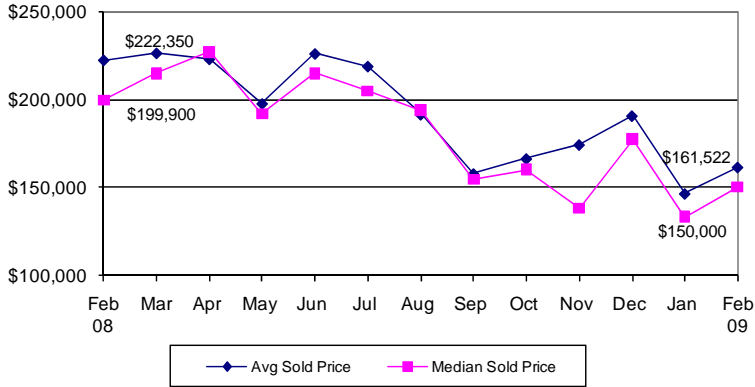


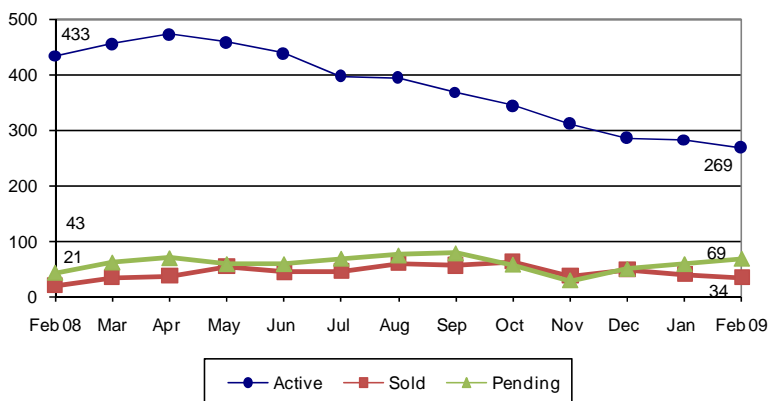
Average and Median Sold Price
Loudoun County Condominiums



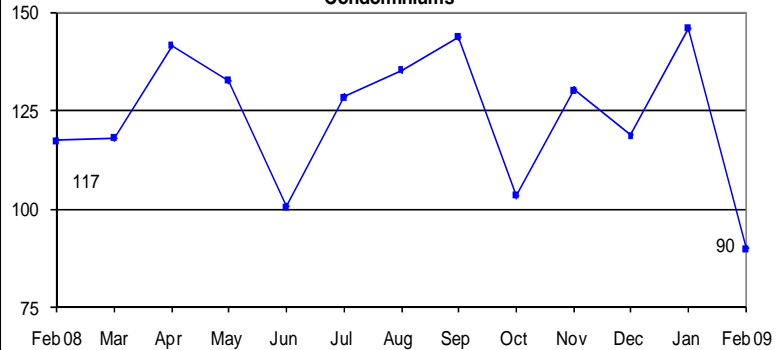
Price Data
Loudoun County Condominiums

	Feb 08	Feb 09	% Chg.
Avg. Sold Price	\$222,350	\$161,522	-27%
Avg. Net Price	\$216,268	\$156,652	-28%
Median Sold Price	\$199,900	\$150,000	-25%

Units Sold, Pending Contracts and Active Listings
Loudoun County Condominiums



Days on the Market
Loudoun County Condominiums



Units Sold by Price Range
Loudoun County Condominiums

Price Range	Feb 08	Feb 09	% Chg.
Less than \$200,000	11	24	118%
\$200,000-299,999	8	5	-38%
\$300,000-399,999	2	5	150%
\$400,000-499,999	0	0	-
\$500,000-599,999	0	0	-
\$600,000-699,999	0	0	-
\$700,000-799,999	0	0	-
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	21	34	62%

