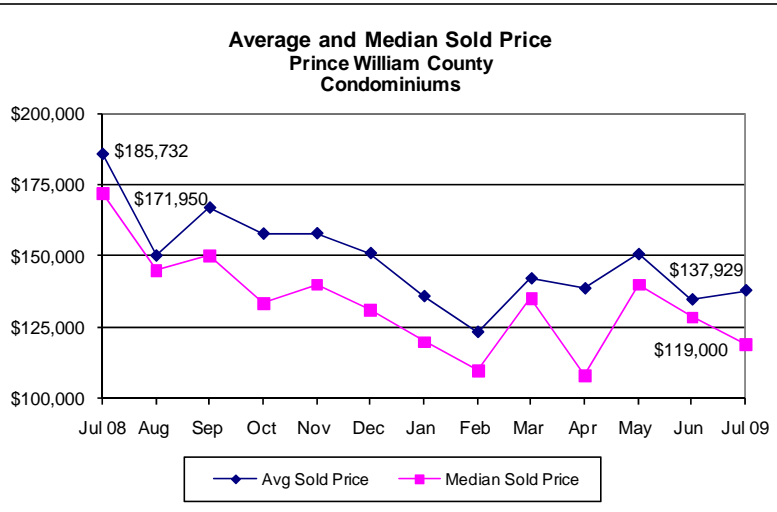
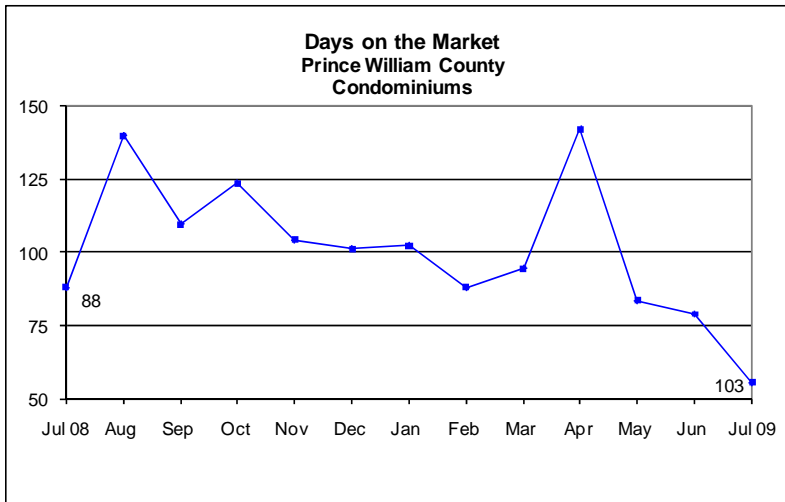
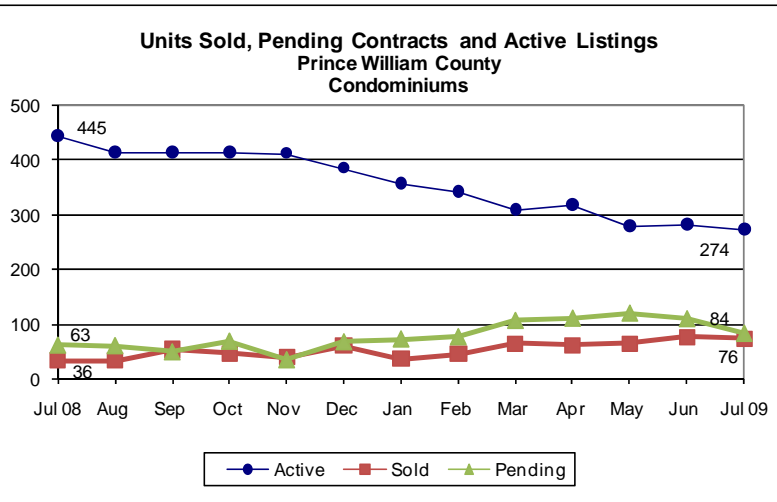


Includes the cities of Manassas and Manassas Park



Price Data Prince William County Condominiums

	July 08	July 09	% Chg.
Avg. Sold Price	\$185,732	\$137,929	-26%
Avg. Net Price	\$181,192	\$135,735	-25%
Median Sold Price	\$171,950	\$119,000	-31%



Units Sold by Price Range Prince William County Condominiums

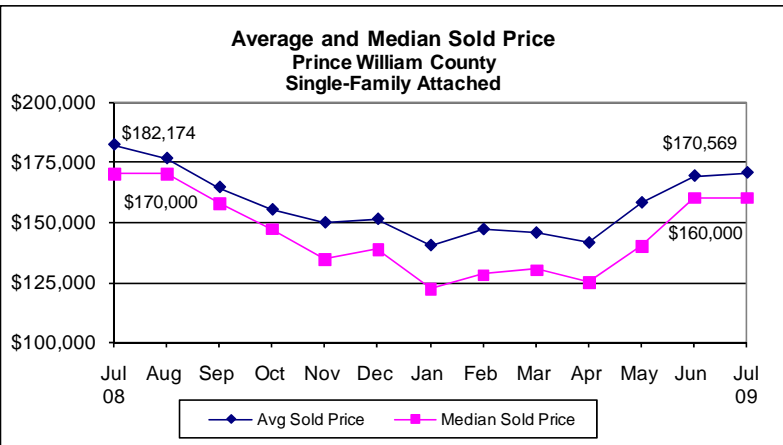
Price Range	July 08	July 09	% Chg.
Less than \$200,000	24	67	179%
\$200,000-299,999	9	8	-11%
\$300,000-399,999	1	0	-100%
\$400,000-499,999	2	0	-100%
\$500,000-599,999	0	0	-
\$600,000-699,999	0	0	-
\$700,000-799,999	0	0	-
\$800,000-899,999	0	1	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	36	76	111%

Listings by Price Range Prince William County Condominiums

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	273	184	-33%	52	54	4%
\$200,000-299,999	116	67	-42%	29	22	-24%
\$300,000-399,999	40	7	-83%	11	3	-73%
\$400,000-499,999	5	0	-100%	0	0	-
\$500,000-599,999	8	1	-88%	2	1	-50%
\$600,000-699,999	1	1	0%	0	0	-
\$700,000-799,999	1	1	0%	0	0	-
\$800,000-899,999	0	1	-	0	0	-
\$900,000-999,999	1	3	200%	0	0	-
\$1,000,000+	0	9	-	0	0	-
Totals	445	274	-38%	94	80	-15%

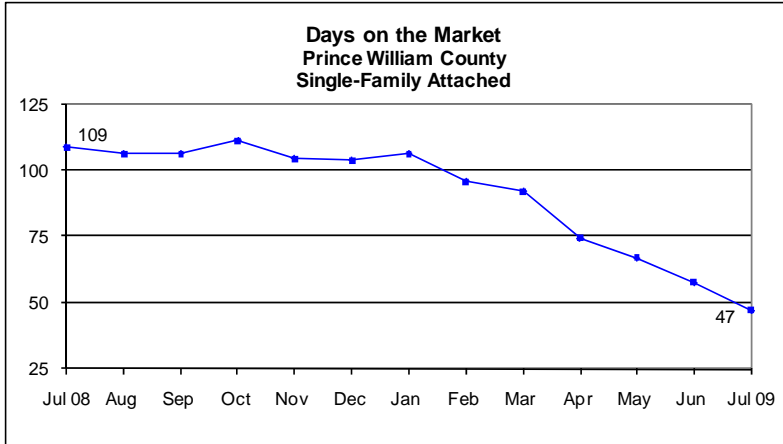
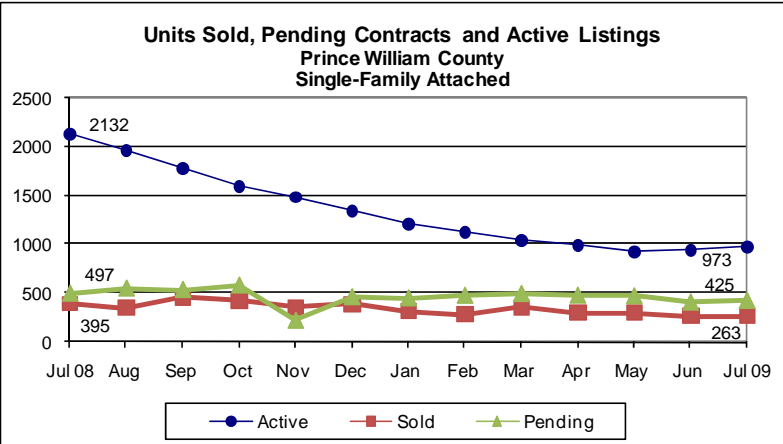
DEFINITIONS
 Active listings: listings with one of the following listings statuses at the end of the month: ACTIVE, CNTG/NO KO or CNTG/KO.
 Pending contracts: homes that went under contract during the month.
 Avg. sold price: mathematical average of price of all homes sold.
 Median sold price: price 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)
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Includes the cities of Manassas and Manassas Park



