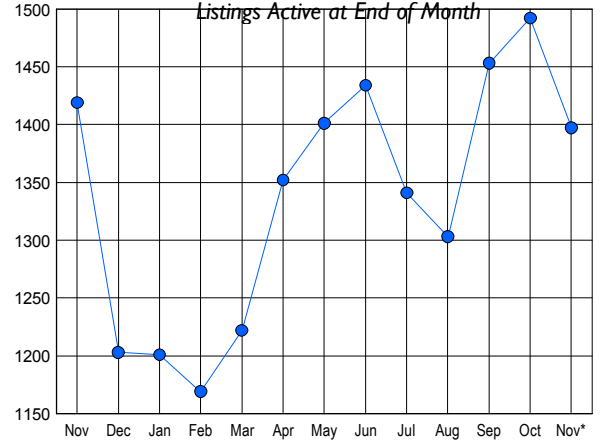


LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	10	14	-28.6	56	33	69.7
150,000 - 199,999	38	36	5.6	207	205	1.0
200,000 - 299,999	83	72	15.3	314	297	5.7
300,000 - 399,999	80	92	-13.0	252	314	-19.7
400,000 - 499,999	72	64	12.5	207	221	-6.3
500,000 - 599,999	32	43	-25.6	134	141	-5.0
600,000 - 699,999	18	16	12.5	81	65	24.6
700,000 - 799,999	11	13	-15.4	49	49	0.0
800,000 - 899,999	7	5	40.0	21	26	-19.2
900,000 - 999,999	4	5	-20.0	20	13	53.8
1,000,000 - 1,249,999	3	2	50.0	16	9	77.8
1,250,000 - 1,499,999	3	6	-50.0	11	14	-21.4
1,500,000 +	3	5	-40.0	29	32	-9.4
TOTALS	364	373	-2.4	1397	1419	-1.6

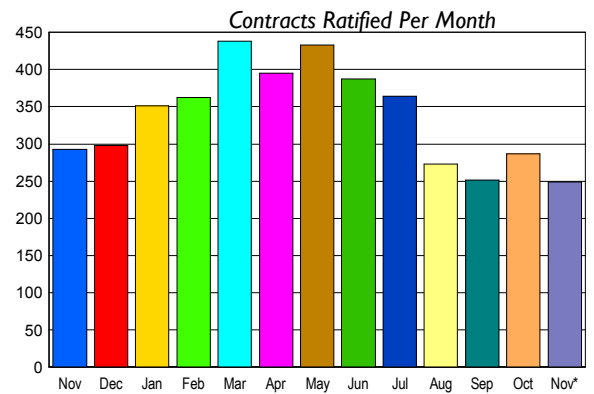
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	10	6	66.7	99	84	17.9
150,000 - 199,999	29	40	-27.5	353	402	-12.2
200,000 - 299,999	70	64	9.4	925	794	16.5
300,000 - 399,999	48	76	-36.8	903	914	-1.2
400,000 - 499,999	43	41	4.9	588	550	6.9
500,000 - 599,999	20	33	-39.4	343	340	0.9
600,000 - 699,999	8	15	-46.7	159	159	0.0
700,000 - 799,999	5	7	-28.6	98	95	3.2
800,000 - 899,999	3	4	-25.0	49	51	-3.9
900,000 - 999,999	2	2	0.0	31	31	0.0
1,000,000 - 1,249,999	4	2	100.0	34	27	25.9
1,250,000 - 1,499,999	4	1	300.0	30	21	42.9
1,500,000 +	3	2	50.0	31	29	6.9
TOTALS	249	293	-15.0	3643	3497	4.2

