

PRINCE GEORGES COUNTY

Residential Market Report

HOUSING REPORT

CONDO & COOPS

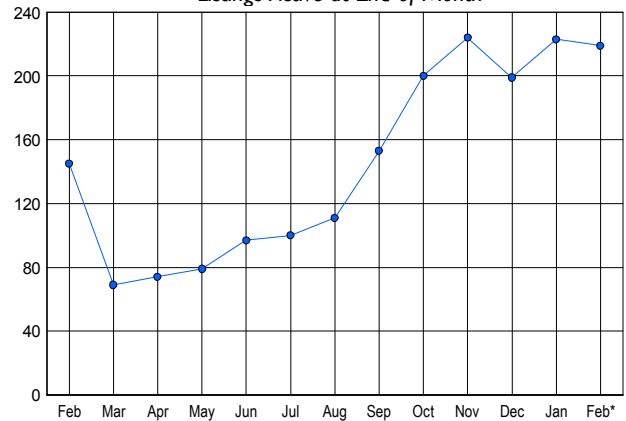
February 2006

LISTINGS

| Price Range | New This Month | | | Total Actives | | |
|-----------------------|----------------|------------|-------------|---------------|------------|-------------|
| | 2006 | 2005 | % Change | 2006 | 2005 | % Change |
| 0 - 149,999 | 44 | 82 | -46.3 | 48 | 111 | -131.3 |
| 150,000 - 199,999 | 72 | 45 | 60.0 | 58 | 15 | 74.1 |
| 200,000 - 299,999 | 86 | 29 | 196.6 | 91 | 16 | 82.4 |
| 300,000 - 399,999 | 9 | 0 | 900.0 | 17 | 1 | 94.1 |
| 400,000 - 499,999 | 3 | 0 | 300.0 | 4 | 1 | 75.0 |
| 500,000 - 599,999 | 2 | 0 | 200.0 | 1 | 0 | 100.0 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 0 | 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 | 1 | -100.0 |
| 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 | 216 | 156 | 38.5 | 219 | 145 | 51.0 |

INVENTORY TREND

Listings Active at End of Month

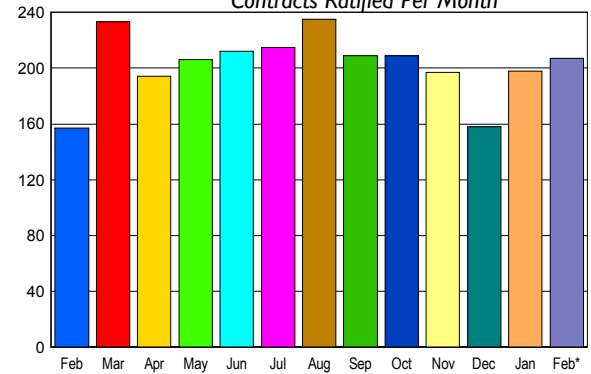


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|------------|-------------|--------------|------------|-------------|
| | 2006 | 2005 | % Change | 2006 | 2005 | % Change |
| 0 - 149,999 | 47 | 92 | -48.9 | 96 | 181 | -47.0 |
| 150,000 - 199,999 | 68 | 40 | 70.0 | 125 | 75 | 66.7 |
| 200,000 - 299,999 | 84 | 25 | 236.0 | 161 | 46 | 250.0 |
| 300,000 - 399,999 | 7 | 0 | 700.0 | 11 | 1 | 1000.0 |
| 400,000 - 499,999 | 1 | 0 | 100.0 | 1 | 0 | 100.0 |
| 500,000 - 599,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 0 | 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 | 207 | 157 | 31.8 | 394 | 303 | 30.0 |

SALES TREND

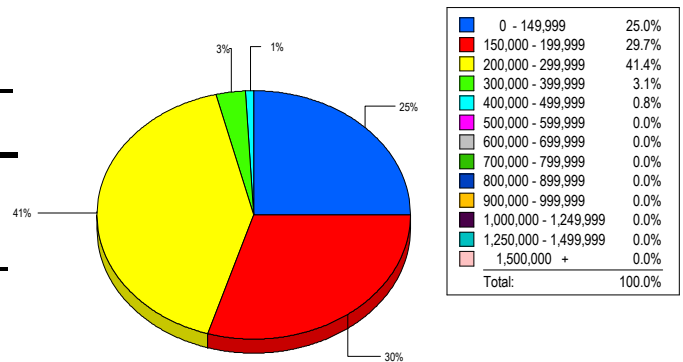
Contracts Ratified Per Month



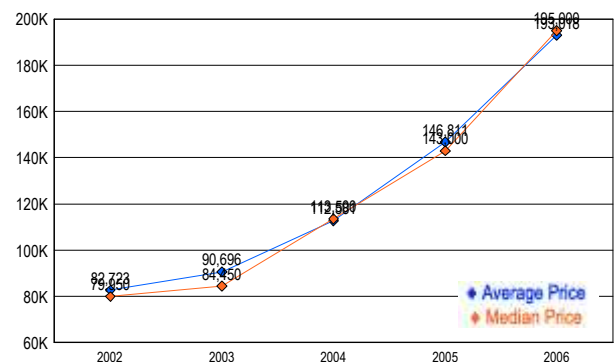
SETTLEMENTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|------------|-------------|--------------|------------|-------------|
| | 2006 | 2005 | % Change | 2006 | 2005 | % Change |
| 0 - 149,999 | 32 | 62 | -48.4 | 75 | 129 | -41.9 |
| 150,000 - 199,999 | 38 | 32 | 18.8 | 74 | 61 | 21.3 |
| 200,000 - 299,999 | 53 | 17 | 211.8 | 102 | 30 | 240.0 |
| 300,000 - 399,999 | 4 | 1 | 300.0 | 9 | 1 | 800.0 |
| 400,000 - 499,999 | 1 | 0 | 100.0 | 1 | 0 | -100.0 |
| 500,000 - 599,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 0 | 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 | 128 | 112 | 14.3 | 261 | 221 | 18.1 |

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