

# LOUDOUN COUNTY HOUSING REPORT

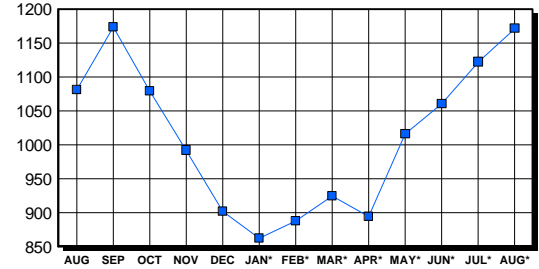
## Residential Market Report Single Family Homes August 2004

### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	3	-66.7	14	15	-6.7
150000-299999	77	249	-69.1	84	187	-55.1
300000-449999	327	228	43.4	275	264	4.2
450000-599999	166	138	20.3	255	327	-22.0
600000-749999	87	57	52.6	242	127	90.6
750000-999999	60	17	252.9	191	83	130.1
1000000 & Over	14	13	7.7	110	78	41.0
<b>Grand Total:</b>	<b>732</b>	<b>705</b>	<b>3.8</b>	<b>1,171</b>	<b>1,081</b>	<b>8.3</b>

### INVENTORY TREND

Listings Active At End Of Month

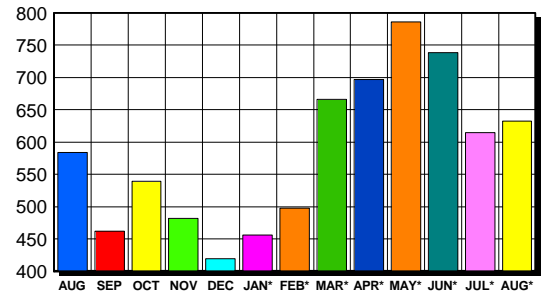


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	3	-300.0	6	34	-82.4
150000-299999	66	241	-72.6	790	2,105	-62.5
300000-449999	309	212	45.8	2,399	1,556	54.2
450000-599999	164	74	121.6	1,175	627	87.4
600000-749999	63	22	186.4	469	182	157.7
750000-999999	23	7	228.6	184	74	148.6
1000000 & Over	7	3	133.3	65	26	150.0
<b>Grand Total:</b>	<b>632</b>	<b>562</b>	<b>12.5</b>	<b>5,088</b>	<b>4,604</b>	<b>10.5</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

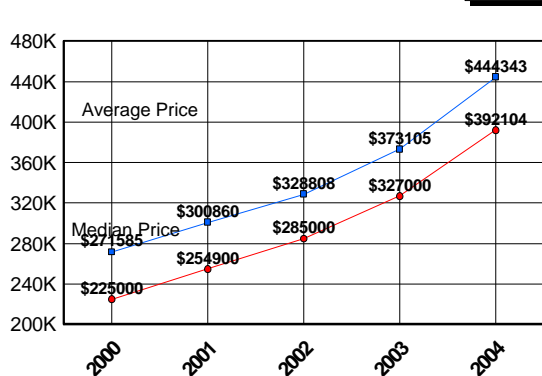
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	4	-400.0	8	33	-75.8
150000-299999	49	259	-81.1	737	2,024	-63.6
300000-449999	314	247	27.1	2,267	1,486	52.6
450000-599999	164	112	46.4	1,130	608	85.9
600000-749999	82	37	121.6	450	171	163.2
750000-999999	30	13	130.8	187	59	216.9
1000000 & Over	9	3	200.0	59	20	195.0
<b>Grand Total:</b>	<b>648</b>	<b>675</b>	<b>-4.0</b>	<b>4,838</b>	<b>4,401</b>	<b>9.9</b>

### 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

