

LOUDOUN COUNTY HOUSING REPORT

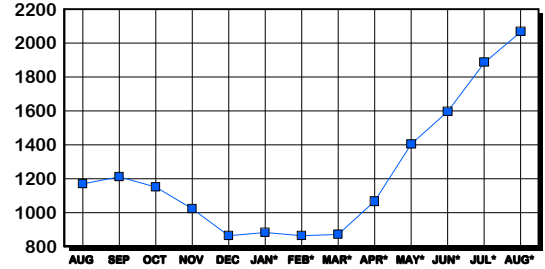
Residential Market Report Single Family Homes August 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	10	1	900.0	19	14	35.7
150000-299999	10	84	-88.1	57	84	-32.1
300000-449999	255	360	-29.2	310	275	12.7
450000-599999	385	199	93.5	585	255	129.4
600000-749999	237	101	134.7	395	242	63.2
750000-999999	226	72	213.9	471	191	146.6
1000000 & Over	58	19	205.3	231	110	110.0
Grand Total:	1,181	836	41.3	2,068	1,171	76.6

INVENTORY TREND

Listings Active At End Of Month

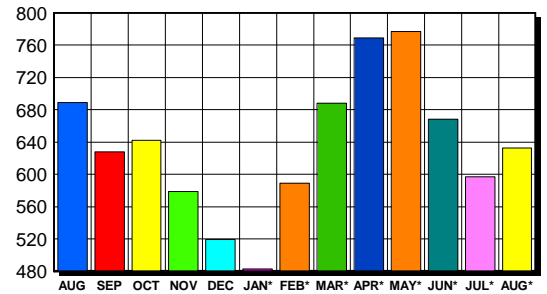


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	5	6	-16.7
150000-299999	12	66	-81.8	148	790	-81.3
300000-449999	187	309	-39.5	1,745	2,399	-27.3
450000-599999	195	164	18.9	1,645	1,175	40.0
600000-749999	118	63	87.3	929	469	98.1
750000-999999	100	23	334.8	563	184	206.0
1000000 & Over	21	7	200.0	169	65	160.0
Grand Total:	633	632	0.2	5,204	5,088	2.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

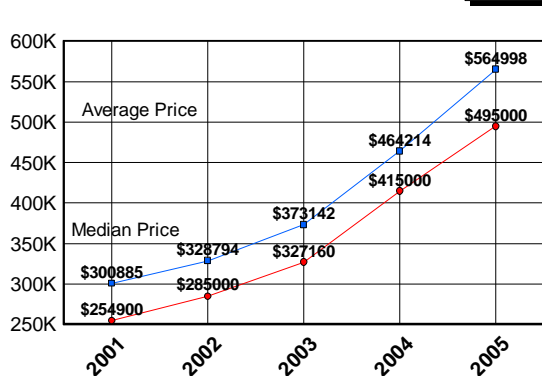
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	0	100.0	6	8	-25.0
150000-299999	11	57	-80.7	143	845	-83.1
300000-449999	169	308	-45.1	1,694	2,212	-23.4
450000-599999	237	168	41.1	1,688	1,110	52.1
600000-749999	152	76	100.0	900	421	113.8
750000-999999	93	31	200.0	535	181	195.6
1000000 & Over	27	8	237.5	176	62	183.9
Grand Total:	690	648	6.5	5,142	4,839	6.3

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

