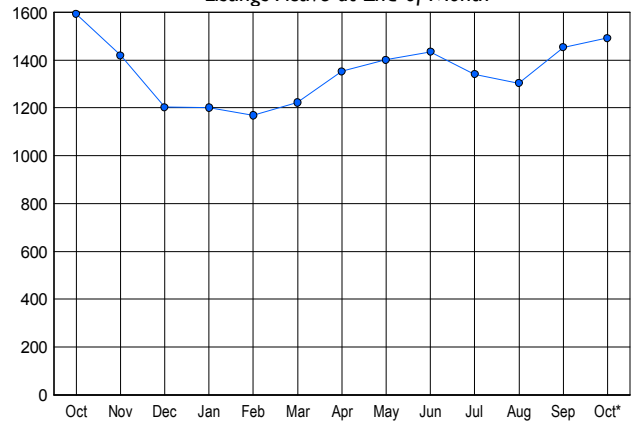


LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	16	17	-5.9	60	32	87.5
150,000 - 199,999	55	72	-23.6	211	218	-3.2
200,000 - 299,999	134	119	12.6	336	327	2.8
300,000 - 399,999	138	125	10.4	284	360	-21.1
400,000 - 499,999	95	94	1.1	210	255	-17.6
500,000 - 599,999	58	56	3.6	145	165	-12.1
600,000 - 699,999	27	37	-27.0	83	87	-4.6
700,000 - 799,999	21	21	0.0	55	50	10.0
800,000 - 899,999	8	14	-42.9	20	31	-35.5
900,000 - 999,999	8	3	166.7	20	14	42.9
1,000,000 - 1,249,999	9	6	50.0	22	11	100.0
1,250,000 - 1,499,999	6	5	20.0	11	14	-21.4
1,500,000 +	6	8	-25.0	35	28	25.0
TOTALS	581	577	0.7	1492	1592	-6.3

INVENTORY TREND

Listings Active at End of Month

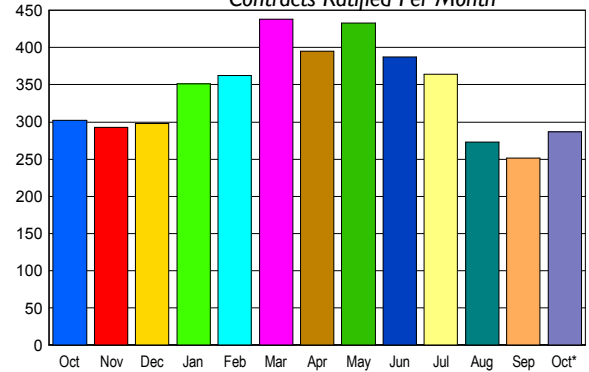


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	8	7	14.3	97	79	22.8
150,000 - 199,999	16	44	-63.6	329	360	-8.6
200,000 - 299,999	89	64	39.1	856	735	16.5
300,000 - 399,999	66	72	-8.3	856	840	1.9
400,000 - 499,999	41	57	-28.1	546	509	7.3
500,000 - 599,999	29	23	26.1	323	309	4.5
600,000 - 699,999	15	8	87.5	149	142	4.9
700,000 - 799,999	5	10	-50.0	92	86	7.0
800,000 - 899,999	6	4	50.0	47	45	4.4
900,000 - 999,999	0	2	-100.0	29	28	3.6
1,000,000 - 1,249,999	5	4	25.0	30	25	20.0
1,250,000 - 1,499,999	3	4	-25.0	27	20	35.0
1,500,000 +	4	3	33.3	28	27	3.7
TOTALS	287	302	-5.0	3409	3205	6.4