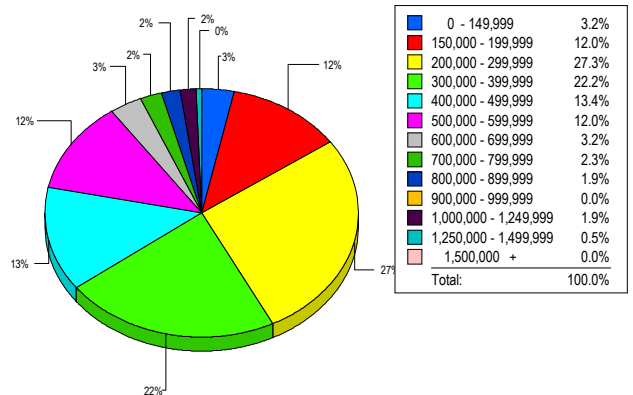
SALES TREND



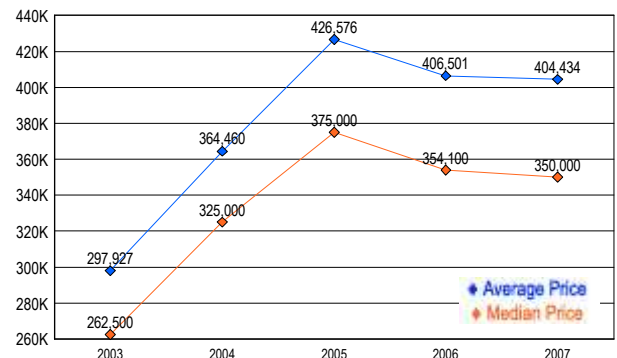
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	7	5	40.0	100	84	19.0
150,000 - 199,999	26	35	-25.7	382	333	14.7
200,000 - 299,999	59	50	18.0	848	744	14.0
300,000 - 399,999	48	54	-11.1	912	859	6.2
400,000 - 499,999	29	50	-42.0	549	545	0.7
500,000 - 599,999	26	28	-7.1	354	366	-3.3
600,000 - 699,999	7	12	-41.7	160	155	3.2
700,000 - 799,999	5	8	-37.5	101	90	12.2
800,000 - 899,999	4	5	-20.0	54	46	17.4
900,000 - 999,999	0	0	0.0	36	24	50.0
1,000,000 - 1,249,999	4	3	33.3	33	33	0.0
1,250,000 - 1,499,999	1	1	0.0	28	15	86.7
1,500,000 +	0	0	0.0	28	31	-9.7
TOTALS	216	251	-13.9	3585	3325	7.8

MARKET BY PRICE RANGE



AVERAGE & MEDIAN PRICE



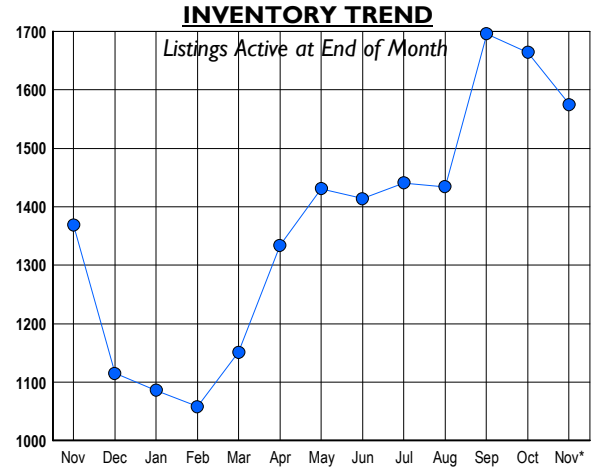
DATA SOURCE: Metropolitan Regional Information Systems, Inc. (MRIS)

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LISTINGS

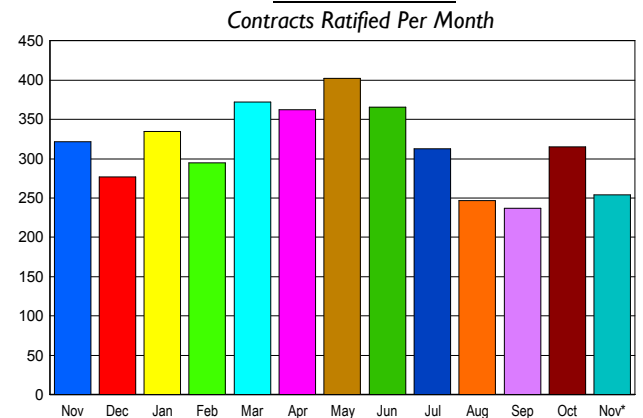
Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	5	0	500.0	7	3	133.3
150,000 - 199,999	17	10	70.0	35	13	169.2
200,000 - 299,999	67	55	21.8	232	136	70.6
300,000 - 399,999	126	92	37.0	378	274	38.0
400,000 - 499,999	78	81	-3.7	288	258	11.6
500,000 - 599,999	41	55	-25.5	193	177	9.0
600,000 - 699,999	27	43	-37.2	104	123	-15.4
700,000 - 799,999	22	29	-24.1	60	85	-29.4
800,000 - 899,999	17	14	21.4	48	64	-25.0
900,000 - 999,999	8	11	-27.3	33	54	-38.9
1,000,000 - 1,249,999	18	10	80.0	46	41	12.2
1,250,000 - 1,499,999	9	6	50.0	38	38	0.0
1,500,000 +	32	24	33.3	113	103	9.7
TOTALS	467	430	8.6	1575	1369	15.0



