

# Local Market Updates

A free research tool from MRIS, Inc.



## Montgomery County

### February

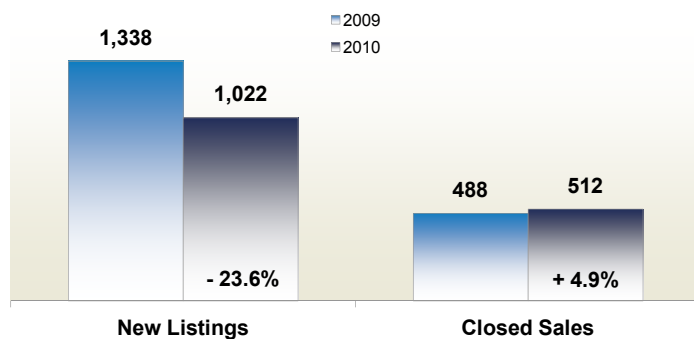
### Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	1,338	1,022	- 23.6%	2,443	2,260	- 7.5%
Closed Sales	488	512	+ 4.9%	899	1,126	+ 25.3%
Pending Sales	715	802	+ 12.2%	1,253	1,728	+ 37.9%
Median Sales Price*	\$312,941	\$330,000	+ 5.5%	\$317,500	\$328,500	+ 3.5%
Percent of Original List Price Received at Sale*	89.5%	95.2%	+ 6.3%	89.3%	94.8%	+ 6.2%
Average Days on Market Until Sale	119	76	- 36.0%	119	75	- 37.1%
Single-Family Detached Inventory	2,663	1,401	- 47.4%	--	--	--
Townhouse-Condo Inventory	2,255	1,408	- 37.6%	--	--	--

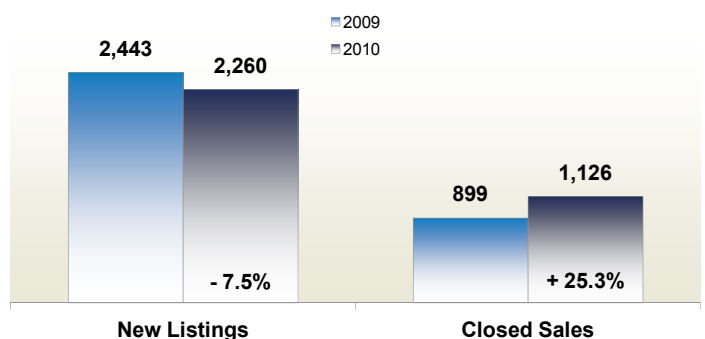
\*Does not account for seller concessions.

Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

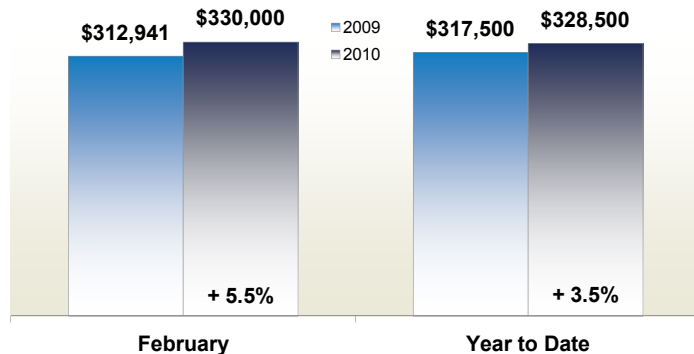
#### Activity—Most Recent Month



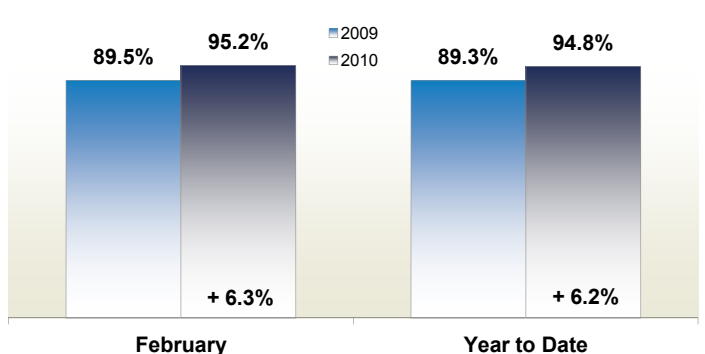
#### Activity—Year to Date



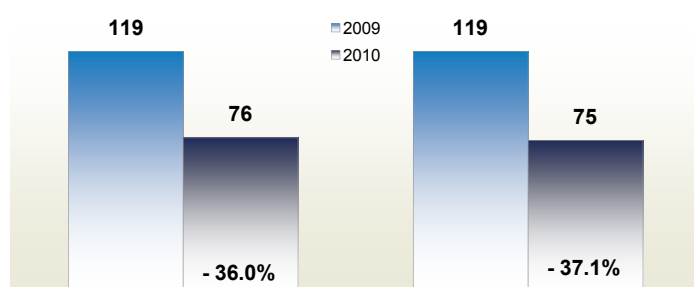
#### Median Sales Price



#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Inventory of Homes for Sale

