1,500,000 +	2	3	-33.3	20	18	11.1
<b>TOTALS</b>	<b>340</b>	<b>324</b>	<b>4.9</b>	<b>2036</b>	<b>1769</b>	<b>15.1</b>

### AVERAGE & MEDIAN PRICE



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

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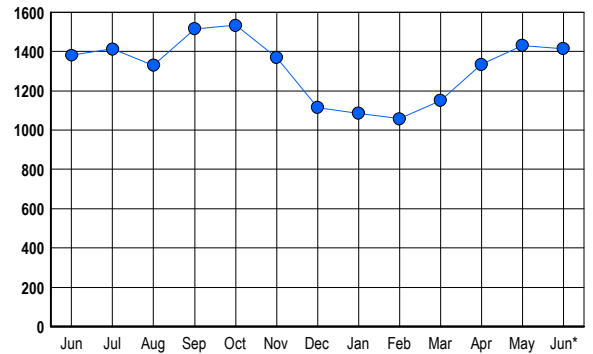


## LISTINGS

Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	3	0.0	1	1	0.0
150,000 - 199,999	12	7	71.4	20	5	300.0
200,000 - 299,999	81	83	-2.4	153	133	15.0
300,000 - 399,999	120	127	-5.5	288	197	46.2
400,000 - 499,999	114	134	-14.9	299	282	6.0
500,000 - 599,999	78	98	-20.4	198	190	4.2
600,000 - 699,999	59	74	-20.3	107	140	-23.6
700,000 - 799,999	47	56	-16.1	72	97	-25.8
800,000 - 899,999	38	28	35.7	51	67	-23.9
900,000 - 999,999	17	43	-60.5	41	59	-30.5
1,000,000 - 1,249,999	19	22	-13.6	35	35	0.0
1,250,000 - 1,499,999	25	28	-10.7	33	57	-42.1
1,500,000 +	41	41	0.0	116	118	-1.7
<b>TOTALS</b>	<b>654</b>	<b>744</b>	<b>-12.1</b>	<b>1414</b>	<b>1381</b>	<b>2.4</b>

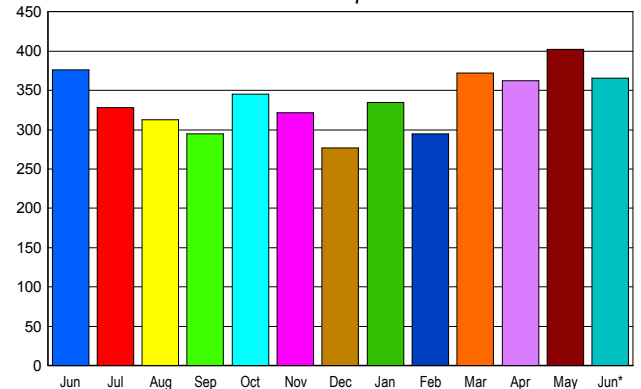
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

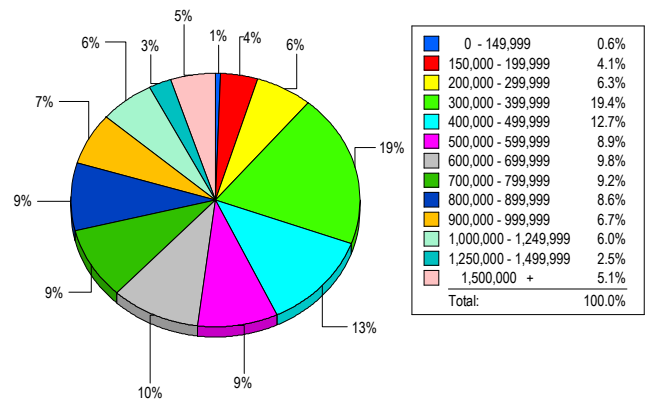
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	3	-33.3	12	17	-29.4
150,000 - 199,999	5	4	25.0	43	54	-20.4
200,000 - 299,999	52	49	6.1	250	303	-17.5
300,000 - 399,999	59	86	-31.4	335	438	-23.5
400,000 - 499,999	49	54	-9.3	285	315	-9.5
500,000 - 599,999	32	34	-5.9	183	237	-22.8
600,000 - 699,999	34	43	-20.9	205	202	1.5
700,000 - 799,999	34	31	9.7	174	200	-13.0
800,000 - 899,999	35	11	218.2	175	100	75.0
900,000 - 999,999	17	17	0.0	87	78	11.5
1,000,000 - 1,249,999	16	10	60.0	74	76	-2.6
1,250,000 - 1,499,999	12	17	-29.4	68	87	-21.8
1,500,000 +	19	17	11.8	119	131	-9.2
<b>TOTALS</b>	<b>366</b>	<b>376</b>	<b>-2.7</b>	<b>2010</b>	<b>2238</b>	<b>-10.2</b>

