

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

April

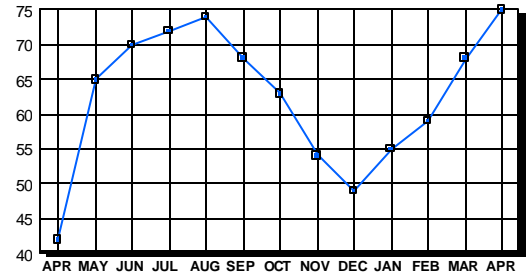
2005

LISTINGS

| Condo/Co-ops Price Range | New This Month | | | Total Active | | |
|-----------------------------|----------------|------------|-------------|--------------|-----------|-------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-49999 | 3 | 0 | 300.0 | 1 | 1 | 0.0 |
| 50000-99999 | 0 | 0 | 0.0 | 4 | 4 | 0.0 |
| 100000-149999 | 0 | 3 | -300.0 | 7 | 7 | 0.0 |
| 150000-199999 | 7 | 31 | -77.4 | 2 | 6 | -66.7 |
| 200000-299999 | 48 | 59 | -18.6 | 18 | 12 | 50.0 |
| 300000-399999 | 54 | 17 | 217.6 | 23 | 11 | 109.1 |
| 400000-499999 | 10 | 3 | 233.3 | 14 | 1 | 1,300.0 |
| 500000 & Over | 5 | 1 | 400.0 | 6 | 0 | 600.0 |
| Grand Total: | 127 | 114 | 11.4 | 75 | 42 | 78.6 |

INVENTORY TREND

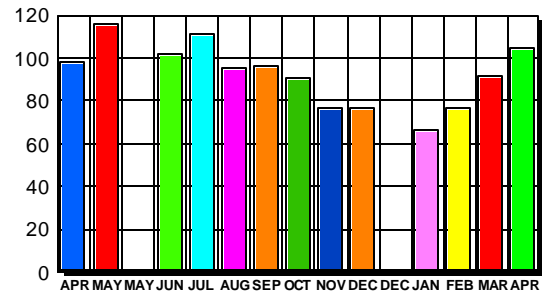
Listings Active At End Of Month



CONTRACTS

| Condo/Co-ops Price Range | New This Month | | | Year-To-Date | | |
|-----------------------------|----------------|-----------|-------------|--------------|------------|------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-49999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 50000-99999 | 0 | 0 | 0.0 | 0 | 2 | 0.0 |
| 100000-149999 | 0 | 2 | -200.0 | 7 | 25 | -72.0 |
| 150000-199999 | 7 | 28 | -75.0 | 30 | 108 | -72.2 |
| 200000-299999 | 42 | 48 | -12.5 | 166 | 154 | 7.8 |
| 300000-399999 | 49 | 8 | 512.5 | 116 | 19 | 510.5 |
| 400000-499999 | 6 | 5 | 20.0 | 13 | 8 | 62.5 |
| 500000 & Over | 1 | 0 | 100.0 | 8 | 0 | 800.0 |
| Grand Total: | 105 | 91 | 15.4 | 340 | 316 | 7.6 |

SALES TREND



SETTLEMENTS

| Condo/Co-ops Price Range | New This Month | | | Year-To-Date | | |
|-----------------------------|----------------|-----------|-------------|--------------|------------|-------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-49999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 50000-99999 | 0 | 0 | 0.0 | 0 | 4 | 0.0 |
| 100000-149999 | 1 | 10 | -90.0 | 11 | 25 | -56.0 |
| 150000-199999 | 11 | 20 | -45.0 | 35 | 81 | -56.8 |
| 200000-299999 | 30 | 50 | -40.0 | 143 | 129 | 10.9 |
| 300000-399999 | 33 | 6 | 450.0 | 97 | 14 | 592.9 |
| 400000-499999 | 7 | 1 | 600.0 | 9 | 6 | 50.0 |
| 500000 & Over | 2 | 0 | 200.0 | 6 | 0 | 600.0 |
| Grand Total: | 84 | 87 | -3.4 | 301 | 259 | 16.2 |

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

