

# LOUDOUN COUNTY HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

December

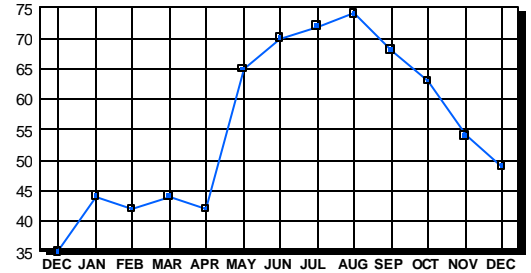
2004

#### LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	1	-100.0	1	1	0.0
50000-99999	0	2	-200.0	4	4	0.0
100000-149999	4	4	0.0	8	7	14.3
150000-199999	8	14	-42.9	1	3	-66.7
200000-299999	38	19	100.0	11	12	-8.3
300000-399999	24	4	500.0	18	8	125.0
400000-499999	5	0	500.0	6	0	600.0
500000 & Over	0	0	0.0	0	0	0.0
<b>Grand Total:</b>	<b>79</b>	<b>44</b>	<b>79.5</b>	<b>49</b>	<b>35</b>	<b>40.0</b>

#### INVENTORY TREND

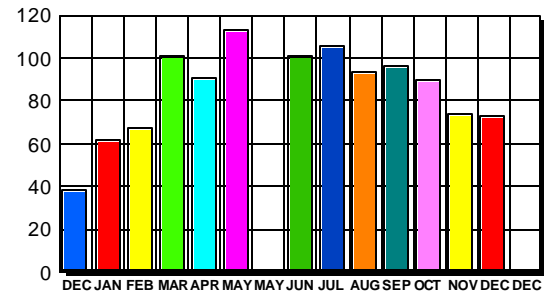
Listings Active At End Of Month



#### CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	1	0	100.0
50000-99999	0	2	-200.0	8	29	-72.4
100000-149999	2	4	-50.0	47	236	-80.1
150000-199999	10	14	-28.6	248	384	-35.4
200000-299999	40	15	166.7	601	214	180.8
300000-399999	19	0	1,900.0	141	25	464.0
400000-499999	1	0	100.0	18	5	260.0
500000 & Over	0	0	0.0	3	1	200.0
<b>Grand Total:</b>	<b>73</b>	<b>35</b>	<b>108.6</b>	<b>1,067</b>	<b>894</b>	<b>19.4</b>

#### SALES TREND



#### SETTLEMENTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	1	0	100.0
50000-99999	0	1	-100.0	10	28	-64.3
100000-149999	2	10	-80.0	47	234	-79.9
150000-199999	9	18	-50.0	232	378	-38.6
200000-299999	36	34	5.9	581	216	169.0
300000-399999	23	5	360.0	145	26	457.7
400000-499999	3	0	300.0	21	3	600.0
500000 & Over	1	0	100.0	3	1	200.0
<b>Grand Total:</b>	<b>75</b>	<b>68</b>	<b>10.3</b>	<b>1,040</b>	<b>886</b>	<b>17.4</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

