

PRINCE WILLIAM COUNTY HOUSING REPORT

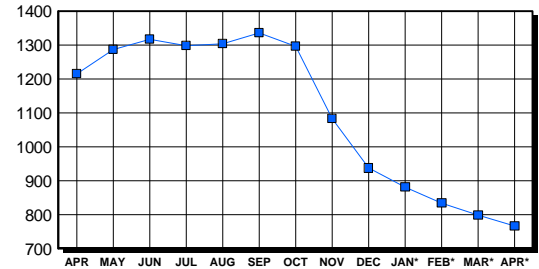
Residential Market Report Single Family Homes April 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	81	-98.8	69	88	-21.6
150000-299999	519	564	-8.0	180	391	-54.0
300000-449999	362	303	19.5	209	476	-56.1
450000-599999	166	97	71.1	183	186	-1.6
600000-749999	48	21	128.6	69	35	97.1
750000-999999	12	8	50.0	41	23	78.3
1000000 & Over	6	4	50.0	16	15	6.7
Grand Total:	1,114	1,078	3.3	767	1,214	-36.8

INVENTORY TREND

Listings Active At End Of Month

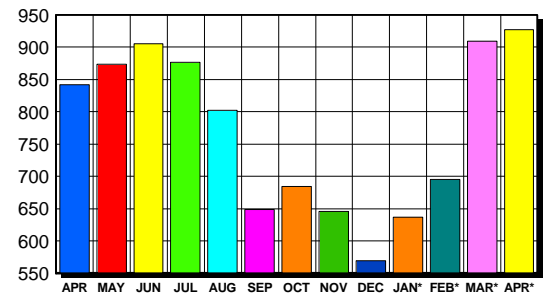


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	88	-98.9	24	322	-92.5
150000-299999	491	522	-5.9	1,774	1,685	5.3
300000-449999	293	188	55.9	935	551	69.7
450000-599999	111	23	382.6	309	97	218.6
600000-749999	23	4	475.0	80	16	400.0
750000-999999	7	3	133.3	38	6	533.3
1000000 & Over	1	0	100.0	8	1	700.0
Grand Total:	927	828	12.0	3,168	2,678	18.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

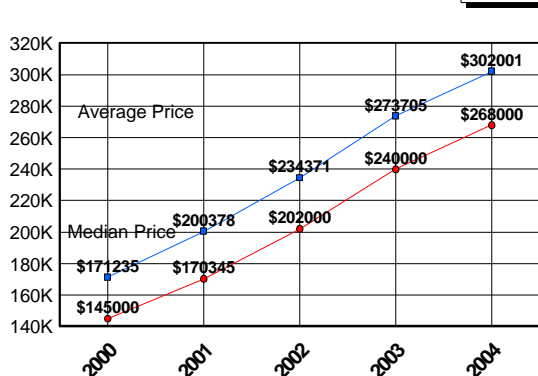
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	59	-96.6	29	286	-89.9
150000-299999	359	347	3.5	1,491	1,319	13.0
300000-449999	208	109	90.8	683	386	76.9
450000-599999	57	15	280.0	200	75	166.7
600000-749999	9	5	80.0	40	15	166.7
750000-999999	2	0	200.0	17	4	325.0
1000000 & Over	1	0	100.0	4	2	100.0
Grand Total:	638	535	19.3	2,464	2,087	18.1

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

