

# LOUDOUN COUNTY HOUSING REPORT

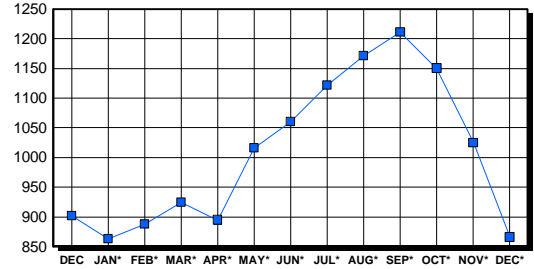
## Residential Market Report Single Family Homes December 2004

### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	2	-50.0	15	11	36.4
150000-299999	28	115	-75.7	53	88	-39.8
300000-449999	182	178	2.2	117	193	-39.4
450000-599999	164	114	43.9	171	299	-42.8
600000-749999	108	45	140.0	226	151	49.7
750000-999999	56	22	154.5	184	91	102.2
1000000 & Over	29	7	314.3	100	69	44.9
<b>Grand Total:</b>	<b>568</b>	<b>483</b>	<b>17.6</b>	<b>866</b>	<b>902</b>	<b>-4.0</b>

### INVENTORY TREND

Listings Active At End Of Month

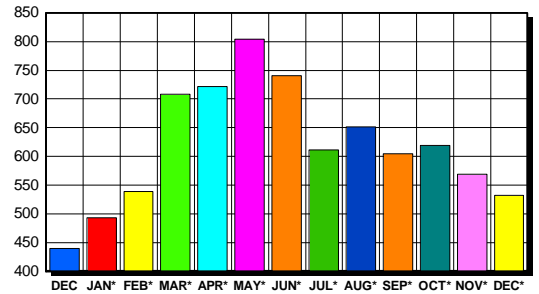


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	2	-50.0	10	46	-78.3
150000-299999	37	134	-72.4	985	2,839	-65.3
300000-449999	220	161	36.6	3,544	2,299	54.2
450000-599999	155	92	68.5	1,795	1,016	76.7
600000-749999	75	42	78.6	808	316	155.7
750000-999999	23	8	187.5	327	122	168.0
1000000 & Over	21	4	425.0	125	48	160.4
<b>Grand Total:</b>	<b>532</b>	<b>443</b>	<b>20.1</b>	<b>7,594</b>	<b>6,686</b>	<b>13.6</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

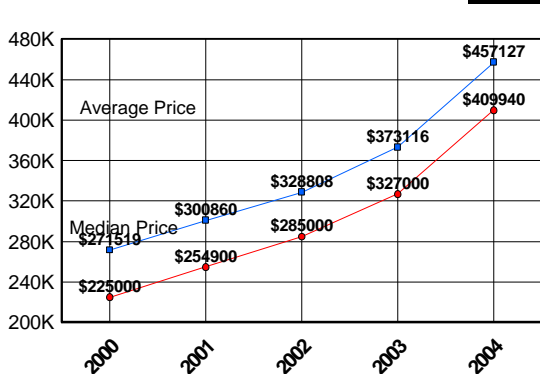
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	3	-300.0	10	44	-77.3
150000-299999	50	188	-73.4	990	2,915	-66.0
300000-449999	294	236	24.6	3,576	2,393	49.4
450000-599999	196	126	55.6	1,851	1,061	74.5
600000-749999	107	55	94.5	826	343	140.8
750000-999999	41	15	173.3	342	113	202.7
1000000 & Over	17	7	142.9	108	41	163.4
<b>Grand Total:</b>	<b>705</b>	<b>630</b>	<b>11.9</b>	<b>7,703</b>	<b>6,910</b>	<b>11.5</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