SALES TREND

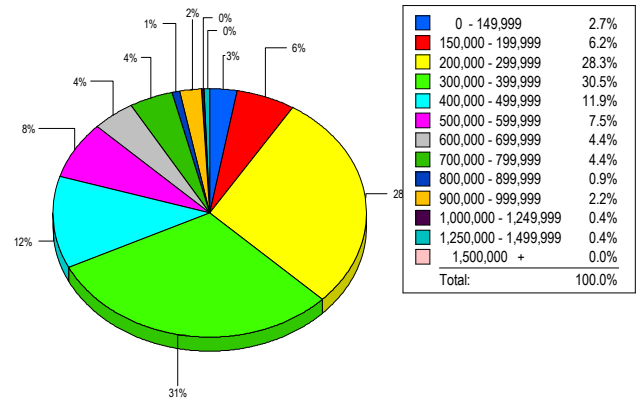
Contracts Ratified Per Month



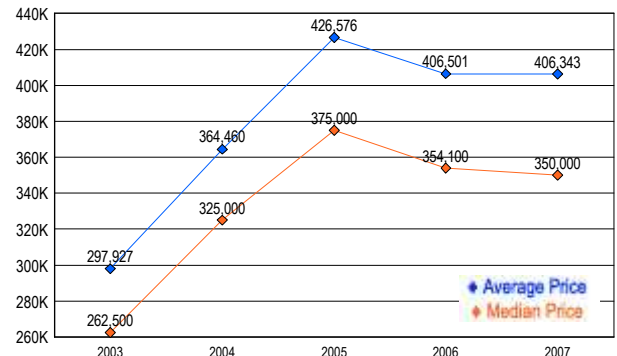
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	6	5	20.0	90	77	16.9
150,000 - 199,999	14	24	-41.7	348	294	18.4
200,000 - 299,999	64	50	28.0	781	687	13.7
300,000 - 399,999	69	55	25.5	860	800	7.5
400,000 - 499,999	27	33	-18.2	515	494	4.3
500,000 - 599,999	17	16	6.3	325	336	-3.3
600,000 - 699,999	10	9	11.1	152	142	7.0
700,000 - 799,999	10	6	66.7	94	81	16.0
800,000 - 899,999	2	4	-50.0	50	39	28.2
900,000 - 999,999	5	2	150.0	36	24	50.0
1,000,000 - 1,249,999	1	3	-66.7	29	30	-3.3
1,250,000 - 1,499,999	1	2	-50.0	27	14	92.9
1,500,000 +	0	1	-100.0	27	31	-12.9
TOTALS	226	210	7.6	3334	3049	9.3

MARKET BY PRICE RANGE



AVERAGE & MEDIAN PRICE



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

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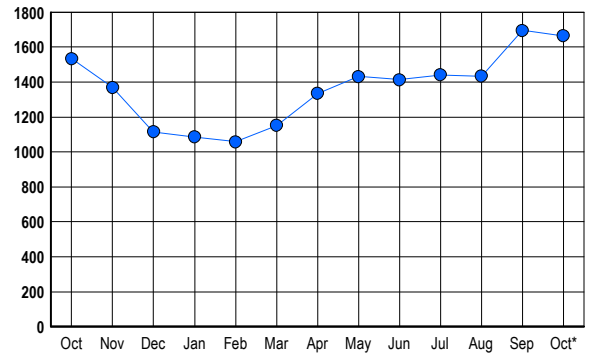


LISTINGS

Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	5	2	150.0	8	2	300.0
150,000 - 199,999	8	8	0.0	26	17	52.9
200,000 - 299,999	102	86	18.6	238	152	56.6
300,000 - 399,999	116	109	6.4	354	277	27.8
400,000 - 499,999	76	83	-8.4	302	274	10.2
500,000 - 599,999	70	93	-24.7	223	219	1.8
600,000 - 699,999	53	56	-5.4	119	143	-16.8
700,000 - 799,999	44	43	2.3	77	96	-19.8
800,000 - 899,999	22	48	-54.2	57	81	-29.6
900,000 - 999,999	18	27	-33.3	38	68	-44.1
1,000,000 - 1,249,999	12	15	-20.0	46	39	17.9
1,250,000 - 1,499,999	17	21	-19.0	46	47	-2.1
1,500,000 +	39	39	0.0	130	119	9.2
TOTALS	582	630	-7.6	1664	1534	8.5