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	0	200.0	42	20	110.0
150,000 - 199,999	9	8	12.5	65	88	-26.1
200,000 - 299,999	45	52	-13.5	420	534	-21.3
300,000 - 399,999	44	63	-30.2	555	720	-22.9
400,000 - 499,999	36	44	-18.2	463	536	-13.6
500,000 - 599,999	25	40	-37.5	304	405	-24.9
600,000 - 699,999	25	31	-19.4	314	360	-12.8
700,000 - 799,999	21	26	-19.2	299	335	-10.7
800,000 - 899,999	10	15	-33.3	247	182	35.7
900,000 - 999,999	5	14	-64.3	126	122	3.3
1,000,000 - 1,249,999	8	10	-20.0	119	127	-6.3
1,250,000 - 1,499,999	7	6	16.7	108	130	-16.9
1,500,000 +	17	13	30.8	205	207	-1.0
TOTALS	254	322	-21.1	3267	3766	-13.3

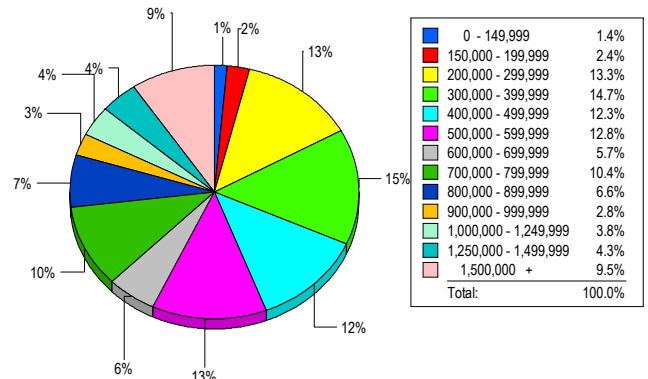
SALES TREND



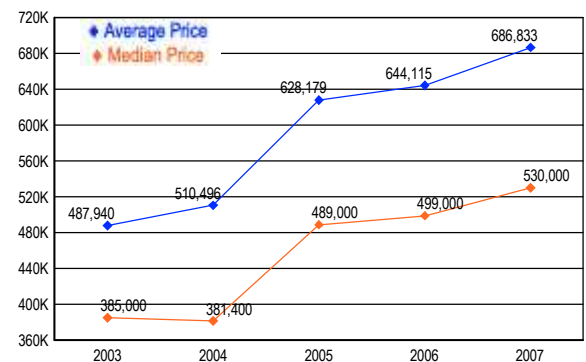
SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	2	50.0	40	25	60.0
150,000 - 199,999	5	8	-37.5	66	86	-23.3
200,000 - 299,999	28	32	-12.5	385	483	-20.3
300,000 - 399,999	31	52	-40.4	562	690	-18.6
400,000 - 499,999	26	38	-31.6	428	520	-17.7
500,000 - 599,999	27	23	17.4	295	379	-22.2
600,000 - 699,999	12	24	-50.0	288	340	-15.3
700,000 - 799,999	22	23	-4.3	293	321	-8.7
800,000 - 899,999	14	19	-26.3	255	203	25.6
900,000 - 999,999	6	7	-14.3	132	118	11.9
1,000,000 - 1,249,999	8	12	-33.3	144	159	-9.4
1,250,000 - 1,499,999	9	10	-10.0	92	107	-14.0
1,500,000 +	20	9	122.2	188	199	-5.5
TOTALS	211	259	-18.5	3168	3630	-12.7