Listings by Price Range
Loudoun County Condominiums

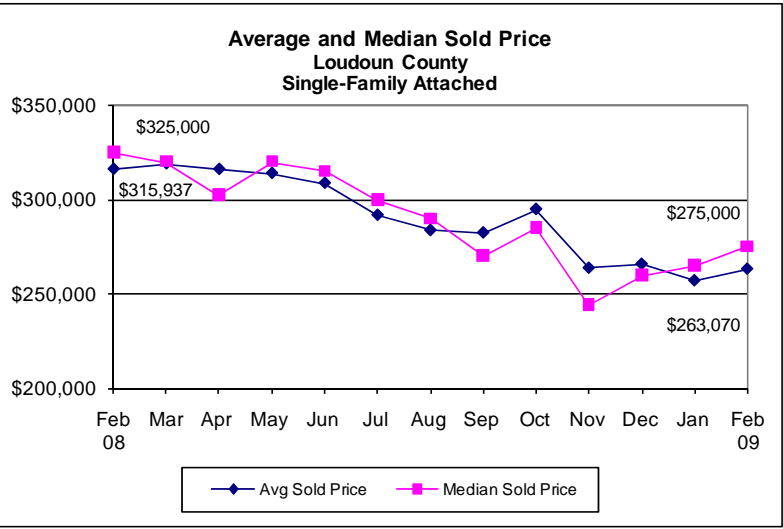
Price Range	Active Listings			New Listings		
	Feb 08	Feb 09	% Chg.	Feb 08	Feb 09	% Chg.
Less than \$200,000	148	138	-7%	43	42	-2%
\$200,000-299,999	195	100	-49%	42	22	-48%
\$300,000-399,999	67	22	-67%	14	3	-79%
\$400,000-499,999	14	2	-86%	3	1	-67%
\$500,000-599,999	7	3	-57%	0	0	-
\$600,000-699,999	0	2	-	0	0	-
\$700,000-799,999	1	2	100%	0	0	-
\$800,000-899,999	1	0	-100%	0	0	-
\$900,000-999,999	0	0	-	0	0	-
\$1,000,000+	0	0	-	0	0	-
Totals	433	269	-38%	102	68	-33%

DEFINITIONS

Active listings: listings with one of the following listings statuses at the end of the month: ACTIVE, CNTG/NO KO or CNTG/KO.
 Pending contracts: homes that went under contract during the month.
 Avg. sold price: mathematical average of price of all homes sold.
 Median sold price: price at which half of the homes sold for more and half sold for less.
 Net price: sold price minus the amount of any seller subsidy.
 Days on the market: calculated from the MRIS days on the market field (DOMP).

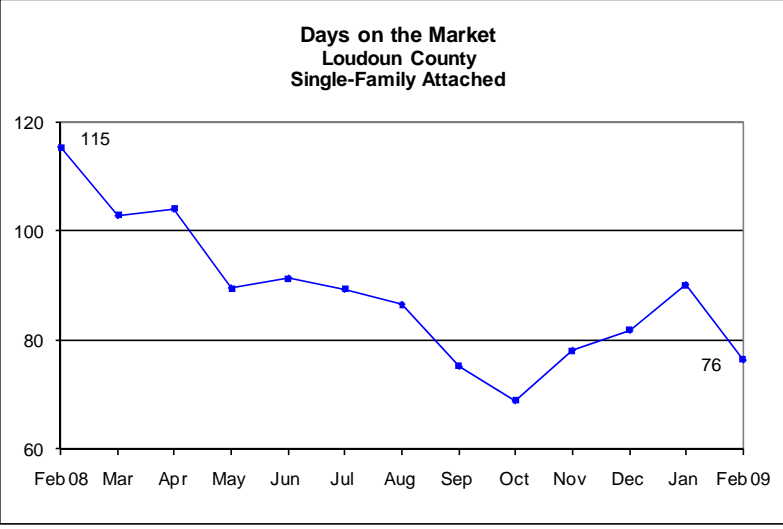
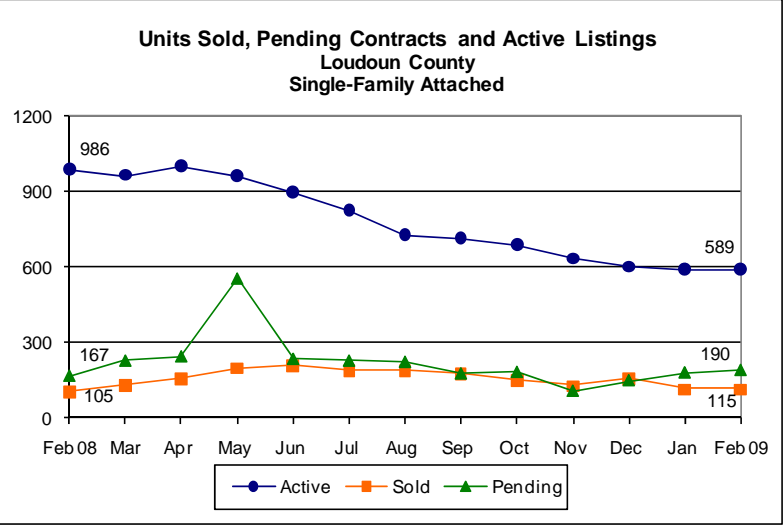
Data Source: Metropolitan Regional Information Systems, Inc. (MRIS)