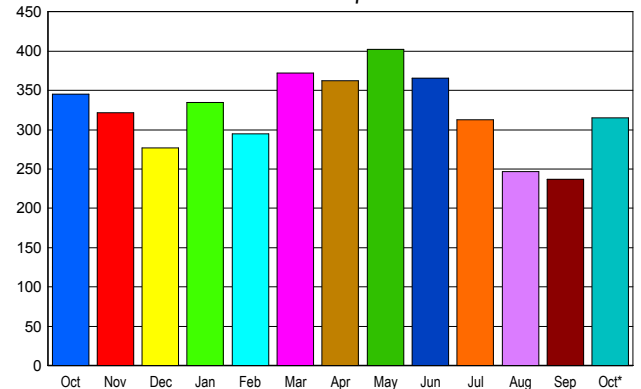
INVENTORY TREND

Listings Active at End of Month



SALES TREND

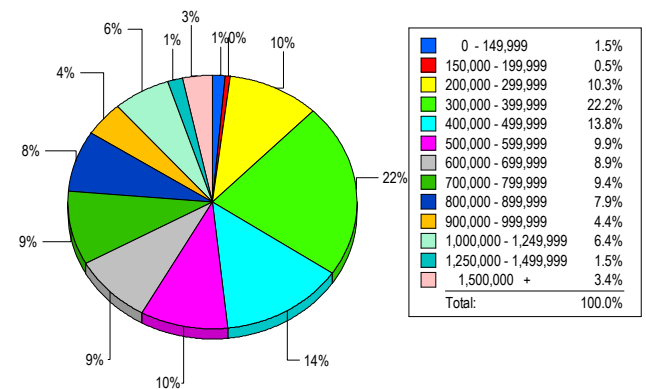
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	5	2	150.0	40	19	110.5
150,000 - 199,999	4	12	-66.7	59	83	-28.9
200,000 - 299,999	41	60	-31.7	378	487	-22.4
300,000 - 399,999	64	68	-5.9	512	664	-22.9
400,000 - 499,999	39	48	-18.8	433	493	-12.2
500,000 - 599,999	31	30	3.3	283	365	-22.5
600,000 - 699,999	22	29	-24.1	288	329	-12.5
700,000 - 799,999	34	36	-5.6	278	309	-10.0
800,000 - 899,999	13	18	-27.8	237	166	42.8
900,000 - 999,999	12	5	140.0	121	108	12.0
1,000,000 - 1,249,999	10	7	42.9	111	117	-5.1
1,250,000 - 1,499,999	14	12	16.7	99	122	-18.9
1,500,000 +	26	18	44.4	188	194	-3.1
TOTALS	315	345	-8.7	3027	3456	-12.4

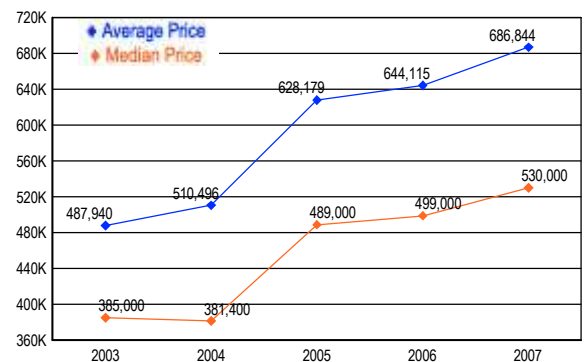
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	0	300.0	36	23	56.5
150,000 - 199,999	1	6	-83.3	61	77	-20.8
200,000 - 299,999	21	44	-52.3	353	445	-20.7
300,000 - 399,999	45	54	-16.7	522	630	-17.1
400,000 - 499,999	28	24	16.7	400	480	-16.7
500,000 - 599,999	20	22	-9.1	261	355	-26.5
600,000 - 699,999	18	24	-25.0	275	314	-12.4
700,000 - 799,999	19	15	26.7	269	297	-9.4
800,000 - 899,999	16	9	77.8	238	183	30.1
900,000 - 999,999	9	5	80.0	126	111	13.5
1,000,000 - 1,249,999	13	5	160.0	134	147	-8.8
1,250,000 - 1,499,999	3	3	0.0	82	97	-15.5
1,500,000 +	7	9	-22.2	168	190	-11.6
TOTALS	203	220	-7.7	2925	3349	-12.7

AVERAGE & MEDIAN PRICE



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

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MONTGOMERY COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