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

CONDO & COOPS

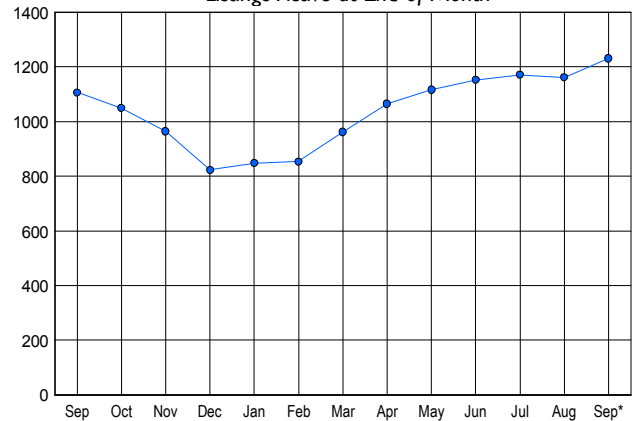
September 2007

LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	8	4	100.0	48	10	380.0
150,000 - 199,999	40	36	11.1	136	76	78.9
200,000 - 299,999	138	168	-17.9	513	415	23.6
300,000 - 399,999	116	142	-18.3	333	342	-2.6
400,000 - 499,999	25	46	-45.7	97	135	-28.1
500,000 - 599,999	15	25	-40.0	54	56	-3.6
600,000 - 699,999	5	9	-44.4	16	29	-44.8
700,000 - 799,999	4	9	-55.6	13	21	-38.1
800,000 - 899,999	1	2	-50.0	4	7	-42.9
900,000 - 999,999	2	0	200.0	4	6	-33.3
1,000,000 - 1,249,999	0	0	0.0	4	1	300.0
1,250,000 - 1,499,999	2	2	0.0	3	4	-25.0
1,500,000 +	3	2	50.0	6	4	50.0
TOTALS	359	445	-19.3	1231	1106	11.3

INVENTORY TREND

Listings Active at End of Month

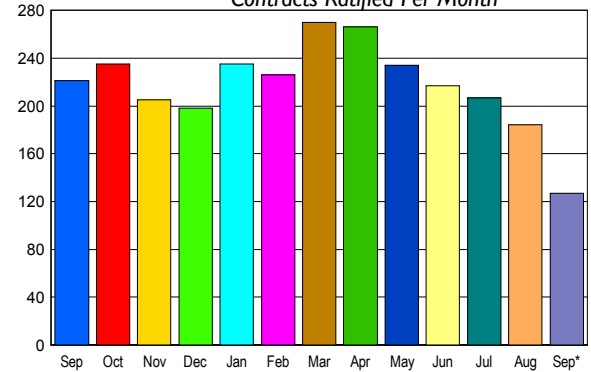


CONTRACTS

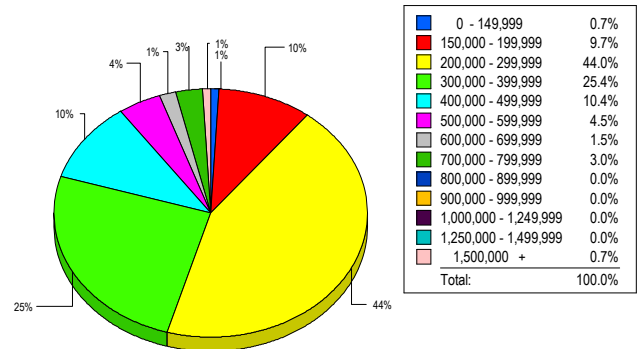
Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	3	0.0	27	37	-27.0
150,000 - 199,999	16	28	-42.9	191	244	-21.7
200,000 - 299,999	64	91	-29.7	816	1,111	-26.6
300,000 - 399,999	28	69	-59.4	478	674	-29.1
400,000 - 499,999	6	15	-60.0	207	210	-1.4
500,000 - 599,999	6	8	-25.0	75	76	-1.3
600,000 - 699,999	0	3	-100.0	32	28	14.3
700,000 - 799,999	2	0	200.0	25	17	47.1
800,000 - 899,999	0	1	-100.0	7	12	-41.7
900,000 - 999,999	0	1	-100.0	6	7	-14.3
1,000,000 - 1,249,999	1	0	100.0	3	2	50.0
1,250,000 - 1,499,999	0	1	-100.0	8	2	300.0
1,500,000 +	1	1	0.0	11	9	22.2
TOTALS	127	221	-42.5	1886	2429	-22.4

