

housing monitor – house prices, March 2011

MONTGOMERY COUNTY

Montgomery County's median sales price for all housing types – single, multi-family, new and used – was \$332,450 in March, up 10.8 percent, or \$32,450, from February and up 2.5 percent from March a year ago, when the median price was \$324,250. The county's median price was 1.9 times greater than the nation's median of \$177,001, 1.6 times the median for Maryland (\$212,840), and 1.1 times the median for the Washington D.C. region (\$293,689). The March gain recaptured most of the 11.2 percent loss that occurred in February 2011.

STATE AND REGION

Maryland's median sales price was \$212,840 in March, a 2.2 percent increase from February's sales price of \$208,258 and down 9.1 percent from March a year ago (\$234,025). The median price for the Washington D.C. region was \$293,689 in March, up 7.3 percent from February (\$273,646) and down 0.3 percent from March a year ago (\$294,604).

NATION

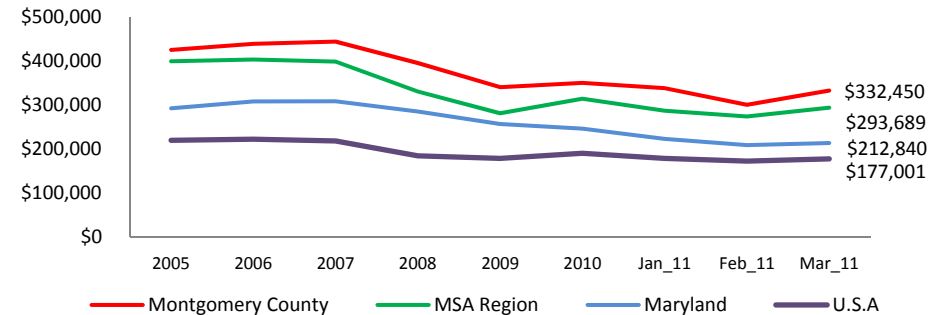
In March, the national median price was \$177,001, up 2.9 percent (\$5,001) from February 2011 (\$172,000) and down 8.2 percent from March 2010 (\$192,833).

MEDIAN SALES PRICES (END OF YEAR)

	2005	2006	2007	2008	2009	2010	Feb 11	Mar 11
Montgomery Co	\$425,000	\$439,000	\$444,000	\$395,000	\$340,000	\$350,000	\$300,000	\$332,450
MSA Region	\$399,050	\$403,064	\$398,479	\$208,740	\$280,740	\$313,988	\$273,646	\$293,689
Howard County	\$375,000	\$385,000	\$390,000	\$375,000	\$340,000	\$361,000	\$385,000	\$311,500
Prince George's	\$296,450	\$330,000	\$320,000	\$275,000	\$220,000	\$185,300	\$157,000	\$155,000
District of Columbia	\$422,000	\$410,000	\$409,000	\$399,990	\$375,000	\$387,000	\$360,000	\$379,950
Fairfax County	\$479,195	\$470,000	\$459,990	\$371,000	\$353,000	\$385,000	\$357,500	\$370,000
Maryland	\$292,214	\$307,888	\$307,910	\$284,927	\$256,217	\$245,726	\$208,258	\$212,840
U.S.A	\$219,300	\$221,900	\$217,900	\$183,800	\$177,900	\$170,600	\$172,000	\$177,001

In March, Montgomery County's median housing prices posted a 10.8 percent gain from February, recapturing most of the previous month's 11.2 percent loss.

MEDIAN SALES PRICES (ALL TYPES, NEW AND USED)



DAYS ON THE MARKET



Montgomery County homes were on the market for an average of 92 days in March—1 day or longer than in February 2011 and 23 days longer than a year ago. Montgomery County homes sold 6 days slower than in the region and 12 days faster than in the nation.