Price Data Prince William County Single-Family Attached

	July 08	July 09	% Chg.
Avg. Sold Price	\$182,174	\$170,569	-6%
Avg. Net Price	\$176,637	\$167,583	-5%
Median Sold Price	\$170,000	\$160,000	-6%



Units Sold by Price Range Prince William County Single-Family Attached

Price Range	July 08	July 09	% Chg.
Less than \$200,000	251	169	-33%
\$200,000-299,999	120	80	-33%
\$300,000-399,999	22	11	-50%
\$400,000-499,999	1	3	200%
\$500,000-599,999	1	0	-100%
\$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	395	263	-33%

Listings by Price Range Prince William County Single-Family Attached

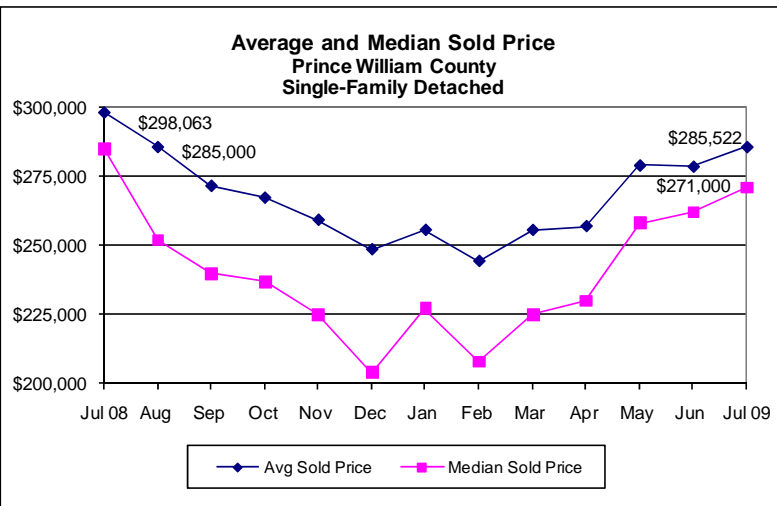
Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	1379	647	-53%	389	285	-27%
\$200,000-299,999	553	262	-53%	190	86	-55%
\$300,000-399,999	157	48	-69%	36	17	-53%
\$400,000-499,999	27	11	-59%	5	2	-60%
\$500,000-599,999	12	5	-58%	1	1	0%
\$600,000-699,999	1	0	-100%	0	0	-
\$700,000-799,999	1	0	-100%	0	0	-
\$800,000-899,999	0	0	-	0	0	-
\$900,000-999,999	1	0	-100%	0	0	-
\$1,000,000+	1	0	-100%	0	0	-
Totals	2132	973	-54%	621	391	-37%

