

HOWARD COUNTY

Residential Market Report

HOUSING REPORT

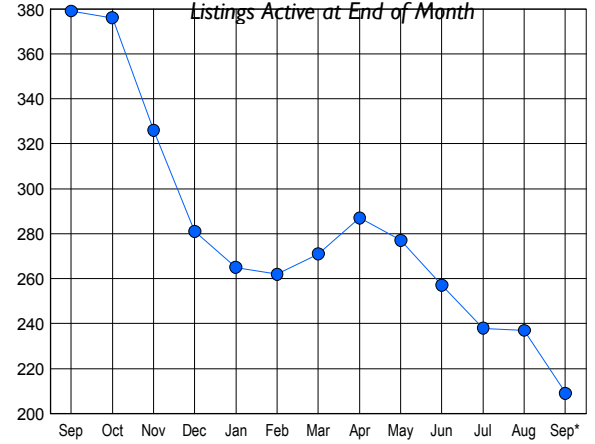
CONDO & COOPS

September 2009

LISTINGS

| Price Range | New This Month | | | Total Actives | | |
|-----------------------|----------------|------------|--------------|---------------|------------|--------------|
| | 2009 | 2008 | % Change | 2009 | 2008 | % Change |
| 0 - 149,999 | 5 | 5 | 0.0 | 22 | 19 | 15.8 |
| 150,000 - 199,999 | 13 | 12 | 8.3 | 41 | 52 | -21.2 |
| 200,000 - 299,999 | 29 | 52 | -44.2 | 76 | 155 | -51.0 |
| 300,000 - 399,999 | 9 | 25 | -64.0 | 43 | 83 | -48.2 |
| 400,000 - 499,999 | 6 | 12 | -50.0 | 20 | 40 | -50.0 |
| 500,000 - 599,999 | 2 | 1 | 100.0 | 4 | 23 | -82.6 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 2 | 2 | 0.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 1 | 3 | -66.7 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 2 | -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 | 64 | 107 | -40.2 | 209 | 379 | -44.9 |

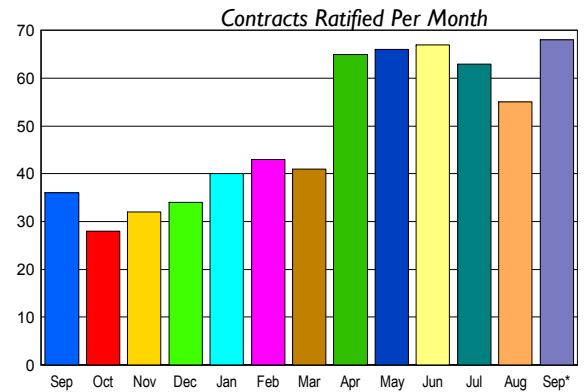
INVENTORY TREND



CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|-----------|-------------|--------------|------------|-------------|
| | 2009 | 2008 | % Change | 2009 | 2008 | % Change |
| 0 - 149,999 | 7 | 1 | 600.0 | 44 | 8 | 450.0 |
| 150,000 - 199,999 | 16 | 10 | 60.0 | 102 | 69 | 47.8 |
| 200,000 - 299,999 | 26 | 12 | 116.7 | 195 | 177 | 10.2 |
| 300,000 - 399,999 | 10 | 9 | 11.1 | 79 | 69 | 14.5 |
| 400,000 - 499,999 | 7 | 3 | 133.3 | 31 | 46 | -32.6 |
| 500,000 - 599,999 | 2 | 0 | 200.0 | 12 | 7 | 71.4 |
| 600,000 - 699,999 | 0 | 1 | -100.0 | 0 | 1 | -100.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 1 | 0 | 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 | 68 | 36 | 88.9 | 464 | 377 | 23.1 |

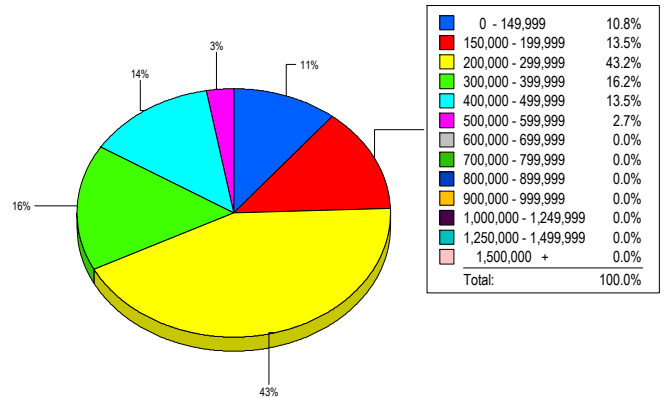
SALES TREND



SETTLEMENTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|-----------|------------|--------------|------------|------------|
| | 2009 | 2008 | % Change | 2009 | 2008 | % Change |
| 0 - 149,999 | 4 | 3 | 33.3 | 38 | 10 | 280.0 |
| 150,000 - 199,999 | 5 | 4 | 25.0 | 86 | 62 | 38.7 |
| 200,000 - 299,999 | 16 | 16 | 0.0 | 158 | 169 | -6.5 |
| 300,000 - 399,999 | 6 | 7 | -14.3 | 64 | 69 | -7.2 |
| 400,000 - 499,999 | 5 | 3 | 66.7 | 29 | 31 | -6.5 |
| 500,000 - 599,999 | 1 | 2 | -50.0 | 5 | 9 | -44.4 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 0 | 1 | -100.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 1 | 0 | -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 | 37 | 35 | 5.7 | 381 | 351 | 8.5 |

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