

housing monitor

MONTGOMERY COUNTY

Montgomery County's median sales price for single and multifamily, new and used homes was \$355,000 in October, the same level as 2004. The median price is down 3.3 percent from \$366,963 in the third quarter of 2010, but an increase of nearly 9 percent from the first quarter. Montgomery County's median sales prices typically have remained higher than most of the region and the nation since 1999. In first quarter 2010, the county's median was 1.9 times the nation's median sales price.

STATE AND REGION

In October, the median sales price in Maryland was \$245,355 – a 4.8 percent decrease from the median of \$257,654 in third quarter 2010. The median sales price in the metropolitan Washington region was \$344,175 in October, a decrease of 1.9 percent from the region's median of \$350,938 during the third quarter. In September, the Shiller sales price index for the Metro DC Region increased 4.5 percent, compared to 2009. The Washington DC metro was one of only two metros to have an increase in the Shiller sales price index in September.

NATION

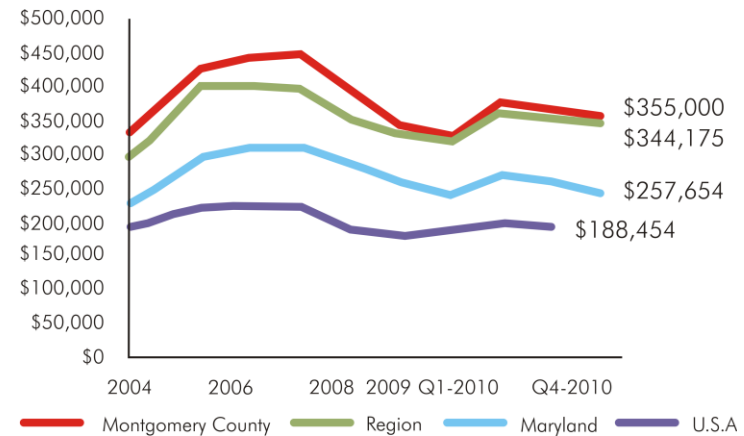
The nation's median sales price was \$188,254 in September, a 2 percent decrease from July through August. This is in sharp contrast to second quarter 2010, which saw house prices rise 4.7 percent from the first quarter – when it was \$183,700, an increase of nearly \$6,000.

MEDIAN SALES PRICES

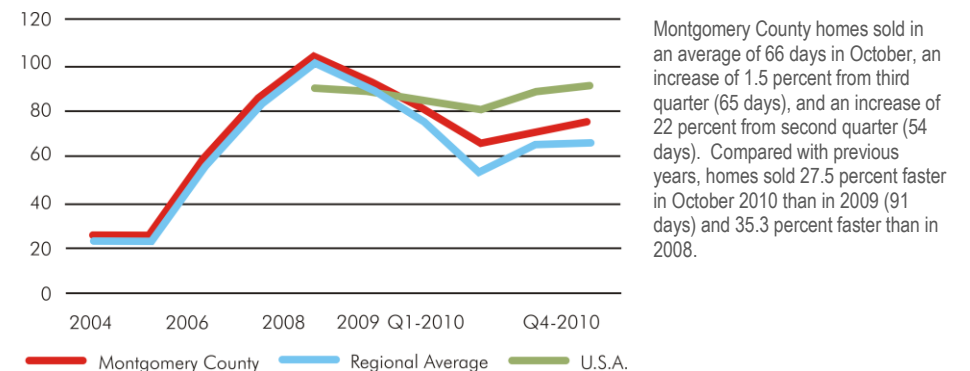
| | 2004 | 2006 | 2008 | 2009 | Q1 2010 | Oct 2010 |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Montgomery County | \$355,000 | \$439,000 | \$395,000 | \$340,000 | \$326,083 | \$355,000 |
| Metro DC Region | \$318,781 | \$401,155 | \$353,849 | \$330,163 | \$317,920 | \$344,175 |
| Howard County | \$315,000 | \$385,000 | \$375,000 | \$340,000 | \$340,170 | \$355,000 |
| Prince George's | \$226,900 | \$330,000 | \$275,000 | \$220,000 | \$187,900 | \$190,000 |
| District of Columbia | \$350,000 | \$410,000 | \$399,990 | \$375,000 | \$354,000 | \$407,000 |
| Fairfax County | \$385,000 | \$470,000 | \$371,000 | \$353,000 | \$355,000 | \$378,000 |
| Maryland | \$241,454 | \$307,888 | \$284,927 | \$256,217 | \$235,785 | \$245,355 |
| United States | \$195,200 | \$221,900 | \$183,800 | 177,900 | \$183,700 | n.a. |

Montgomery County's median sales price for single and multifamily, new and used homes, was \$355,000 in October, the same level as 2004.

MEDIAN SALES PRICES (ALL TYPES, NEW AND USED)



DAYS ON THE MARKET



Sources:

Median Prices. County and regional data is from MRIS monthly sales reports, 1999 through October 2010; separate MRIS-based data for State of Maryland and Baltimore County data from the Maryland Association of Realtors; Regional data is also derived from the Standard & Poor's Case-Shiller Index reports for April through September; National data is from National Association of Realtors through May of 2010, with second and third quarter 2010 medians derived from the Case-Shiller Index.

Days on the Market. County Data: Metropolitan Regional Information Systems (MRIS), 1999 through 2009 data is from year end reports for and 2010 monthly data. (2006 through 2010 are available online at <http://www.mris.com/>. National data: Associated Press/Re/Max National Housing Reports, 2008 through October 2010, online at <http://www.remax-newengland.com/media/>.