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PRINCE WILLIAM COUNTY SINGLE-FAMILY DETACHED 2009

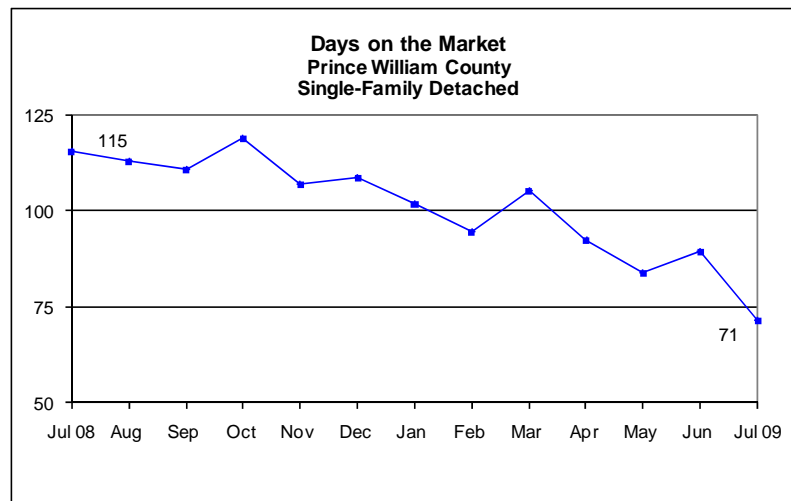
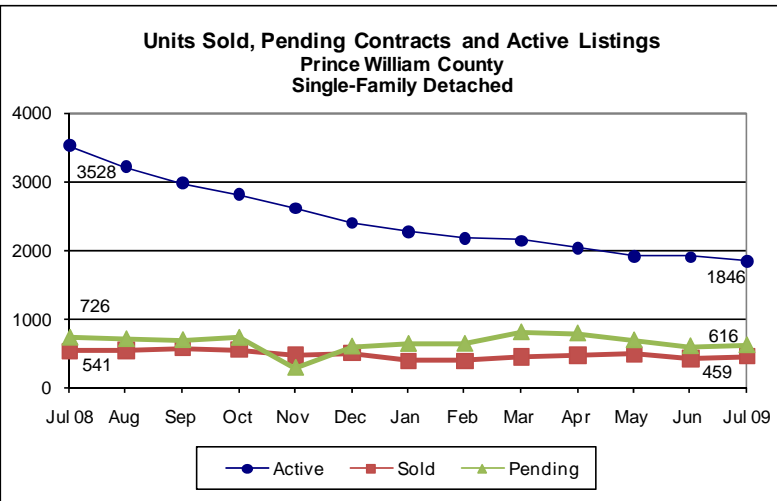
JULY

Includes the cities of Manassas and Manassas Park



Price Data Prince William County Single-Family Detached

	July 08	July 09	% Chg.
Avg. Sold Price	\$298,063	\$285,522	-4%
Avg. Net Price	\$291,373	\$281,278	-3%
Median Sold Price	\$285,000	\$271,000	-5%



Units Sold by Price Range Prince William County Single-Family Detached

Price Range	July 08	July 09	% Chg.
Less than \$200,000	161	162	1%
\$200,000-299,999	121	90	-26%
\$300,000-399,999	151	122	-19%
\$400,000-499,999	70	53	-24%
\$500,000-599,999	20	21	5%
\$600,000-699,999	11	6	-45%
\$700,000-799,999	5	3	-40%
\$800,000-899,999	1	1	0%
\$900,000-999,999	0	0	-
\$1,000,000+	1	1	0%
Totals	541	459	-15%

Listings by Price Range Prince William County Single-Family Detached

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	1014	501	-51%	299	187	-37%
\$200,000-299,999	669	314	-53%	186	123	-34%
\$300,000-399,999	705	464	-34%	182	154	-15%
\$400,000-499,999	547	256	-53%	135	81	-40%
\$500,000-599,999	245	110	-55%	51	28	-45%
\$600,000-699,999	132	64	-52%	24	17	-29%
\$700,000-799,999	64	37	-42%	11	9	-18%
\$800,000-899,999	54	41	-24%	9	7	-22%
\$900,000-999,999	30	19	-37%	2	3	50%
\$1,000,000+	68	40	-41%	9	7	-22%
Totals	3528	1846	-48%	908	616	-32%

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