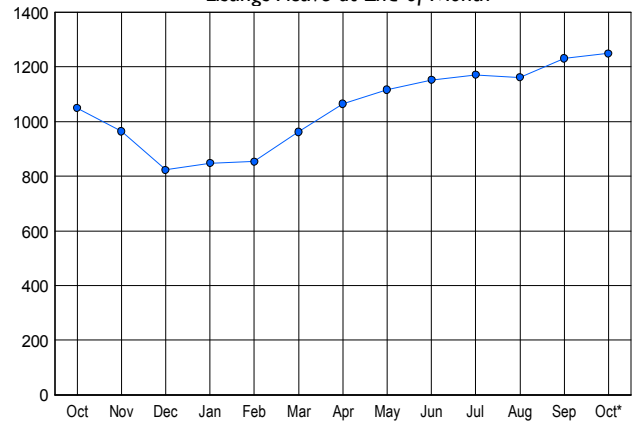
October 2007

LISTINGS

Price Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	13	8	62.5	56	14	300.0
150,000 - 199,999	55	32	71.9	147	76	93.4
200,000 - 299,999	193	168	14.9	520	409	27.1
300,000 - 399,999	107	111	-3.6	320	300	6.7
400,000 - 499,999	23	39	-41.0	92	122	-24.6
500,000 - 599,999	15	20	-25.0	60	61	-1.6
600,000 - 699,999	3	7	-57.1	18	27	-33.3
700,000 - 799,999	4	1	300.0	12	15	-20.0
800,000 - 899,999	2	0	200.0	5	8	-37.5
900,000 - 999,999	0	3	-100.0	3	4	-25.0
1,000,000 - 1,249,999	1	0	100.0	3	1	200.0
1,250,000 - 1,499,999	2	2	0.0	5	6	-16.7
1,500,000 +	5	2	150.0	8	6	33.3
TOTALS	423	393	7.6	1249	1049	19.1

INVENTORY TREND

Listings Active at End of Month

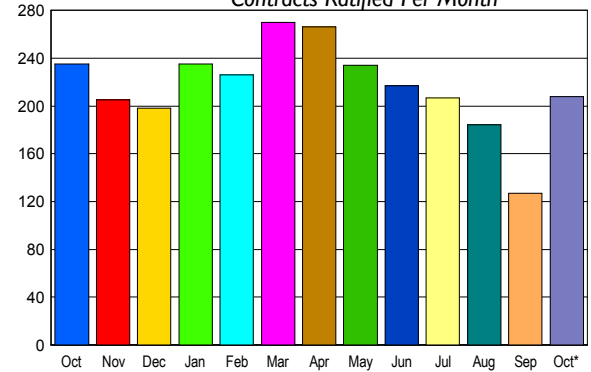


CONTRACTS

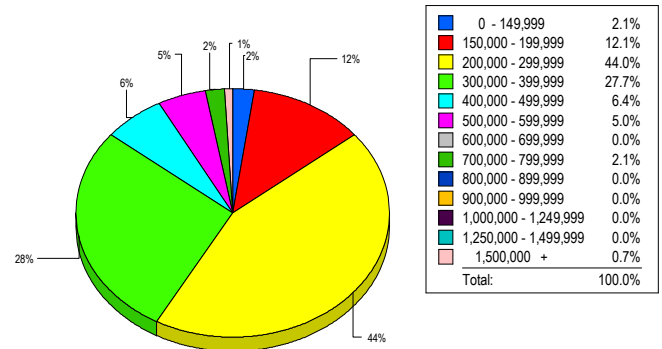
Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	6	-66.7	29	43	-32.6
150,000 - 199,999	32	28	14.3	222	271	-18.1
200,000 - 299,999	105	104	1.0	918	1,205	-23.8
300,000 - 399,999	43	69	-37.7	523	740	-29.3
400,000 - 499,999	11	14	-21.4	217	223	-2.7
500,000 - 599,999	5	7	-28.6	77	82	-6.1
600,000 - 699,999	3	3	0.0	36	31	16.1
700,000 - 799,999	2	3	-33.3	27	20	35.0
800,000 - 899,999	0	0	0.0	7	12	-41.7
900,000 - 999,999	0	1	-100.0	6	8	-25.0
1,000,000 - 1,249,999	2	0	200.0	5	2	150.0
1,250,000 - 1,499,999	0	0	0.0	8	2	300.0
1,500,000 +	3	0	300.0	14	9	55.6
TOTALS	208	235	-11.5	2089	2648	-21.1

