

HOWARD COUNTY

Residential Market Report

HOUSING REPORT

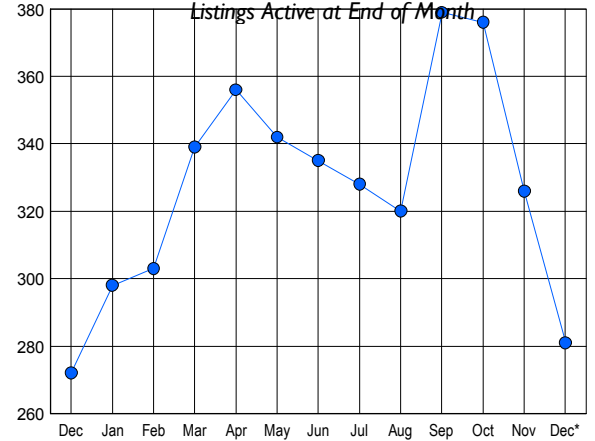
CONDO & COOPS

December 2008

LISTINGS

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	2	0	200.0	15	1	1400.0
150,000 - 199,999	10	8	25.0	53	30	76.7
200,000 - 299,999	12	28	-57.1	113	117	-3.4
300,000 - 399,999	12	14	-14.3	63	61	3.3
400,000 - 499,999	5	5	0.0	23	30	-23.3
500,000 - 599,999	2	1	100.0	10	28	-64.3
600,000 - 699,999	0	0	0.0	1	3	-66.7
700,000 - 799,999	0	0	0.0	2	1	100.0
800,000 - 899,999	0	0	0.0	1	1	0.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	43	56	-23.2	281	272	3.3

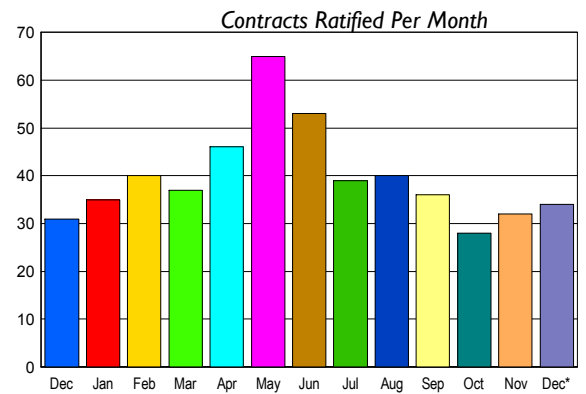
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	7	0	700.0	19	6	216.7
150,000 - 199,999	8	5	60.0	83	81	2.5
200,000 - 299,999	8	15	-46.7	216	355	-39.2
300,000 - 399,999	8	7	14.3	90	154	-41.6
400,000 - 499,999	2	3	-33.3	49	44	11.4
500,000 - 599,999	1	1	0.0	9	26	-65.4
600,000 - 699,999	0	0	0.0	1	6	-83.3
700,000 - 799,999	0	0	0.0	0	0	0.0
800,000 - 899,999	0	0	0.0	0	1	-100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	34	31	9.7	467	673	-30.6

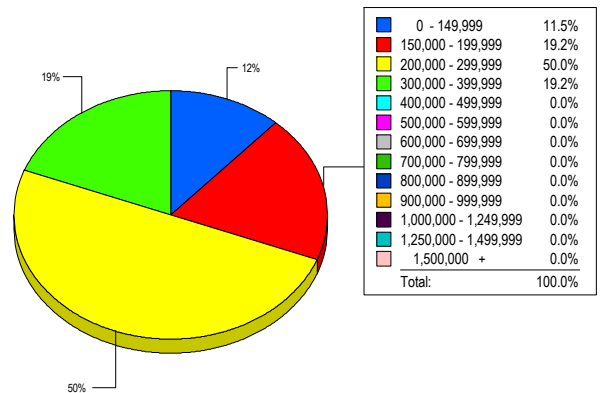
SALES TREND



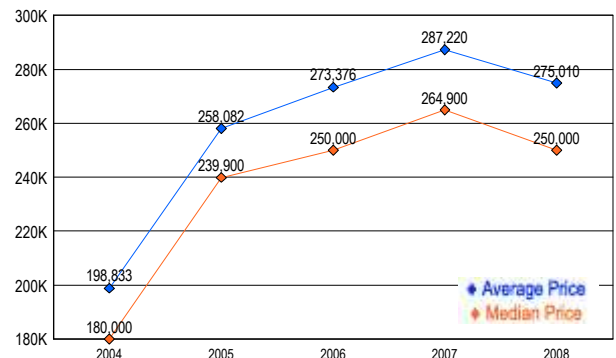
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	3	0	300.0	14	6	133.3
150,000 - 199,999	5	3	66.7	77	84	-8.3
200,000 - 299,999	13	26	-50.0	213	369	-42.3
300,000 - 399,999	5	10	-50.0	93	154	-39.6
400,000 - 499,999	0	1	-100.0	38	44	-13.6
500,000 - 599,999	0	1	-100.0	11	19	-42.1
600,000 - 699,999	0	0	0.0	2	7	-71.4
700,000 - 799,999	0	0	0.0	0	3	-100.0
800,000 - 899,999	0	0	0.0	0	1	-100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	26	41	-36.6	448	687	-34.8

MARKET BY PRICE RANGE



AVERAGE & MEDIAN PRICE



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

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported in