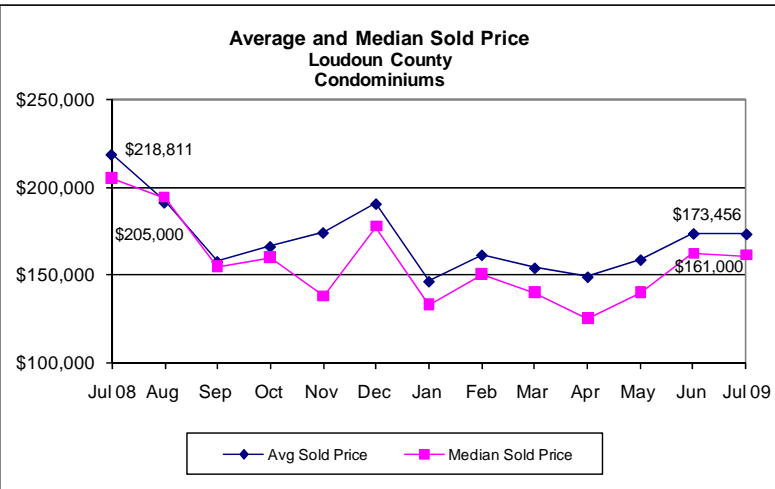


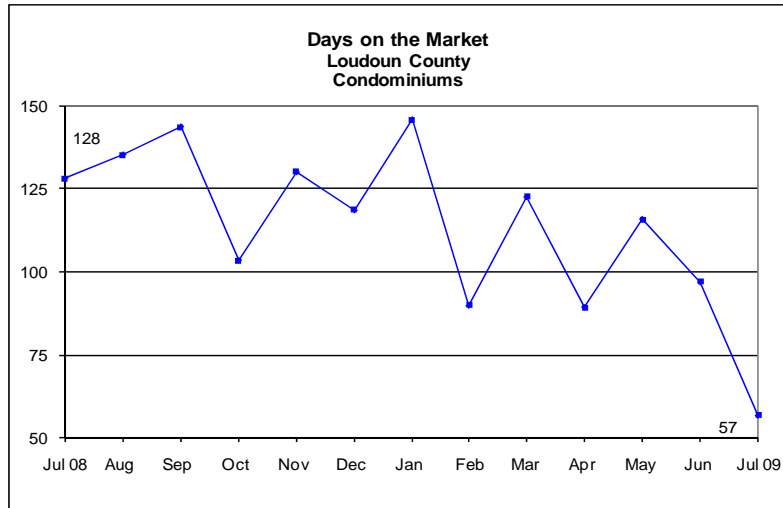
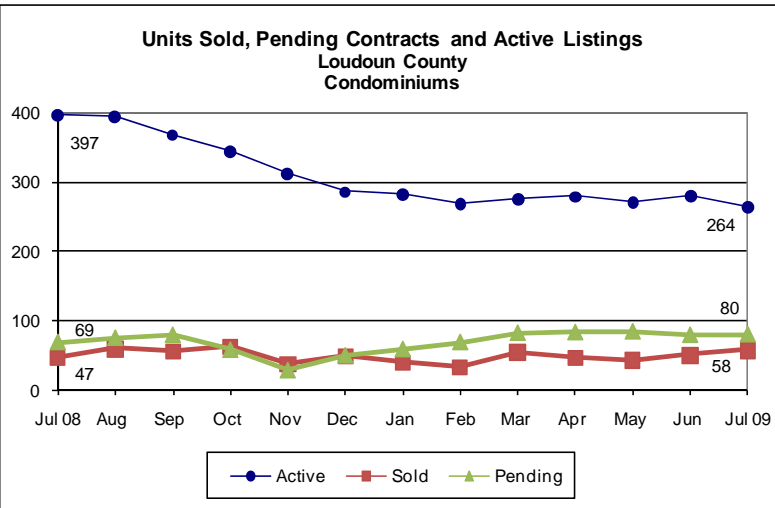
LOUDOUN COUNTY CONDOMINIUMS

JULY 2009



Price Data Loudoun County Condominiums

	July 08	July 09	% Chg.
Avg. Sold Price	\$218,811	\$173,456	-21%
Avg. Net Price	\$214,019	\$171,306	-20%
Median Sold Price	\$205,000	\$161,000	-21%



Units Sold by Price Range Loudoun County Condominiums

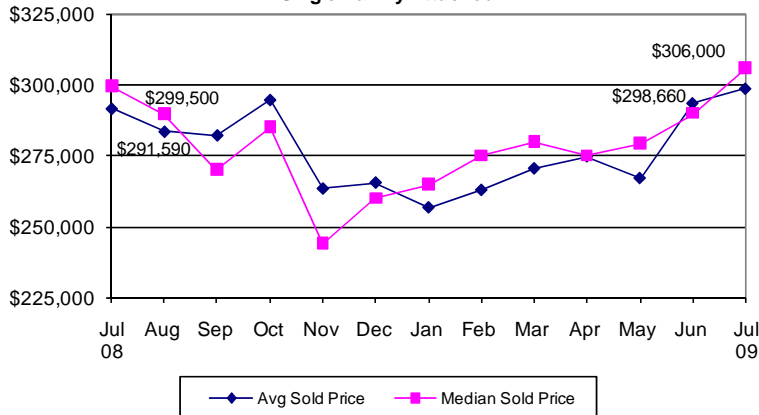
Price Range	July 08	July 09	% Chg.
Less than \$200,000	22	32	45%
\$200,000-299,999	14	24	71%
\$300,000-399,999	11	2	-82%
\$400,000-499,999	0	0	-
\$500,000-599,999	0	0	-
\$600,000-699,999	0	0	-
\$700,000-799,999	0	0	-
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	47	58	23%

Listings by Price Range Loudoun County Condominiums

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	203	153	-25%	48	48	0%
\$200,000-299,999	137	85	-38%	33	23	-30%
\$300,000-399,999	40	15	-63%	8	2	-75%
\$400,000-499,999	8	7	-13%	0	1	-
\$500,000-599,999	7	2	-71%	0	0	-
\$600,000-699,999	0	1	-	0	0	-
\$700,000-799,999	2	1	-50%	0	0	-
\$800,000-899,999	0	0	-	0	0	-
\$900,000-999,999	0	0	-	0	0	-
\$1,000,000+	0	0	-	0	0	-
Totals	397	264	-34%	89	74	-17%

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.
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 Data Source: Metropolitan Regional Information Systems, Inc. (MRIS)
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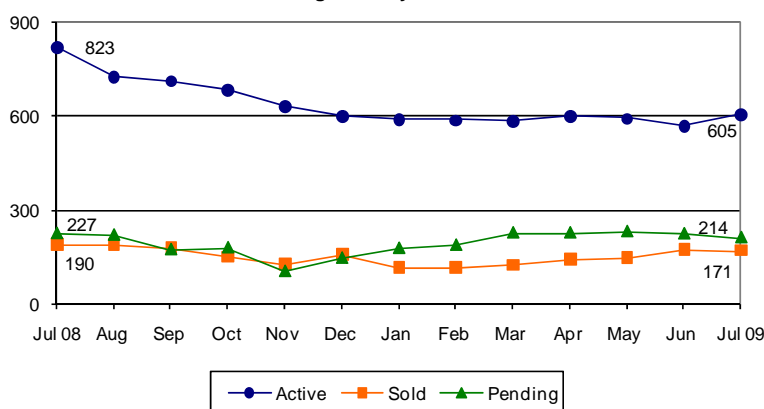
**Average and Median Sold Price
Loudoun County
Single-Family Attached**



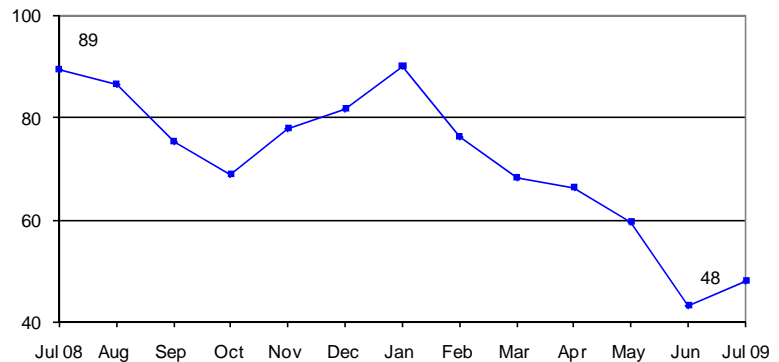
**Price Data
Loudoun County
Single-Family Attached**

	July 08	July 09	% Chg.
Avg. Sold Price	\$291,590	\$298,660	2%
Avg. Net Price	\$285,554	\$294,391	3%
Median Sold Price	\$299,500	\$306,000	2%

**Units Sold, Pending Contracts and Active Listings
Loudoun County
Single-Family Attached**



**Days on the Market
Loudoun County
Single-Family Attached**



**Units Sold by Price Range
Loudoun County
Single-Family Attached**

Price Range	July 08	July 09	% Chg.
Less than \$200,000	31	25	-19%
\$200,000-299,999	64	54	-16%
\$300,000-399,999	80	71	-11%
\$400,000-499,999	10	19	90%
\$500,000-599,999	3	2	-33%
\$600,000-699,999	0	0	-
\$700,000-799,999	1	0	-33%
\$800,000-899,999	1	0	-33%
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	190	171	-10%

**Listings by Price Range
Loudoun County
Single-Family Attached**

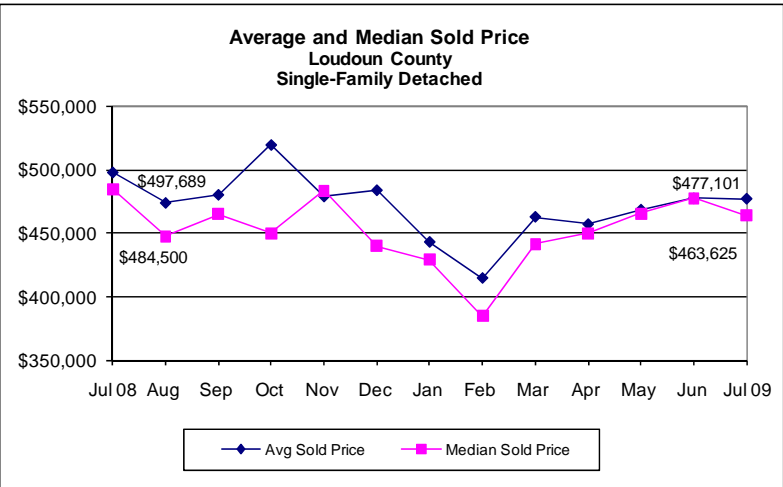
Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	165	107	-35%	43	23	-47%
\$200,000-299,999	207	208	0%	77	98	27%
\$300,000-399,999	309	202	-35%	112	102	-9%
\$400,000-499,999	85	58	-32%	20	22	10%
\$500,000-599,999	30	17	-43%	4	5	25%
\$600,000-699,999	16	6	-63%	8	2	-75%
\$700,000-799,999	3	2	-33%	0	0	-
\$800,000-899,999	3	0	-100%	0	0	-
\$900,000-999,999	2	1	-50%	0	1	-
\$1,000,000+	3	4	33%	1	1	0%
Totals	823	605	-26%	265	254	-4%