SALES TREND

Contracts Ratified Per Month



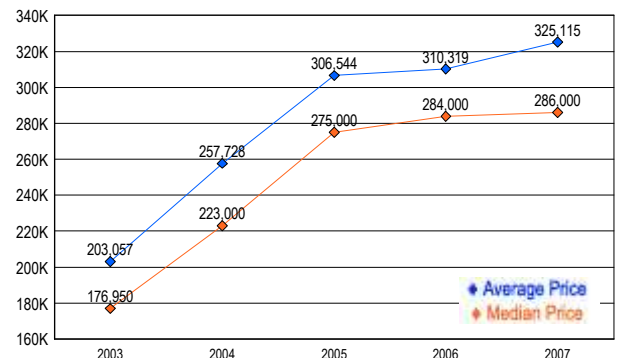
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	3	6	-50.0	30	42	-28.6
150,000 - 199,999	17	26	-34.6	210	237	-11.4
200,000 - 299,999	62	90	-31.1	890	1,189	-25.1
300,000 - 399,999	39	50	-22.0	535	712	-24.9
400,000 - 499,999	9	13	-30.8	208	232	-10.3
500,000 - 599,999	7	9	-22.2	82	79	3.8
600,000 - 699,999	0	2	-100.0	37	30	23.3
700,000 - 799,999	3	1	200.0	21	19	10.5
800,000 - 899,999	0	0	0.0	6	12	-50.0
900,000 - 999,999	0	0	0.0	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	0	100.0	11	9	22.2
TOTALS	141	197	-28.4	2049	2571	-20.3

AVERAGE & MEDIAN PRICE



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

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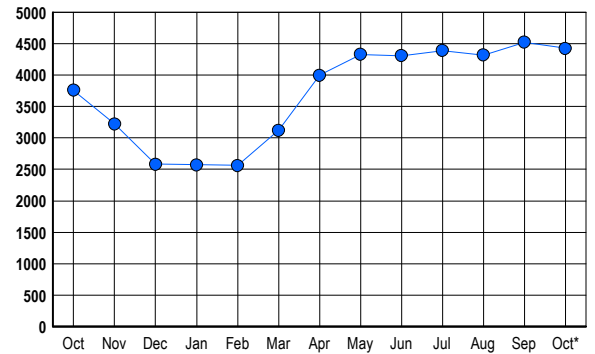


LISTINGS

Prices Range	New This Month			Total Actives		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	2	0	200.0	7	0	700.0
150,000 - 199,999	4	3	33.3	9	2	350.0
200,000 - 299,999	108	71	52.1	358	148	141.9
300,000 - 399,999	304	276	10.1	1,023	616	66.1
400,000 - 499,999	301	322	-6.5	1,019	813	25.3
500,000 - 599,999	131	240	-45.4	555	643	-13.7
600,000 - 699,999	143	143	0.0	410	429	-4.4
700,000 - 799,999	84	64	31.3	257	242	6.2
800,000 - 899,999	47	65	-27.7	159	196	-18.9
900,000 - 999,999	21	38	-44.7	96	120	-20.0
1,000,000 - 1,249,999	36	46	-21.7	123	145	-15.2
1,250,000 - 1,499,999	41	51	-19.6	136	148	-8.1
1,500,000 +	68	68	0.0	271	256	5.9
TOTALS	1290	1387	-7.0	4423	3758	17.7