SALES TREND

Contracts Ratified Per Month



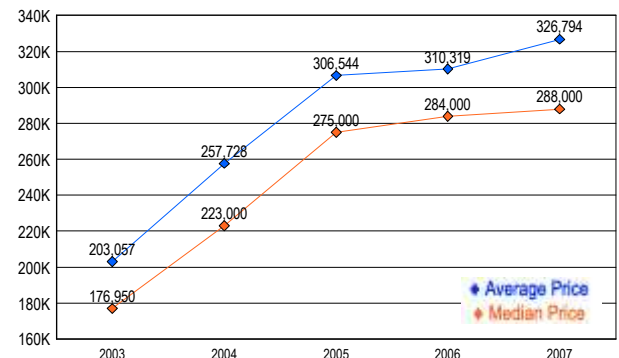
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	1	3	-66.7	26	36	-27.8
150,000 - 199,999	13	16	-18.8	188	207	-9.2
200,000 - 299,999	59	100	-41.0	823	1,091	-24.6
300,000 - 399,999	34	58	-41.4	491	658	-25.4
400,000 - 499,999	14	18	-22.2	198	218	-9.2
500,000 - 599,999	6	8	-25.0	75	69	8.7
600,000 - 699,999	2	4	-50.0	37	28	32.1
700,000 - 799,999	4	1	300.0	18	18	0.0
800,000 - 899,999	0	1	-100.0	6	12	-50.0
900,000 - 999,999	0	1	-100.0	9	8	12.5
1,000,000 - 1,249,999	0	0	0.0	3	2	50.0
1,250,000 - 1,499,999	0	0	0.0	7	0	-700.0
1,500,000 +	1	1	0.0	10	8	25.0
TOTALS	134	211	-36.5	1891	2355	-19.7

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	2	1	100.0	6	2	200.0
150,000 - 199,999	5	1	400.0	15	0	1,500.0
200,000 - 299,999	93	50	86.0	384	130	195.4
300,000 - 399,999	238	206	15.5	977	536	82.3
400,000 - 499,999	170	212	-19.8	886	710	24.8
500,000 - 599,999	105	135	-22.2	483	534	-9.6
600,000 - 699,999	71	92	-22.8	348	329	5.8
700,000 - 799,999	54	56	-3.6	217	219	-0.9
800,000 - 899,999	37	37	0.0	147	165	-10.9
900,000 - 999,999	19	26	-26.9	79	109	-27.5
1,000,000 - 1,249,999	16	29	-44.8	104	127	-18.1
1,250,000 - 1,499,999	24	23	4.3	108	128	-15.6
1,500,000 +	40	40	0.0	239	236	1.3
TOTALS	874	908	-3.7	3993	3225	23.8

CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	1	0	100.0	4	0	400.0
150,000 - 199,999	2	2	0.0	12	9	33.3
200,000 - 299,999	58	47	23.4	435	510	-14.7
300,000 - 399,999	131	185	-29.2	1,620	2,299	-29.5
400,000 - 499,999	111	163	-31.9	1,613	2,308	-30.1
500,000 - 599,999	53	112	-52.7	1,064	1,438	-26.0
600,000 - 699,999	44	67	-34.3	793	1,018	-22.1
700,000 - 799,999	22	34	-35.3	532	629	-15.4
800,000 - 899,999	18	31	-41.9	343	420	-18.3
900,000 - 999,999	16	9	77.8	216	243	-11.1
1,000,000 - 1,249,999	10	19	-47.4	238	267	-10.9
1,250,000 - 1,499,999	16	20	-20.0	238	267	-10.9
1,500,000 +	14	15	-6.7	278	303	-8.3
TOTALS	496	704	-29.5	7386	9711	-23.9

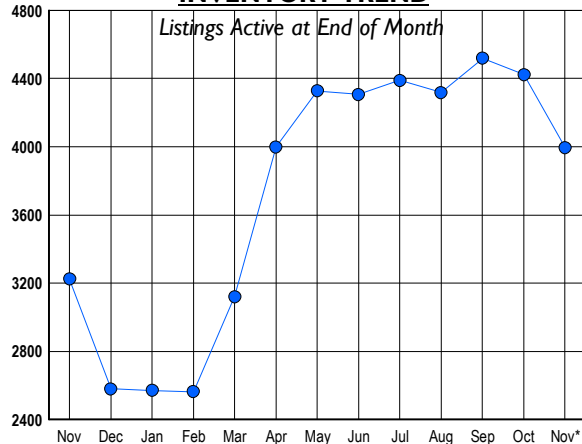
SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	0	0.0	2	0	200.0
150,000 - 199,999	1	2	-50.0	12	6	100.0
200,000 - 299,999	38	48	-20.8	391	452	-13.5
300,000 - 399,999	110	159	-30.8	1,604	2,254	-28.8
400,000 - 499,999	104	170	-38.8	1,621	2,304	-29.6
500,000 - 599,999	52	93	-44.1	1,091	1,406	-22.4
600,000 - 699,999	31	70	-55.7	786	992	-20.8
700,000 - 799,999	25	36	-30.6	524	644	-18.6
800,000 - 899,999	16	32	-50.0	341	400	-14.8
900,000 - 999,999	17	21	-19.0	231	237	-2.5
1,000,000 - 1,249,999	13	20	-35.0	278	297	-6.4
1,250,000 - 1,499,999	11	10	10.0	194	212	-8.5
1,500,000 +	16	17	-5.9	283	296	-4.4
TOTALS	434	678	-36.0	7358	9500	-22.5