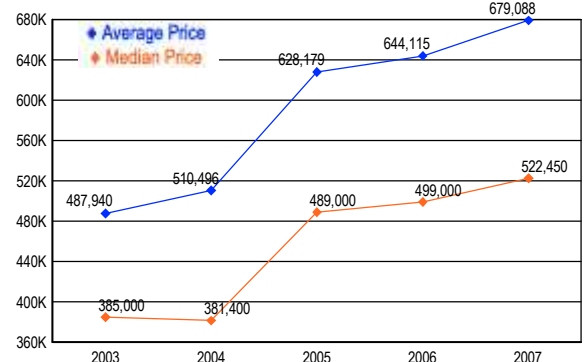
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	1	100.0	11	19	-42.1
150,000 - 199,999	13	6	116.7	41	57	-28.1
200,000 - 299,999	20	44	-54.5	210	269	-21.9
300,000 - 399,999	61	52	17.3	320	389	-17.7
400,000 - 499,999	40	43	-7.0	253	289	-12.5
500,000 - 599,999	28	48	-41.7	162	216	-25.0
600,000 - 699,999	31	33	-6.1	181	169	7.1
700,000 - 799,999	29	39	-25.6	147	179	-17.9
800,000 - 899,999	27	21	28.6	139	100	39.0
900,000 - 999,999	21	14	50.0	74	74	0.0
1,000,000 - 1,249,999	19	20	-5.0	78	81	-3.7
1,250,000 - 1,499,999	8	13	-38.5	48	58	-17.2
1,500,000 +	16	30	-46.7	94	114	-17.5
<b>TOTALS</b>	<b>315</b>	<b>364</b>	<b>-13.5</b>	<b>1758</b>	<b>2014</b>	<b>-12.7</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

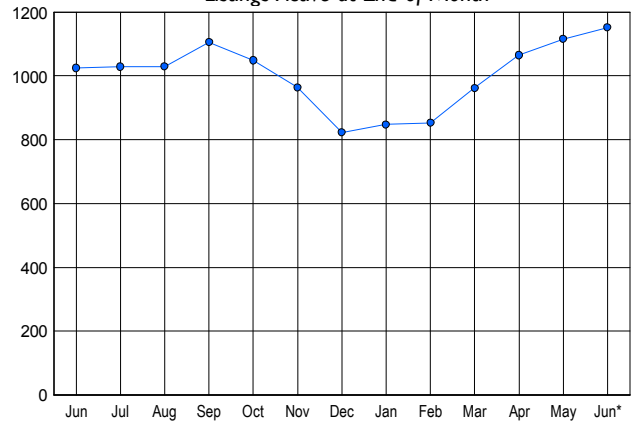
June 2007

### LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	11	4	175.0	28	12	133.3
150,000 - 199,999	29	32	-9.4	103	61	68.9
200,000 - 299,999	160	204	-21.6	456	392	16.3
300,000 - 399,999	118	153	-22.9	330	320	3.1
400,000 - 499,999	50	59	-15.3	118	133	-11.3
500,000 - 599,999	24	16	50.0	58	53	9.4
600,000 - 699,999	9	12	-25.0	19	19	0.0
700,000 - 799,999	8	3	166.7	12	13	-7.7
800,000 - 899,999	3	1	200.0	7	4	75.0
900,000 - 999,999	2	5	-60.0	6	7	-14.3
1,000,000 - 1,249,999	3	2	50.0	6	3	100.0
1,250,000 - 1,499,999	1	2	-50.0	3	3	0.0
1,500,000 +	1	3	-66.7	6	5	20.0
<b>TOTALS</b>	<b>419</b>	<b>496</b>	<b>-15.5</b>	<b>1152</b>	<b>1025</b>	<b>12.4</b>