Data presented in this report may differ from MRIS and other reports because of the different timing of data retrieval.



Price Data Loudoun County Single-Family Attached

	Feb 08	Feb 09	% Chg.
Avg. Sold Price	\$315,937	\$263,070	-17%
Avg. Net Price	\$310,045	\$257,944	-17%
Median Sold Price	\$325,000	\$275,000	-15%



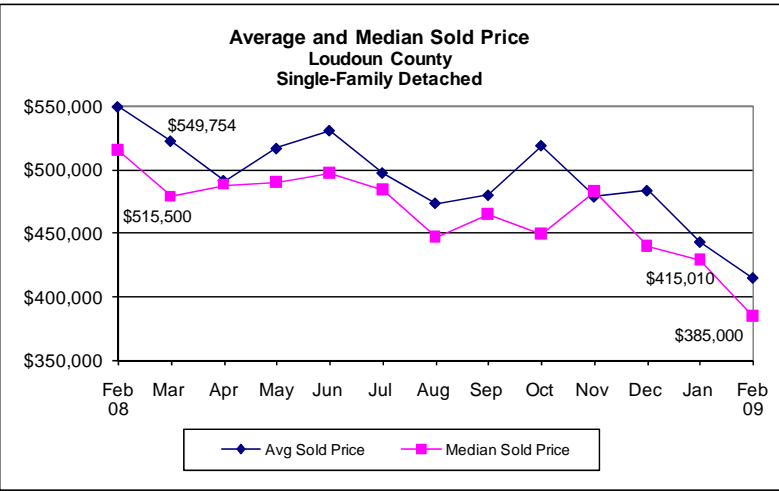
Units Sold by Price Range Loudoun County Single-Family Attached

Price Range	Feb 08	Feb 09	% Chg.
Less than \$200,000	11	21	91%
\$200,000-299,999	31	52	68%
\$300,000-399,999	47	37	-21%
\$400,000-499,999	15	5	-67%
\$500,000-599,999	0	0	-
\$600,000-699,999	1	0	-100%
\$700,000-799,999	0	0	-
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	105	115	10%

