

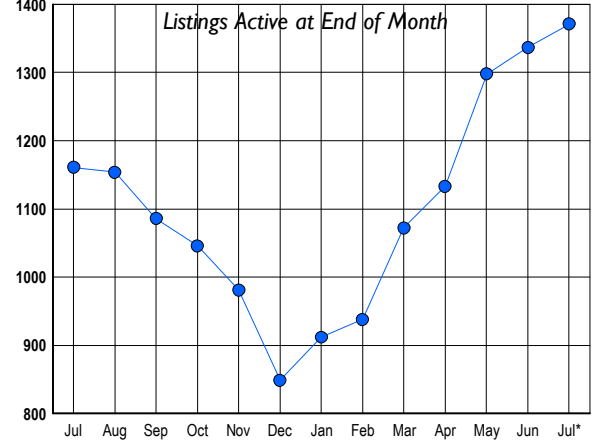
HOWARD COUNTY Residential Market Report

HOUSING REPORT Single Family Homes July 2010

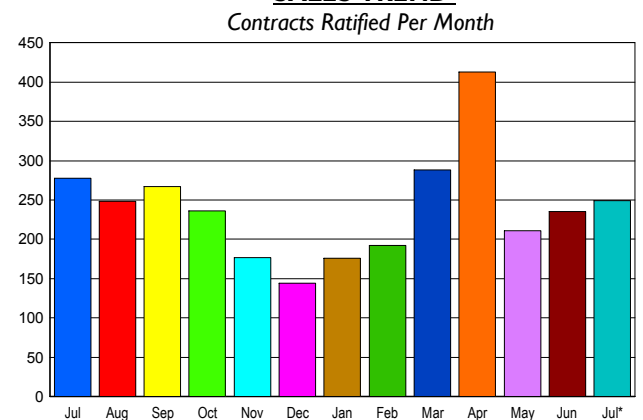
LISTINGS

| Prices Range | New This Month | | | Total Actives | | |
|-----------------------|----------------|------------|-------------|---------------|-------------|-------------|
| | 2010 | 2009 | % Change | 2010 | 2009 | % Change |
| 0 - 149,999 | 1 | 2 | -50.0 | 11 | 5 | 120.0 |
| 150,000 - 199,999 | 7 | 10 | -30.0 | 22 | 21 | 4.8 |
| 200,000 - 299,999 | 73 | 69 | 5.8 | 194 | 142 | 36.6 |
| 300,000 - 399,999 | 125 | 87 | 43.7 | 288 | 214 | 34.6 |
| 400,000 - 499,999 | 63 | 71 | -11.3 | 189 | 185 | 2.2 |
| 500,000 - 599,999 | 61 | 45 | 35.6 | 182 | 153 | 19.0 |
| 600,000 - 699,999 | 40 | 42 | -4.8 | 140 | 136 | 2.9 |
| 700,000 - 799,999 | 35 | 21 | 66.7 | 107 | 81 | 32.1 |
| 800,000 - 899,999 | 12 | 14 | -14.3 | 48 | 63 | -23.8 |
| 900,000 - 999,999 | 10 | 7 | 42.9 | 60 | 39 | 53.8 |
| 1,000,000 - 1,249,999 | 9 | 11 | -18.2 | 60 | 44 | 36.4 |
| 1,250,000 - 1,499,999 | 4 | 5 | -20.0 | 40 | 41 | -2.4 |
| 1,500,000 + | 5 | 2 | 150.0 | 30 | 37 | -18.9 |
| TOTALS | 445 | 386 | 15.3 | 1371 | 1161 | 18.1 |

