

LOUDOUN COUNTY HOUSING REPORT

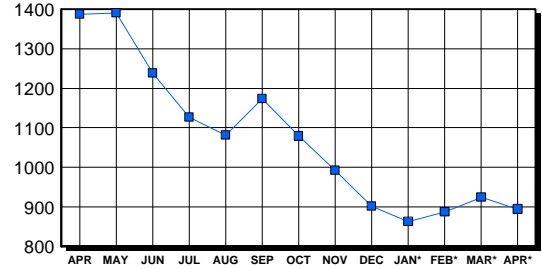
Residential Market Report Single Family Homes April 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	5	-80.0	13	11	18.2
150000-299999	117	319	-63.3	72	261	-72.4
300000-449999	407	288	41.3	172	409	-57.9
450000-599999	198	200	-1.0	228	398	-42.7
600000-749999	114	81	40.7	189	148	27.7
750000-999999	49	28	75.0	121	83	45.8
1000000 & Over	42	22	90.9	100	76	31.6
Grand Total:	928	943	-1.6	895	1,386	-35.4

INVENTORY TREND

Listings Active At End Of Month

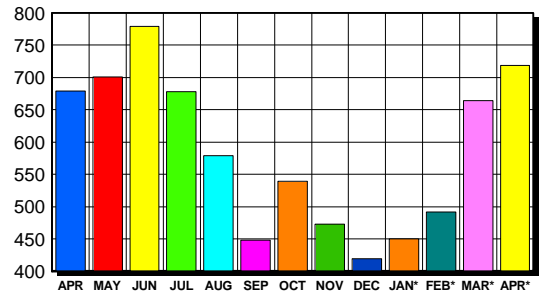


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	3	-33.3	5	17	-70.6
150000-299999	124	293	-57.7	469	1,020	-54.0
300000-449999	318	210	51.4	1,030	644	59.9
450000-599999	163	94	73.4	518	259	100.0
600000-749999	75	22	240.9	186	62	200.0
750000-999999	25	9	177.8	81	28	189.3
1000000 & Over	12	4	200.0	36	12	200.0
Grand Total:	719	635	13.2	2,325	2,042	13.9

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

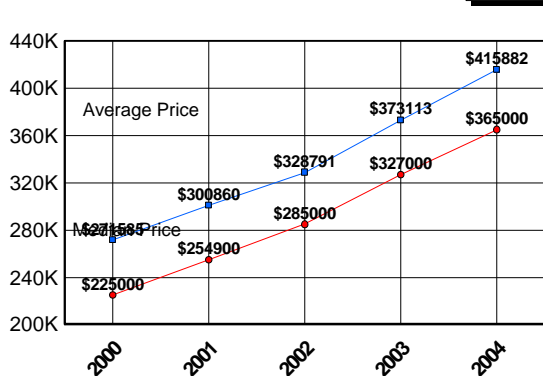
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	4	-50.0	6	18	-66.7
150000-299999	92	232	-60.3	412	841	-51.0
300000-449999	242	125	93.6	764	515	48.3
450000-599999	112	46	143.5	341	186	83.3
600000-749999	38	11	245.5	109	47	131.9
750000-999999	14	7	100.0	53	16	231.3
1000000 & Over	4	4	0.0	16	9	77.8
Grand Total:	504	429	17.5	1,701	1,632	4.2

DATA SOURCE

Metropolitan Regional Information System (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 previous issues. Prices are not adjusted for inflation.

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

