

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

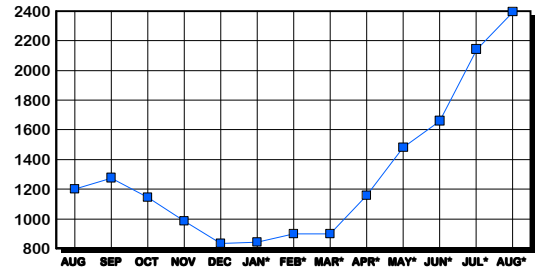
August 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	8	6	33.3	76	73	4.1
150000-299999	165	460	-64.1	171	261	-34.5
300000-449999	795	457	74.0	881	377	133.7
450000-599999	432	198	118.2	647	309	109.4
600000-749999	202	60	236.7	402	100	302.0
750000-999999	77	27	185.2	165	59	179.7
1000000 & Over	9	7	28.6	51	23	121.7
Grand Total:	1,688	1,215	38.9	2,393	1,202	99.1

INVENTORY TREND

Listings Active At End Of Month

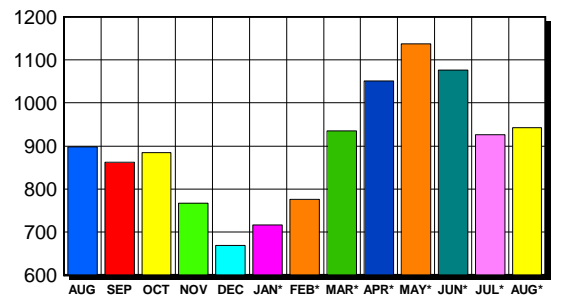


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	2	2	0.0	2	30	-93.3
150000-299999	125	424	-70.5	1,248	3,570	-65.0
300000-449999	514	301	70.8	3,819	2,199	73.7
450000-599999	208	117	77.8	1,636	817	100.2
600000-749999	67	27	148.1	631	180	250.6
750000-999999	18	11	63.6	182	75	142.7
1000000 & Over	9	1	800.0	45	13	246.2
Grand Total:	943	883	6.8	7,563	6,884	9.9

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

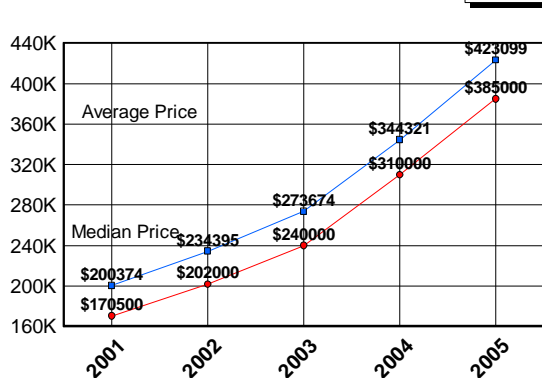
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	0	100.0	4	35	-88.6
150000-299999	71	365	-80.5	1,092	3,424	-68.1
300000-449999	510	299	70.6	3,690	2,003	84.2
450000-599999	212	139	52.5	1,556	707	120.1
600000-749999	86	24	258.3	611	142	330.3
750000-999999	29	7	314.3	162	51	217.6
1000000 & Over	4	0	400.0	29	8	262.5
Grand Total:	913	834	9.5	7,144	6,370	12.2

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

