

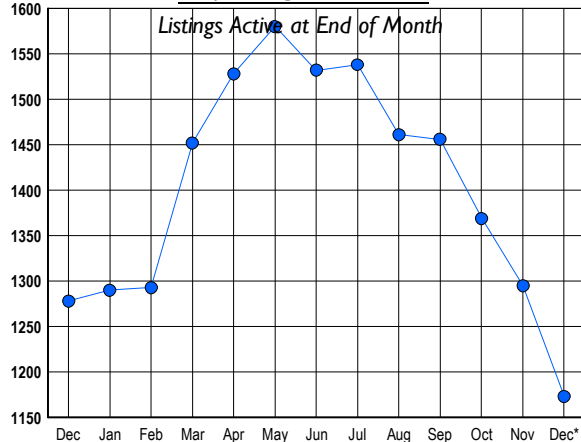
HOWARD COUNTY Residential Market Report

HOUSING REPORT Single Family Homes December 2008

LISTINGS

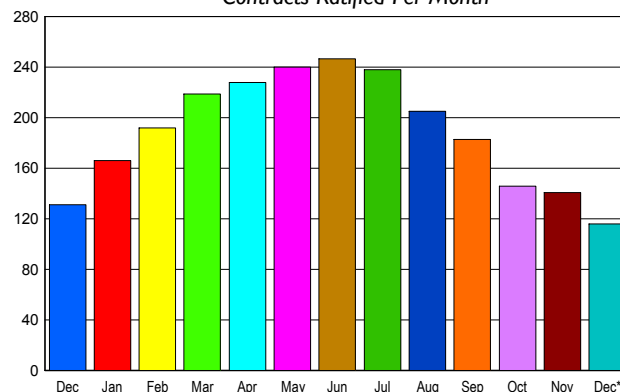
Prices Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	1	0	100.0	3	2	50.0
150,000 - 199,999	1	1	0.0	7	2	250.0
200,000 - 299,999	49	24	104.2	189	105	80.0
300,000 - 399,999	44	48	-8.3	237	331	-28.4
400,000 - 499,999	26	32	-18.8	173	246	-29.7
500,000 - 599,999	30	26	15.4	148	155	-4.5
600,000 - 699,999	22	15	46.7	121	131	-7.6
700,000 - 799,999	13	13	0.0	75	117	-35.9
800,000 - 899,999	12	4	200.0	51	40	27.5
900,000 - 999,999	14	4	250.0	58	25	132.0
1,000,000 - 1,249,999	1	8	-87.5	36	46	-21.7
1,250,000 - 1,499,999	3	3	0.0	40	41	-2.4
1,500,000 +	6	3	100.0	35	37	-5.4
TOTALS	222	181	22.7	1173	1278	-8.2

INVENTORY TREND



SALES TREND

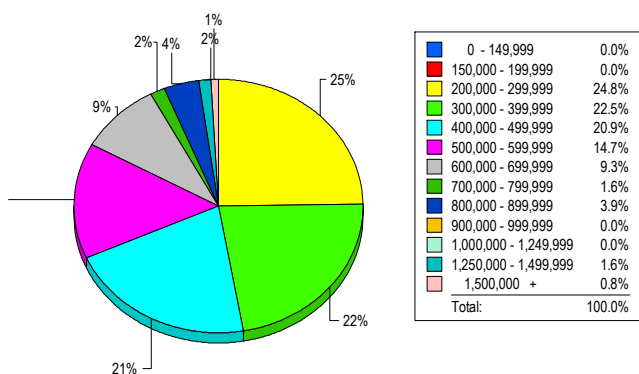
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	1	0	100.0	8	4	100.0
150,000 - 199,999	6	1	500.0	18	9	100.0
200,000 - 299,999	32	21	52.4	372	299	24.4
300,000 - 399,999	25	33	-24.2	653	800	-18.4
400,000 - 499,999	16	27	-40.7	391	516	-24.2
500,000 - 599,999	13	14	-7.1	267	352	-24.1
600,000 - 699,999	11	11	0.0	237	295	-19.7
700,000 - 799,999	6	9	-33.3	122	167	-26.9
800,000 - 899,999	2	7	-71.4	62	99	-37.4
900,000 - 999,999	1	4	-75.0	27	47	-42.6
1,000,000 - 1,249,999	1	2	-50.0	33	54	-38.9
1,250,000 - 1,499,999	1	2	-50.0	18	30	-40.0
1,500,000 +	1	0	100.0	12	18	-33.3
TOTALS	116	131	-11.5	2220	2690	-17.5

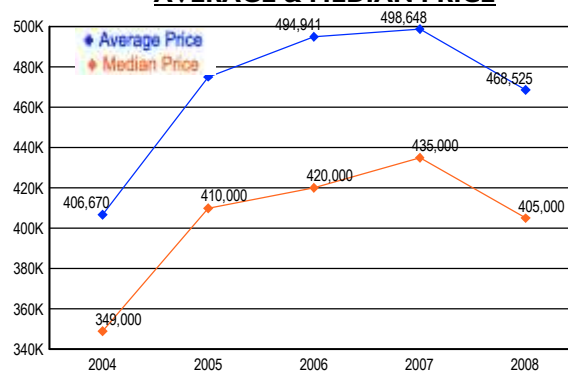
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	0	0	0.0	6	4	50.0
150,000 - 199,999	0	0	0.0	11	12	-8.3
200,000 - 299,999	32	22	45.5	370	300	23.3
300,000 - 399,999	29	37	-21.6	657	847	-22.4
400,000 - 499,999	27	21	28.6	394	498	-20.9
500,000 - 599,999	19	19	0.0	278	372	-25.3
600,000 - 699,999	12	13	-7.7	209	300	-30.3
700,000 - 799,999	2	15	-86.7	113	166	-31.9
800,000 - 899,999	5	8	-37.5	61	101	-39.6
900,000 - 999,999	0	2	-100.0	21	42	-50.0
1,000,000 - 1,249,999	0	4	-100.0	32	48	-33.3
1,250,000 - 1,499,999	2	1	100.0	12	21	-42.9
1,500,000 +	1	1	0.0	12	16	-25.0
TOTALS	129	143	-9.8	2176	2727	-20.2

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