

LOUDOUN COUNTY HOUSING REPORT

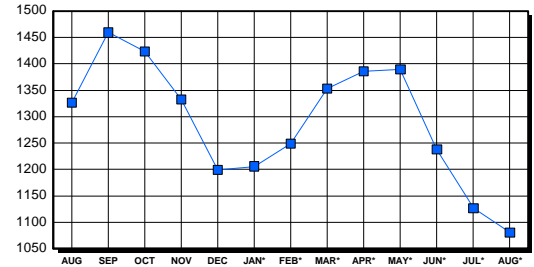
Residential Market Report Single Family Homes August 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	2	9	-77.8	15	13	15.4
150000-299999	235	333	-29.4	187	376	-50.3
300000-449999	211	234	-9.8	264	389	-32.1
450000-599999	131	99	32.3	327	300	9.0
600000-749999	43	31	38.7	127	107	18.7
750000-999999	15	25	-40.0	83	69	20.3
1000000 & Over	12	13	-7.7	78	72	8.3
Grand Total:	649	744	-12.8	1,081	1,326	-18.5

INVENTORY TREND

Listings Active At End Of Month

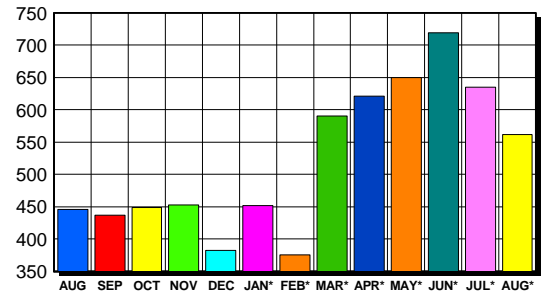


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	10	-70.0	34	112	-69.6
150000-299999	241	242	-0.4	2,105	2,143	-1.8
300000-449999	212	128	65.6	1,556	1,097	41.8
450000-599999	74	37	100.0	627	333	88.3
600000-749999	22	10	120.0	182	82	122.0
750000-999999	7	0	700.0	74	39	89.7
1000000 & Over	3	2	50.0	26	26	0.0
Grand Total:	562	429	31.0	4,604	3,832	20.1

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

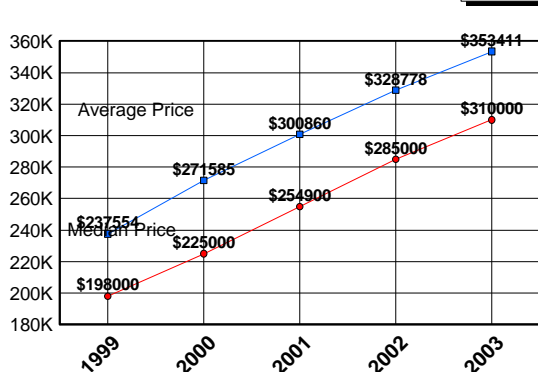
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	6	-33.3	33	96	-65.6
150000-299999	248	248	0.0	1,990	2,055	-3.2
300000-449999	253	142	78.2	1,521	1,005	51.3
450000-599999	118	50	136.0	609	296	105.7
600000-749999	38	11	245.5	179	74	141.9
750000-999999	11	7	57.1	50	41	22.0
1000000 & Over	3	4	-25.0	20	23	-13.0
Grand Total:	675	468	44.2	4,402	3,590	22.6

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