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

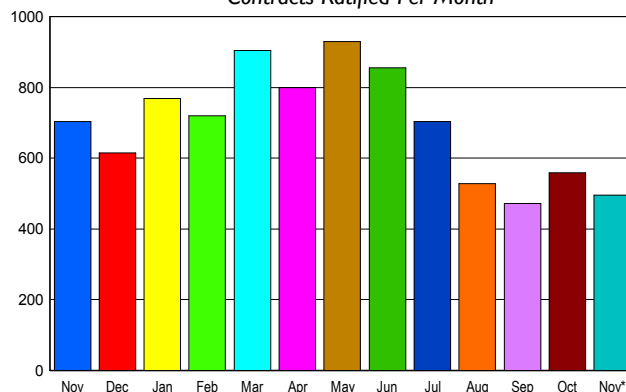
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INVENTORY TREND

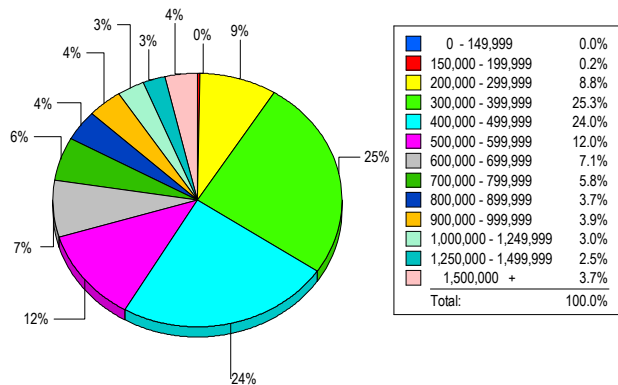


SALES TREND

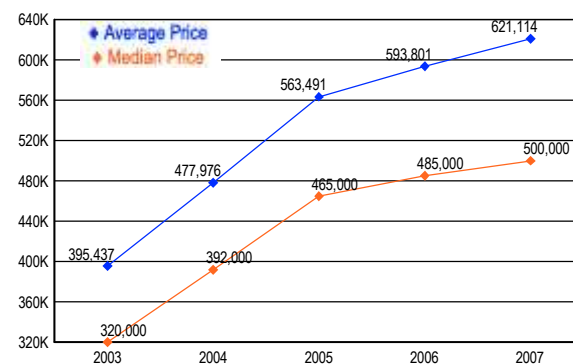
Contracts Ratified Per Month



MARKET BY PRICE RANGE



AVERAGE & MEDIAN PRICE





NORTHERN VIRGINIA ASSOCIATION OF REALTORS®

Released December 12, 2007

The Voice for Real Estate in Northern Virginia

8411 Arlington Boulevard, Fairfax, Virginia 22031

Contact: Ann Gutkin, Public Affairs Coordinator

Phone: 703-207-3262

Internet: <http://www.nvar.com/> • E-mail: agutkin@nvar.com

NORTHERN VIRGINIA AREA*

HOME SALES REPORT

November 2007

November HOME SALES		2007	2006
Detached		466	613
Attached		286	438
Condos & Co-ops		313	424
Total	(-27.89%)	1,065	1,475
Average Days On Market	(+16.47%)	99	85
November ACTIVE LISTINGS			
Detached		4,505	4,096
Attached		2,601	2,221
Condos & Co-ops		2,604	2,544
Total	(+9.58%)	9,710	8,861
Months Supply	(+51.77%)	9.12	6.01
November SALES PRICE			
Average	(-1.78%)	\$513,930	\$523,247
Median	(-7.61%)	\$425,000	\$460,000
YEAR TO DATE			
YTD Homes Sold	(-11.55%)	16,843	19,043
YTD Sales Volume		\$9,062,723,649	\$10,241,974,802
YTD Average Sales Price	(-0.04%)	\$538,071	\$537,834