

ALEXANDRIA CITY HOUSING REPORT

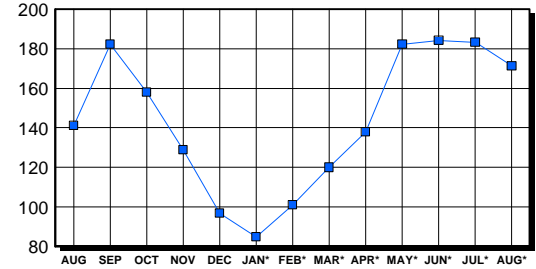
Residential Market Report Single Family Homes August 2004

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|------------|-------------|--------------|------------|-------------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| 0-149999 | 1 | 0 | 0.0 | 10 | 5 | 100.0 |
| 150000-299999 | 11 | 20 | -45.0 | 17 | 25 | -32.0 |
| 300000-449999 | 29 | 56 | -48.2 | 26 | 31 | -16.1 |
| 450000-599999 | 46 | 40 | 15.0 | 40 | 29 | 37.9 |
| 600000-749999 | 26 | 11 | 136.4 | 28 | 23 | 21.7 |
| 750000-999999 | 13 | 8 | 62.5 | 22 | 12 | 83.3 |
| 1000000 & Over | 5 | 5 | 0.0 | 28 | 16 | 75.0 |
| Grand Total: | 131 | 140 | -6.4 | 171 | 141 | 21.3 |

INVENTORY TREND

Listings Active At End Of Month

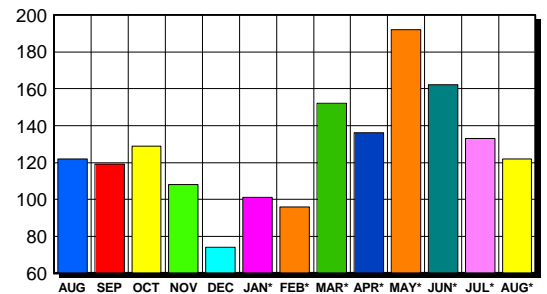


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|------------|--------------|--------------|-------------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| 0-149999 | 0 | 1 | -100.0 | 3 | 4 | -25.0 |
| 150000-299999 | 10 | 19 | -47.4 | 69 | 194 | -64.4 |
| 300000-449999 | 32 | 53 | -39.6 | 308 | 491 | -37.3 |
| 450000-599999 | 50 | 30 | 66.7 | 392 | 249 | 57.4 |
| 600000-749999 | 20 | 8 | 150.0 | 182 | 103 | 76.7 |
| 750000-999999 | 8 | 5 | 60.0 | 96 | 54 | 77.8 |
| 1000000 & Over | 2 | 4 | -50.0 | 44 | 36 | 22.2 |
| Grand Total: | 122 | 120 | 1.7 | 1,094 | 1,131 | -3.3 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

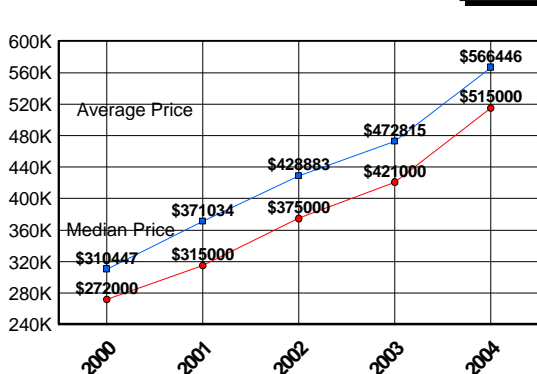
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|--------------|--------------|--------------|-------------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| 0-149999 | 0 | 1 | -100.0 | 3 | 3 | 0.0 |
| 150000-299999 | 5 | 21 | -76.2 | 61 | 187 | -67.4 |
| 300000-449999 | 23 | 66 | -65.2 | 273 | 466 | -41.4 |
| 450000-599999 | 53 | 34 | 55.9 | 351 | 232 | 51.3 |
| 600000-749999 | 28 | 12 | 133.3 | 187 | 94 | 98.9 |
| 750000-999999 | 12 | 4 | 200.0 | 93 | 51 | 82.4 |
| 1000000 & Over | 3 | 4 | -25.0 | 42 | 37 | 13.5 |
| Grand Total: | 124 | 142 | -12.7 | 1,010 | 1,070 | -5.6 |

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