INVENTORY TREND



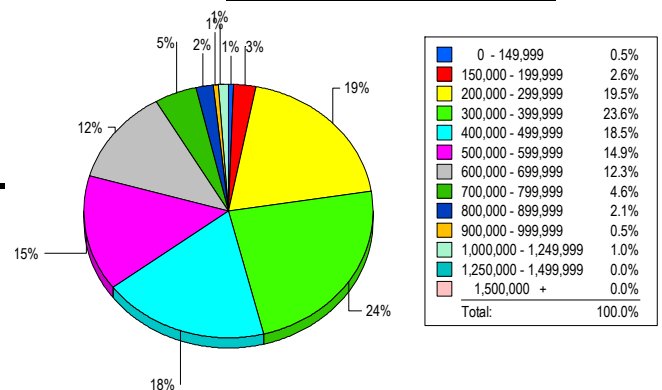
SALES TREND



CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|------------|--------------|--------------|-------------|------------|
| | 2010 | 2009 | % Change | 2010 | 2009 | % Change |
| 0 - 149,999 | 0 | 3 | -100.0 | 10 | 5 | 100.0 |
| 150,000 - 199,999 | 10 | 9 | 11.1 | 53 | 45 | 17.8 |
| 200,000 - 299,999 | 51 | 72 | -29.2 | 317 | 353 | -10.2 |
| 300,000 - 399,999 | 58 | 70 | -17.1 | 443 | 426 | 4.0 |
| 400,000 - 499,999 | 32 | 48 | -33.3 | 297 | 273 | 8.8 |
| 500,000 - 599,999 | 46 | 25 | 84.0 | 205 | 204 | 0.5 |
| 600,000 - 699,999 | 28 | 29 | -3.4 | 154 | 142 | 8.5 |
| 700,000 - 799,999 | 11 | 7 | 57.1 | 72 | 55 | 30.9 |
| 800,000 - 899,999 | 4 | 6 | -33.3 | 26 | 22 | 18.2 |
| 900,000 - 999,999 | 4 | 3 | 33.3 | 22 | 12 | 83.3 |
| 1,000,000 - 1,249,999 | 4 | 3 | 33.3 | 17 | 13 | 30.8 |
| 1,250,000 - 1,499,999 | 0 | 2 | -100.0 | 5 | 10 | -50.0 |
| 1,500,000 + | 1 | 1 | 0.0 | 7 | 4 | 75.0 |
| TOTALS | 249 | 278 | -10.4 | 1628 | 1564 | 4.1 |

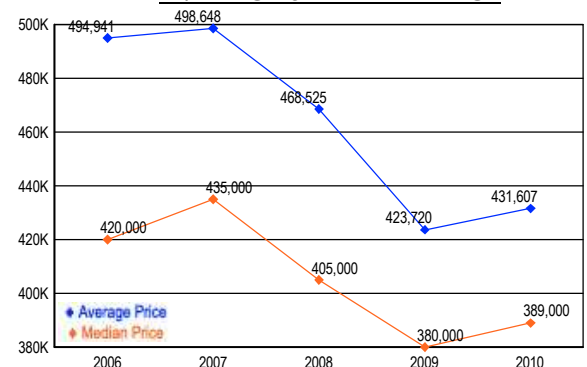
MARKET BY PRICE RANGE



SETTLEMENTS

| Price Range | New This Month | | | Year-to-Date | | |
|-----------------------|----------------|------------|--------------|--------------|-------------|-------------|
| | 2010 | 2009 | % Change | 2010 | 2009 | % Change |
| 0 - 149,999 | 1 | 1 | 0.0 | 11 | 4 | 175.0 |
| 150,000 - 199,999 | 5 | 9 | -44.4 | 44 | 38 | 15.8 |
| 200,000 - 299,999 | 38 | 52 | -26.9 | 299 | 273 | 9.5 |
| 300,000 - 399,999 | 46 | 70 | -34.3 | 395 | 356 | 11.0 |
| 400,000 - 499,999 | 36 | 43 | -16.3 | 262 | 218 | 20.2 |
| 500,000 - 599,999 | 29 | 33 | -12.1 | 184 | 169 | 8.9 |
| 600,000 - 699,999 | 24 | 29 | -17.2 | 136 | 102 | 33.3 |
| 700,000 - 799,999 | 9 | 9 | 0.0 | 57 | 35 | 62.9 |
| 800,000 - 899,999 | 4 | 7 | -42.9 | 19 | 15 | 26.7 |
| 900,000 - 999,999 | 1 | 6 | -83.3 | 18 | 11 | 63.6 |
| 1,000,000 - 1,249,999 | 2 | 3 | -33.3 | 11 | 16 | -31.3 |
| 1,250,000 - 1,499,999 | 0 | 1 | -100.0 | 3 | 4 | -25.0 |
| 1,500,000 + | 0 | 0 | 0.0 | 4 | 3 | 33.3 |
| TOTALS | 195 | 263 | -25.9 | 1443 | 1244 | 16.0 |

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