### INVENTORY TREND

Listings Active at End of Month

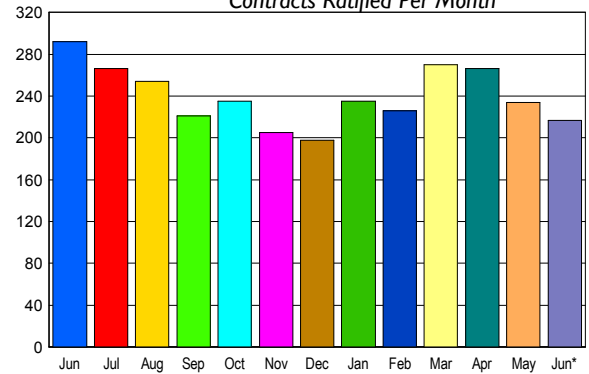


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	3	0.0	21	23	-8.7
150,000 - 199,999	16	19	-15.8	127	177	-28.2
200,000 - 299,999	101	130	-22.3	598	778	-23.1
300,000 - 399,999	55	98	-43.9	362	463	-21.8
400,000 - 499,999	24	25	-4.0	161	159	1.3
500,000 - 599,999	6	5	20.0	53	48	10.4
600,000 - 699,999	2	4	-50.0	28	20	40.0
700,000 - 799,999	4	4	0.0	17	13	30.8
800,000 - 899,999	0	2	-100.0	5	10	-50.0
900,000 - 999,999	1	0	100.0	5	4	25.0
1,000,000 - 1,249,999	1	0	100.0	1	2	-50.0
1,250,000 - 1,499,999	1	1	0.0	8	1	700.0
1,500,000 +	3	1	200.0	7	7	0.0
<b>TOTALS</b>	<b>217</b>	<b>292</b>	<b>-25.7</b>	<b>1393</b>	<b>1705</b>	<b>-18.3</b>

### SALES TREND

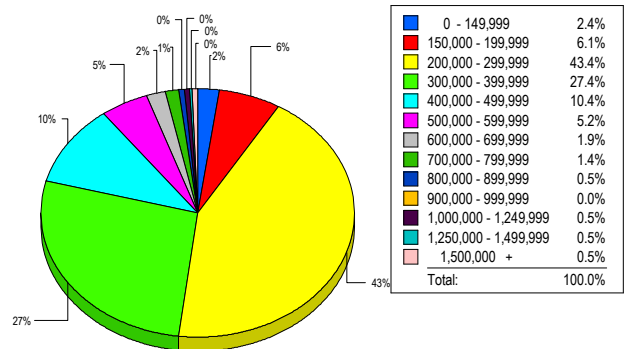
Contracts Ratified Per Month



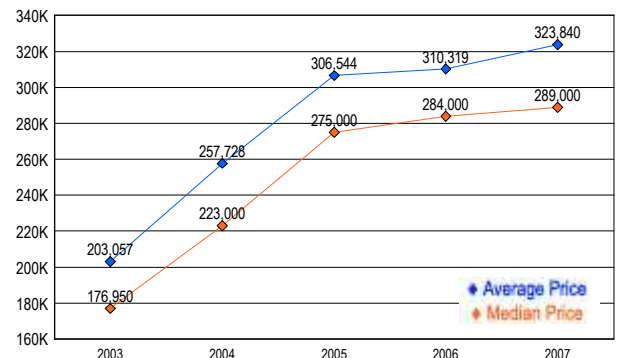
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	5	4	25.0	20	22	-9.1
150,000 - 199,999	13	31	-58.1	124	154	-19.5
200,000 - 299,999	92	114	-19.3	576	721	-20.1
300,000 - 399,999	58	77	-24.7	353	412	-14.3
400,000 - 499,999	22	31	-29.0	138	153	-9.8
500,000 - 599,999	11	10	10.0	47	45	4.4
600,000 - 699,999	4	1	300.0	29	16	81.3
700,000 - 799,999	3	2	50.0	11	11	0.0
800,000 - 899,999	1	2	-50.0	4	7	-42.9
900,000 - 999,999	0	1	-100.0	6	6	0.0
1,000,000 - 1,249,999	1	0	100.0	1	1	0.0
1,250,000 - 1,499,999	1	0	100.0	6	0	-600.0
1,500,000 +	1	0	100.0	4	5	-20.0
<b>TOTALS</b>	<b>212</b>	<b>273</b>	<b>-22.3</b>	<b>1319</b>	<b>1553</b>	<b>-15.1</b>