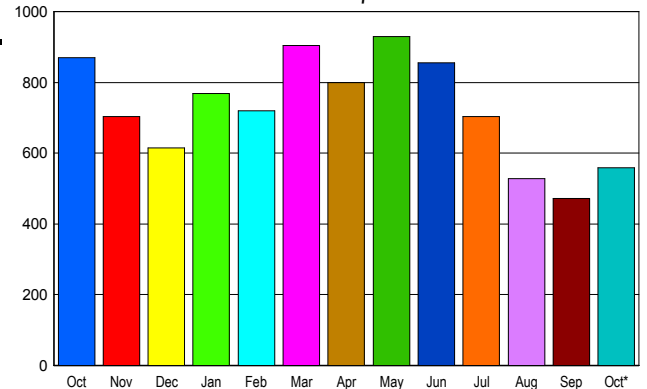
INVENTORY TREND

Listings Active at End of Month



SALES TREND

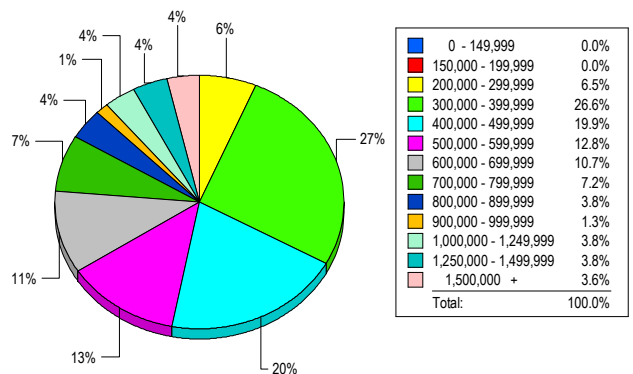
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	0	0.0	3	0	300.0
150,000 - 199,999	3	3	0.0	11	6	83.3
200,000 - 299,999	43	57	-24.6	383	465	-17.6
300,000 - 399,999	148	198	-25.3	1,503	2,123	-29.2
400,000 - 499,999	125	234	-46.6	1,507	2,154	-30.0
500,000 - 599,999	69	114	-39.5	1,015	1,328	-23.6
600,000 - 699,999	50	85	-41.2	750	952	-21.2
700,000 - 799,999	32	50	-36.0	510	601	-15.1
800,000 - 899,999	21	42	-50.0	325	386	-15.8
900,000 - 999,999	12	16	-25.0	201	235	-14.5
1,000,000 - 1,249,999	18	31	-41.9	229	250	-8.4
1,250,000 - 1,499,999	17	17	0.0	223	245	-9.0
1,500,000 +	21	24	-12.5	265	284	-6.7
TOTALS	559	871	-35.8	6925	9029	-23.3

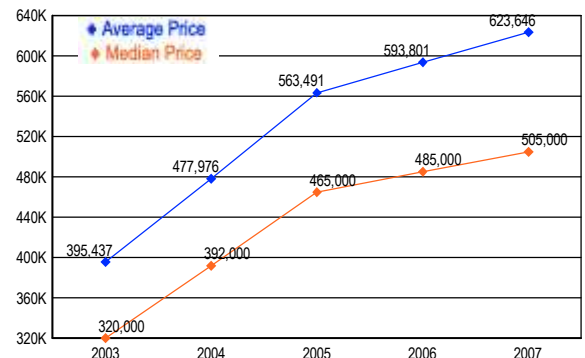
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2007	2006	% Change	2007	2006	% Change
0 - 149,999	0	0	0.0	2	0	200.0
150,000 - 199,999	0	2	-100.0	10	4	150.0
200,000 - 299,999	29	36	-19.4	351	400	-12.3
300,000 - 399,999	119	181	-34.3	1,486	2,077	-28.5
400,000 - 499,999	89	183	-51.4	1,508	2,117	-28.8
500,000 - 599,999	57	115	-50.4	1,030	1,311	-21.4
600,000 - 699,999	48	73	-34.2	752	918	-18.1
700,000 - 799,999	32	48	-33.3	497	607	-18.1
800,000 - 899,999	17	19	-10.5	321	362	-11.3
900,000 - 999,999	6	12	-50.0	213	216	-1.4
1,000,000 - 1,249,999	17	28	-39.3	263	276	-4.7
1,250,000 - 1,499,999	17	10	70.0	182	199	-8.5
1,500,000 +	16	21	-23.8	265	276	-4.0
TOTALS	447	728	-38.6	6880	8763	-21.5

AVERAGE & MEDIAN PRICE



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

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**NORTHERN VIRGINIA ASSOCIATION OF
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[com](http://www.nvar.com)



**NORTHERN VIRGINIA AREA*
HOME SALES REPORT
October 2007**

October HOME SALES	2007	2006
Detached	435	589
Attached	329	463
Condos & Co-ops	359	446
Total	(-25.03%) 1,123	1,498
Average Days On Market	(+7.23%) 89	83
October ACTIVE LISTINGS		
Detached	4,831	4,788
Attached	2,782	2,678
Condos & Co-ops	2,750	2,914
Total	(-.16%) 10,363	10,380
Months Supply	(+33.17%) 9.23	6.93
October SALES PRICE		
Average	(-.65%) \$520,829	\$524,236
Median	(-5.20%) \$435,000	\$458,850
YEAR TO DATE		

YTD Homes Sold	(-10.19%) 15,778	17,568
YTD Sales Volume	\$8,515,388,570	\$9,470,185,493
YTD Average Sales Price	(+0.12%) \$539,700	\$539,059

*** EDITOR'S NOTE:** Figures are based on data extracted from the Metropolitan Regional Information System, Inc (MRIS). Figures include data collected from the counties of Fairfax and Arlington, and the cities of Alexandria, Falls Church, Fairfax, and the towns of Vienna, Herndon and Clifton. Ground Rent units are included in Condos & Co-ops. The information is deemed reliable but not guaranteed. Data maintained by MRIS may not reflect all real estate activity in the market.

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