

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

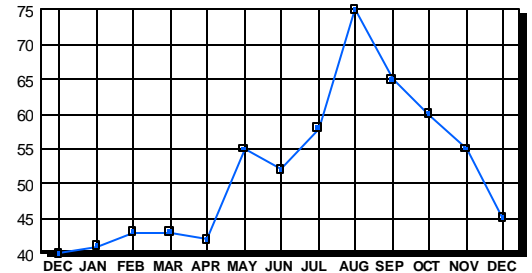
December 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	1	-100.0	2	2	0.0
50000-99999	0	5	-500.0	16	16	0.0
100000-149999	3	10	-70.0	7	4	75.0
150000-199999	8	14	-42.9	3	2	50.0
200000-299999	29	5	480.0	7	14	-50.0
300000-399999	2	0	200.0	8	2	300.0
400000-499999	1	0	100.0	2	0	200.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	43	35	22.9	45	40	12.5

INVENTORY TREND

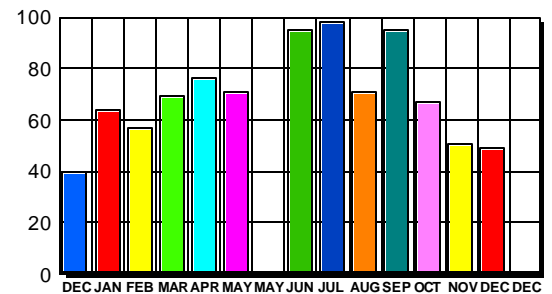
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	0	100.0
50000-99999	0	4	-400.0	16	74	-78.4
100000-149999	2	11	-81.8	126	309	-59.2
150000-199999	12	21	-42.9	343	263	30.4
200000-299999	31	7	342.9	328	61	437.7
300000-399999	4	0	400.0	35	0	3,500.0
400000-499999	0	0	0.0	7	0	700.0
500000 & Over	0	0	0.0	7	0	700.0
Grand Total:	49	43	14.0	863	707	22.1

SALES TREND



SETTLEMENTS

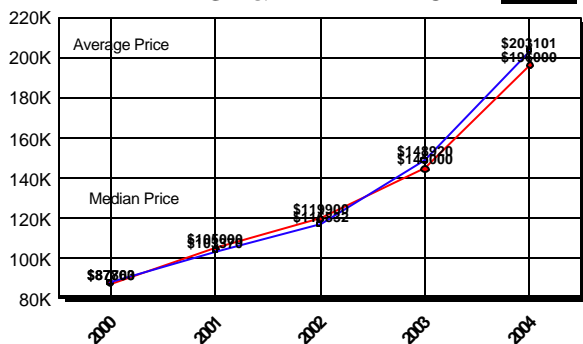
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	0	100.0
50000-99999	0	9	-900.0	17	74	-77.0
100000-149999	7	15	-53.3	120	308	-61.0
150000-199999	8	27	-70.4	319	258	23.6
200000-299999	32	4	700.0	358	53	575.5
300000-399999	5	0	500.0	37	0	3,700.0
400000-499999	1	0	100.0	10	0	1,000.0
500000 & Over	0	0	0.0	6	0	600.0
Grand Total:	53	55	-3.6	868	693	25.3

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

