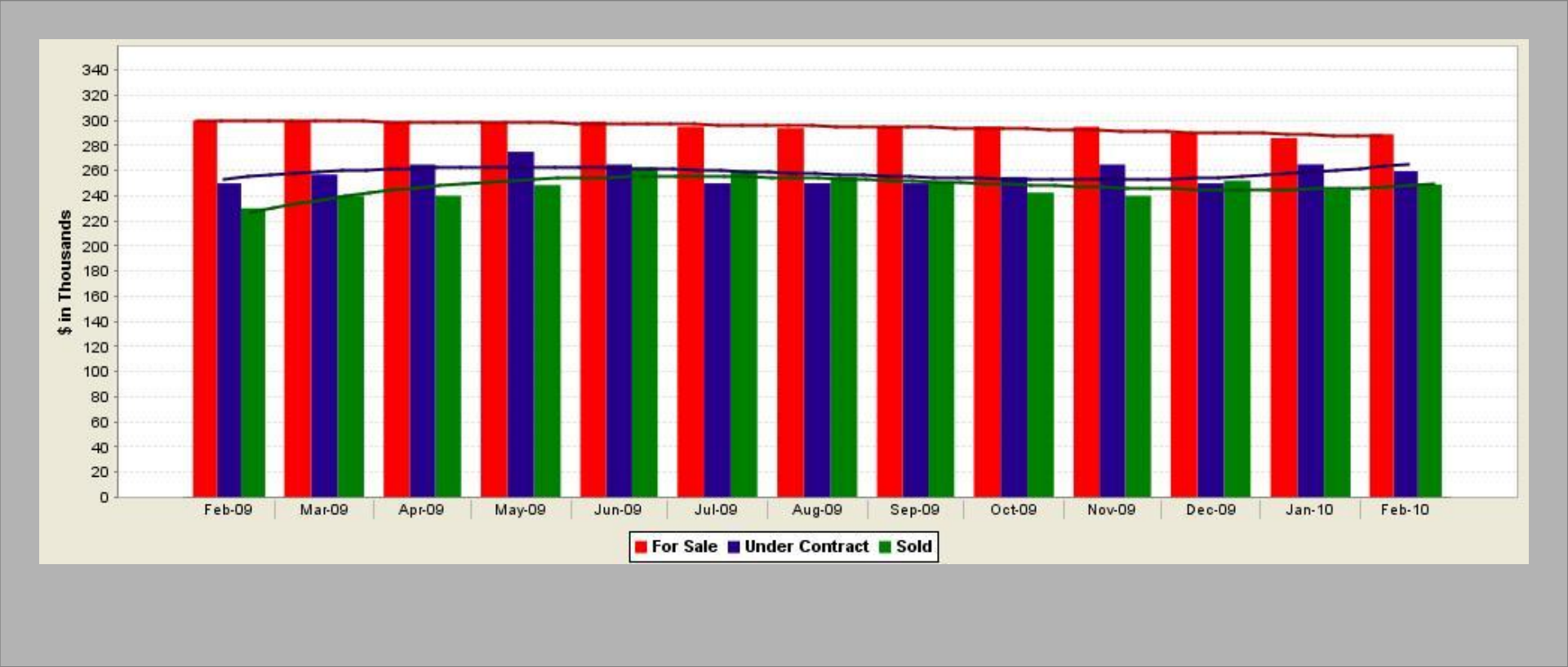


Market Dynamics

Median Price (FS, UC, Sold)

1 Year (Monthly) 02/01/09 - 02/28/10



KEY INFORMATION

	Feb-09	Feb-10	Median Price Change	Percent Change
For Sale	299,900	289,000	-10,900	-3.6
Under Contract	249,900	259,500	9,600	3.8
Sold	230,000	249,000	19,000	8.3

FS
-4%

UC
+4%

Sold
+8%

MLS: TReND	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family, Twin/Semi-Detached, Unit/Flat, Row/Townhouse/Cluster, Mobile, Other), Lots and Land: (Lot/Land/Farm),...				Sq Ft: All	
Counties:	Montgomery					

Market Dynamics
Median Price (FS, UC, Sold)
1 Year (Monthly) 02/01/09 - 02/28/10

PFR - Media

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Feb-10	289,000	6,129	259,500	575	249,000	369	281,250	462	284,950	1,100
Jan-10	285,900	6,203	265,000	601	245,000	378	299,900	573	269,900	1,299
Dec-09	289,900	6,071	249,900	412	252,000	551	310,900	755	259,450	622
Nov-09	294,900	6,545	264,900	488	240,000	892	335,400	608	269,900	934
Oct-09	295,000	7,006	254,950	768	242,500	799	319,000	627	269,900	1,186
Sep-09	295,000	7,210	249,900	782	251,500	751	328,450	608	279,900	1,356
Aug-09	293,900	7,235	249,942	778	255,000	828	325,000	603	263,000	1,207
Jul-09	295,000	7,367	249,925	772	260,000	865	329,000	567	269,900	1,286
Jun-09	299,000	7,548	264,900	834	262,500	903	309,900	633	279,000	1,373
May-09	299,000	7,548	275,000	831	248,500	675	304,500	542	279,900	1,370
Apr-09	299,000	7,530	264,900	796	240,000	532	306,575	556	279,900	1,551
Mar-09	299,000	7,248	256,900	681	240,000	477	321,700	588	275,000	1,564
Feb-09	299,900	6,771	249,900	551	230,000	386	353,924	536	292,450	1,290