### MARKET BY PRICE RANGE



### AVERAGE & MEDIAN PRICE



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

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# MONTGOMERY COUNTY Residential Market Report



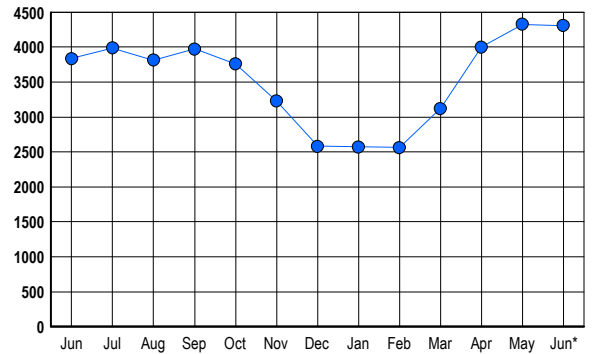
# HOUSING REPORT Single Family Homes June 2007

## LISTINGS

Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	3	-100.0	5	2	150.0
150,000 - 199,999	0	1	-100.0	3	2	50.0
200,000 - 299,999	87	64	35.9	214	116	84.5
300,000 - 399,999	344	355	-3.1	852	577	47.7
400,000 - 499,999	383	486	-21.2	1,082	800	35.3
500,000 - 599,999	282	304	-7.2	679	651	4.3
600,000 - 699,999	168	206	-18.4	383	464	-17.5
700,000 - 799,999	115	150	-23.3	252	320	-21.3
800,000 - 899,999	64	85	-24.7	172	193	-10.9
900,000 - 999,999	43	57	-24.6	103	128	-19.5
1,000,000 - 1,249,999	52	71	-26.8	142	145	-2.1
1,250,000 - 1,499,999	53	68	-22.1	153	151	1.3
1,500,000 +	71	86	-17.4	267	285	-6.3
<b>TOTALS</b>	<b>1662</b>	<b>1936</b>	<b>-14.2</b>	<b>4307</b>	<b>3834</b>	<b>12.3</b>

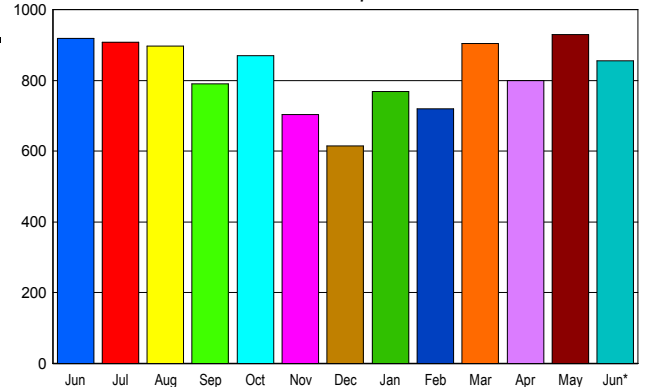
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