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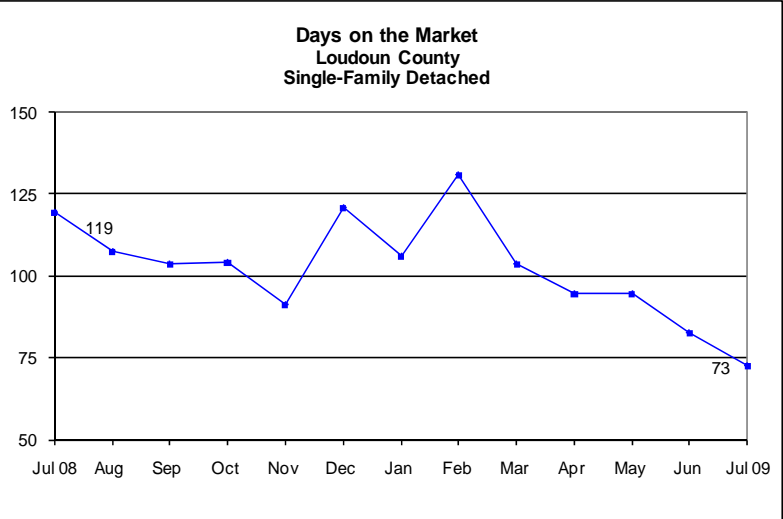
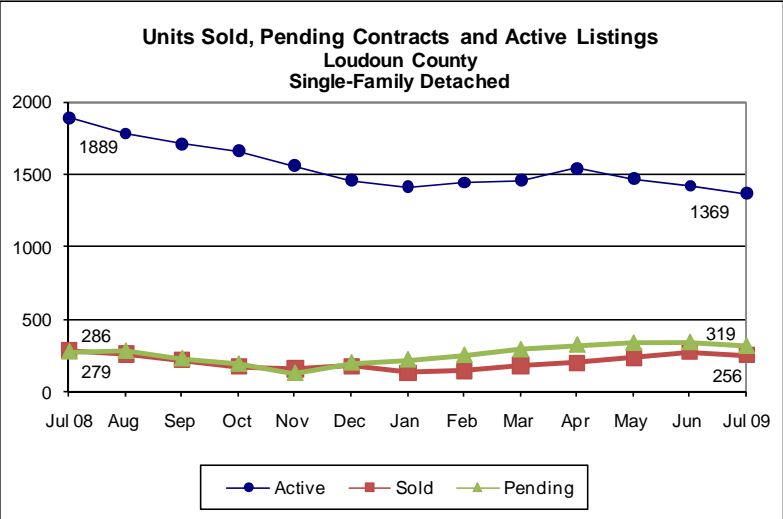
Data Source: Metropolitan Regional Information Systems, Inc. (MRIS)

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Price Data Loudoun County Single-Family Detached

	July 08	July 09	% Chg.
Avg. Sold Price	\$497,689	\$477,101	-4%
Avg. Net Price	\$492,707	\$471,915	-4%
Median Sold Price	\$484,500	\$463,625	-4%



Units Sold by Price Range Loudoun County Single-Family Detached

Price Range	July 08	July 09	% Chg.
Less than \$200,000	10	5	-50%
\$200,000-299,999	42	46	10%
\$300,000-399,999	44	38	-14%
\$400,000-499,999	56	63	13%
\$500,000-599,999	58	44	-24%
\$600,000-699,999	35	33	-6%
\$700,000-799,999	18	15	-17%
\$800,000-899,999	9	6	-33%
\$900,000-999,999	7	4	-43%
\$1,000,000+	7	2	-71%
Totals	286	256	-10%

Listings by Price Range Loudoun County Single-Family Detached

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	45	48	7%	23	8	-65%
\$200,000-299,999	191	133	-30%	48	41	-15%
\$300,000-399,999	201	142	-29%	47	44	-6%
\$400,000-499,999	256	225	-12%	75	76	1%
\$500,000-599,999	297	234	-21%	81	80	-1%
\$600,000-699,999	238	159	-33%	60	43	-28%
\$700,000-799,999	218	113	-48%	36	21	-42%
\$800,000-899,999	131	65	-50%	21	10	-52%
\$900,000-999,999	90	73	-19%	16	12	-25%
\$1,000,000+	222	177	-20%	27	21	-22%
Totals	1889	1369	-28%	434	356	-18%

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