Listings by Price Range Loudoun County Single-Family Attached

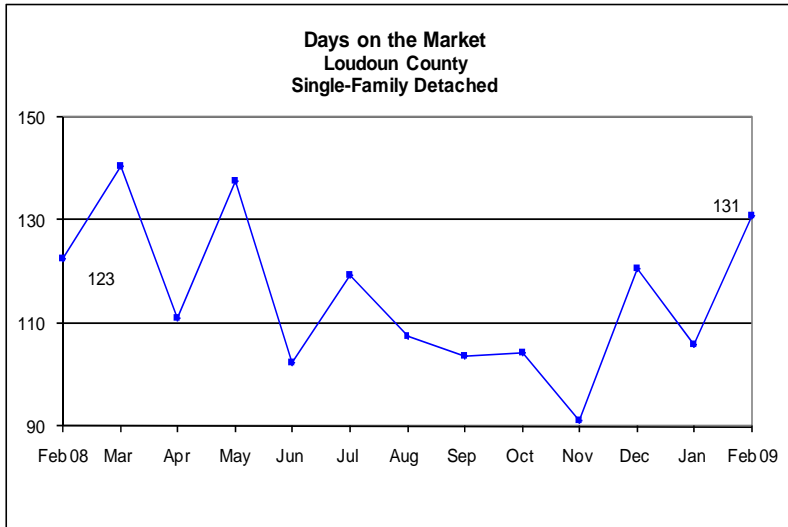
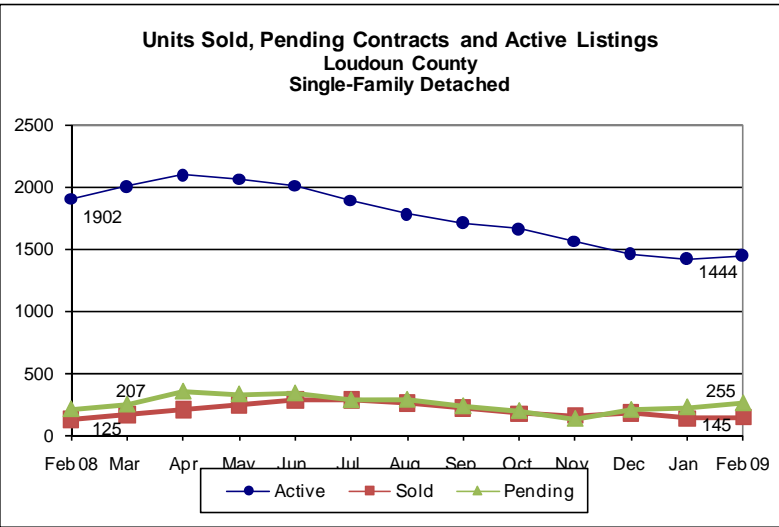
Price Range	Active Listings			New Listings		
	Feb 08	Feb 09	% Chg.	Feb 08	Feb 09	% Chg.
Less than \$200,000	96	123	28%	18	36	100%
\$200,000-299,999	304	190	-38%	71	63	-11%
\$300,000-399,999	365	181	-50%	143	51	-64%
\$400,000-499,999	153	56	-63%	66	14	-79%
\$500,000-599,999	40	22	-45%	11	3	-73%
\$600,000-699,999	10	10	0%	0	3	-
\$700,000-799,999	9	5	-44%	1	2	100%
\$800,000-899,999	5	0	-100%	0	0	-
\$900,000-999,999	2	1	-50%	0	0	-
\$1,000,000+	2	1	-50%	2	0	-100%
Totals	986	589	-40%	312	172	-45%

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 Median sold price: price at which half of the homes sold for more and half sold for less.
 Net price: sold price minus the amount of any seller subsidy.
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Price Data Loudoun County Single-Family Detached

	Feb 08	Feb 09	% Chg.
Avg. Sold Price	\$549,754	\$415,010	-25%
Avg. Net Price	\$543,780	\$409,551	-25%
Median Sold Price	\$515,500	\$385,000	-25%



Units Sold by Price Range Loudoun County Single-Family Detached

Price Range	Feb 08	Feb 09	% Chg.
Less than \$200,000	0	15	-
\$200,000-299,999	11	31	182%
\$300,000-399,999	22	33	50%
\$400,000-499,999	23	19	-17%
\$500,000-599,999	32	25	-22%
\$600,000-699,999	20	13	-35%
\$700,000-799,999	4	4	0%
\$800,000-899,999	4	2	-50%
\$900,000-999,999	3	2	-33%
\$1,000,000+	6	1	-83%
Totals	125	145	16%

Listings by Price Range Loudoun County Single-Family Detached

Price Range	Active Listings			New Listings		
	Feb 08	Feb 09	% Chg.	Feb 08	Feb 09	% Chg.
Less than \$200,000	18	75	317%	4	16	300%
\$200,000-299,999	163	135	-17%	44	31	-30%
\$300,000-399,999	250	140	-44%	53	50	-6%
\$400,000-499,999	262	228	-13%	67	60	-10%
\$500,000-599,999	337	258	-23%	93	58	-38%
\$600,000-699,999	242	191	-21%	63	42	-33%
\$700,000-799,999	206	135	-34%	49	36	-27%
\$800,000-899,999	123	72	-41%	34	14	-59%
\$900,000-999,999	96	52	-46%	19	10	-47%
\$1,000,000+	205	158	-23%	44	16	-64%
Totals	1902	1444	-24%	470	333	-29%

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