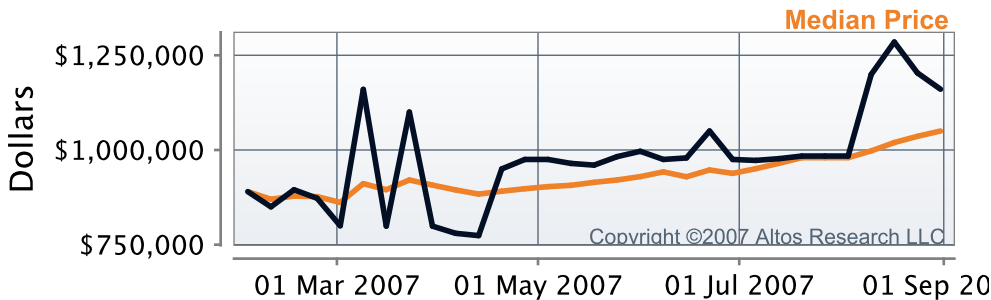


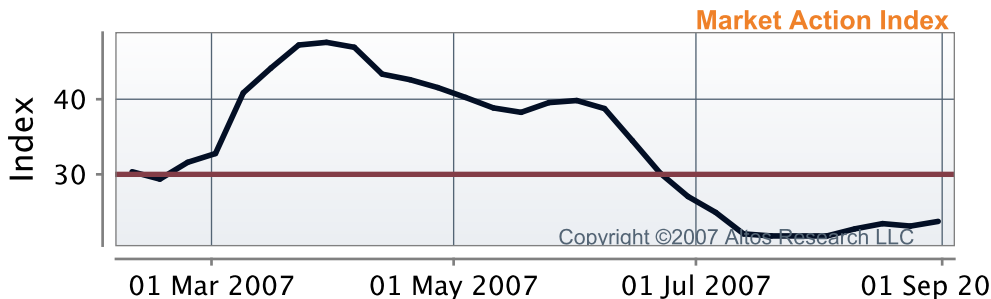
Sunday September 2, 2007

Real-Time Market Profile		Trend
Median List Price	\$ 1,160,400	↑
Asking Price per Square Foot	\$ 308	↓
Average Days on Market	73	↑
Percent of Properties with Price Decrease	28 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	1,791	
Median Lot Size	8,001 - 10,000 Sq.	
Median Number of Bedrooms	4.8	
Median Number of Bathrooms	3.2	
Market Action Index*	Cool. Buyer's 23	↑

\* see below for details on the Market Action Index



The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory.



Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

### Characteristics per Quartile

Quartile	Median Price	Med. Sqft	Med. Lot Size	Beds	Baths	Med. Age	Inven.	Newly Listed	Sold	Avg. DoM
1	\$ 2,249,000	6,423	0.25 - 0.50 acre	6.0	5.5	17.5	65	2	1	87
2	\$ 1,395,000	5,000	8,001 - 10,000 sq	5.0	4.5	48.0	65	1	3	86
3	\$ 819,900	1,958	6,501 - 8,000 sq ft	4.0	3.0	52.0	65	7	5	58
4	\$ 412,500	1,301	6,501 - 8,000 sq ft	2.0	2.0	26.5	65	7	2	58

### THIS WEEK

The median single family home price in BETHESDA this week is \$1160400.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

### PRICE

Despite this week's down tic, price trends have generally been moving up lately.

### SUPPLY AND DEMAND

Local conditions are currently in the Buyer's Market zone (below 30), though not strongly so. The 90-day Market Action Index stands this week at 23 so buyers should expect find reasonable levels of selection.

### QUARTILES

Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes

## About Altos Research Corporation

Altos Research Corp. reports real-time analysis of the residential real estate market in local markets across the country. All information contained herein is based on properties currently listed for sale and available publicly through services like the local multiple listing service. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Use this report as one input in the real estate decision making process, but do not rely on it for accuracy. Nothing in this report or any other Altos Research publication is a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

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