

# Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend Indicator - Detach/Attach - <\$100K to >\$5M Format

Montgomery County, MD

From: 01/01/2009 to 12/31/2009

Statistics generated on: 02/11/2010

Price Class	Residential Unit Sales Number of Bedrooms				Time on Market	
	2 Or Less Detach/Attach	3 Detach/Attach	4 or More Detach/Attach	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$100,000	1   12	2   2	0   1	218	1 -30 Days	4324
\$100,000-\$149,999	8   46	13   124	3   17	315	31-60 Days	1549
\$150,000-\$199,999	20   61	78   364	56   69	414	61 - 90 Days	1095
\$200,000-\$249,999	21   42	152   363	178   77	336	91-120 Days	773
\$250,000-299,999	25   14	194   308	294   76	244	Over 120 Days	2630
\$300,000-\$349,999	19   11	262   217	366   79	213	Total	10371
\$350,000-\$399,999	20   4	164   129	364   53	165	Type of Financing of Units Sold (No. of Units)	
\$400,000-\$449,999	9   4	129   99	380   18	64	Conventional	5044
\$450,000-\$499,999	15   0	99   64	310   14	39	FHA	3478
\$500,000-\$599,999	13   4	141   110	484   56	61	VA	392
\$600,000-\$699,999	9   1	110   55	416   30	17	Assumption	104
\$700,000-\$799,999	0   0	63   13	321   7	17	Cash	1220
\$800,000-\$899,999	0   0	41   4	237   10	6	Owner Finance	11
\$900,000-\$999,999	0   0	14   2	135   3	3	All Other	122
\$1,000,000-\$2,499,999	1   0	13   2	453   9	24	Unreported	0
\$2,500,000-\$4,999,999	1   0	0   0	19   0	3	Total	10371
\$5,000,000 & Over	0   0	0   0	5   0	0		
Totals	162   199	1475   1856	4021   519	2139		
Detach/Attach Totals	5658   2574					
Grand Totals	10371					
Average Sold Prices	\$ 363,502   \$ 200,114	\$ 411,480   \$ 295,349	\$ 624,729   \$ 365,244	\$ 257,208		
Last Year Avg Sold Prices	\$ 400,638   \$ 253,844	\$ 470,266   \$ 343,070	\$ 713,819   \$ 382,144	\$ 317,701		
Average Sold % Change	- 9.27 %   - 21.17 %	- 12.50 %   - 13.91 %	- 12.48 %   - 4.42 %	- 19.04 %		
Last Year Units Sold	140   184	1095   1566	3418   397	1716		

	<u>2009</u>	<u>2008</u>	<u>% Change</u>	Total # of Listings that are New Construction	
<b>Total Sold Dollar Volume:</b>	\$ 4,505,577,799	\$ 4,291,704,617	4.98 %		
<b>Average Sold Price:</b>	\$ 434,440	\$ 503,958	- 13.79 %		
<b>Median Sold Price:</b>	\$ 340,000	\$ 395,000	- 13.92 %		
<b>Total Units Sold:</b>	10,371	8,516	21.78 %		
<b>Detach/Attach Average Sold:</b>	\$ 561,657 / \$ 302,080	\$ 647,080 / \$ 342,649	- 13.20 %   - 11.84 %		
<b>Average Days on Market:</b>	91	103	- 11.65 %		
<b>Average List Price for Sold:</b>	\$ 473,932	\$ 550,118	- 13.85 %		
<b>Avg Sale Price as a percentage of Avg List Price:</b>	91.67 %	91.61 %			

Source: Metropolitan Regional Information Systems, Inc. - MLS Resale Data

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