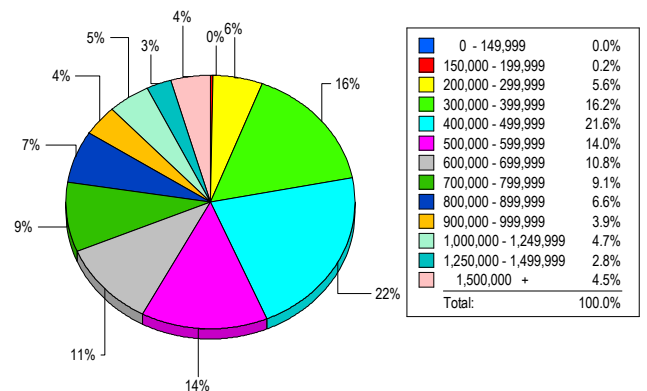
Contracts Ratified Per Month



## CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	1	-100.0	1	1	0.0
150,000 - 199,999	1	0	100.0	5	2	150.0
200,000 - 299,999	43	45	-4.4	248	283	-12.4
300,000 - 399,999	178	211	-15.6	968	1,312	-26.2
400,000 - 499,999	195	215	-9.3	1,077	1,281	-15.9
500,000 - 599,999	129	147	-12.2	704	849	-17.1
600,000 - 699,999	79	117	-32.5	531	621	-14.5
700,000 - 799,999	67	49	36.7	372	396	-6.1
800,000 - 899,999	41	41	0.0	242	253	-4.3
900,000 - 999,999	33	25	32.0	144	171	-15.8
1,000,000 - 1,249,999	30	25	20.0	164	147	11.6
1,250,000 - 1,499,999	26	20	30.0	145	171	-15.2
1,500,000 +	34	24	41.7	194	182	6.6
<b>TOTALS</b>	<b>856</b>	<b>920</b>	<b>-7.0</b>	<b>4795</b>	<b>5669</b>	<b>-15.4</b>

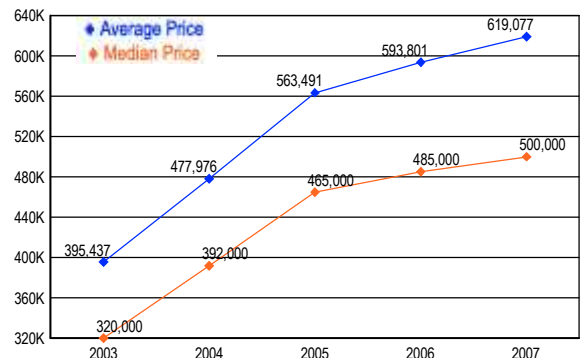
## MARKET BY PRICE RANGE



## SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	0	0.0	1	0	100.0
150,000 - 199,999	2	0	200.0	6	1	500.0
200,000 - 299,999	49	32	53.1	221	234	-5.6
300,000 - 399,999	141	188	-25.0	902	1,235	-27.0
400,000 - 499,999	188	240	-21.7	984	1,202	-18.1
500,000 - 599,999	122	147	-17.0	632	737	-14.2
600,000 - 699,999	94	107	-12.1	469	523	-10.3
700,000 - 799,999	79	96	-17.7	308	367	-16.1
800,000 - 899,999	57	54	5.6	205	220	-6.8
900,000 - 999,999	34	39	-12.8	127	129	-1.6
1,000,000 - 1,249,999	41	32	28.1	148	137	8.0
1,250,000 - 1,499,999	24	37	-35.1	105	121	-13.2
1,500,000 +	39	39	0.0	163	158	3.2
<b>TOTALS</b>	<b>870</b>	<b>1011</b>	<b>-13.9</b>	<b>4271</b>	<b>5064</b>	<b>-15.7</b>

## AVERAGE & MEDIAN PRICE



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

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

<b>JUNE HOME SALES</b>		<b>2007</b>	<b>2006</b>
Detached		907	957
Attached		546	678
Condos & Co-ops		548	617
Total		(-11.15%) 2,001	2,252
Average Days On Market		(+32.65%) 65	49
<b>JUNE ACTIVE LISTINGS</b>			
Detached		4,981	5,250
Attached		2,740	3,216
Condos & Co-ops		2,918	3,630
Total		(-12.05%) 10,639	12,096
Months Supply		(-1.01%) 5.32	5.37
<b>JUNE SALES PRICE</b>			
Average		(-1.53%) \$569,826	\$578,689
Median		(-2%) \$490,000	\$500,000
<b>YEAR TO DATE</b>			
YTD Homes Sold		(-5.89%) 10,011	10,638
YTD Sales Volume		\$5,379,305,304	\$5,804,582,396
YTD Average Sales Price		(-1.52%) \$537,339	\$545,646