

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

August

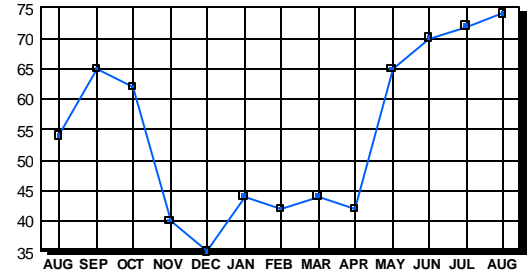
2004

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	3	0	300.0
50000-99999	1	0	100.0	5	5	0.0
100000-149999	2	22	-90.9	8	10	-20.0
150000-199999	13	38	-65.8	4	12	-66.7
200000-299999	57	28	103.6	27	17	58.8
300000-399999	29	7	314.3	22	10	120.0
400000-499999	3	2	50.0	4	0	400.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	105	97	8.2	74	54	37.0

INVENTORY TREND

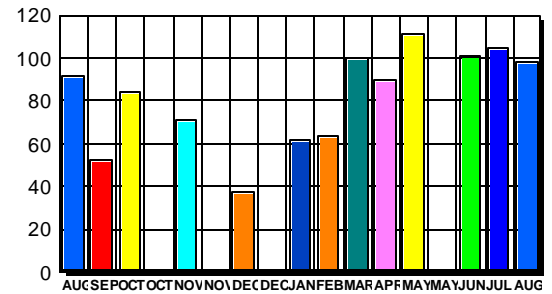
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	1	0.0	5	22	-77.3
100000-149999	3	25	-88.0	34	196	-82.7
150000-199999	21	40	-47.5	202	296	-31.8
200000-299999	50	19	163.2	411	126	226.2
300000-399999	20	4	400.0	62	18	244.4
400000-499999	3	0	300.0	15	3	400.0
500000 & Over	0	0	0.0	2	2	0.0
Grand Total:	98	89	10.1	731	663	10.3

SALES TREND



SETTLEMENTS

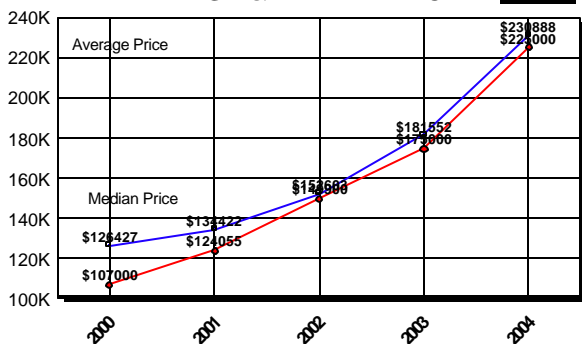
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	0	100.0	8	22	-63.6
100000-149999	4	17	-76.5	32	179	-82.1
150000-199999	19	33	-42.4	182	266	-31.6
200000-299999	63	28	125.0	379	110	244.5
300000-399999	16	2	700.0	56	14	300.0
400000-499999	2	0	200.0	15	3	400.0
500000 & Over	0	0	0.0	2	0	200.0
Grand Total:	105	80	31.3	674	594	13.5

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

