

ALEXANDRIA CITY HOUSING REPORT

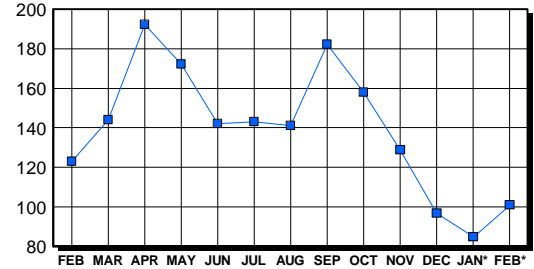
Residential Market Report Single Family Homes February 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	1	0.0	6	5	20.0
150000-299999	10	25	-60.0	15	29	-48.3
300000-449999	40	42	-4.8	21	32	-34.4
450000-599999	43	22	95.5	29	13	123.1
600000-749999	11	16	-31.3	7	18	-61.1
750000-999999	7	5	40.0	6	13	-53.8
1000000 & Over	4	6	-33.3	17	13	30.8
Grand Total:	116	117	-0.9	101	123	-17.9

INVENTORY TREND

Listings Active At End Of Month

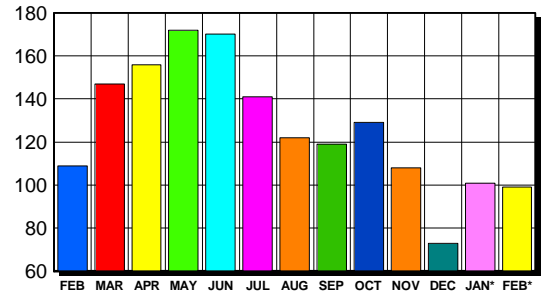


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	1	0.0	2	1	100.0
150000-299999	11	25	-56.0	22	55	-60.0
300000-449999	38	44	-13.6	68	98	-30.6
450000-599999	31	21	47.6	57	40	42.5
600000-749999	12	12	0.0	28	22	27.3
750000-999999	5	5	0.0	16	11	45.5
1000000 & Over	1	3	-66.7	7	9	-22.2
Grand Total:	99	111	-10.8	200	236	-15.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

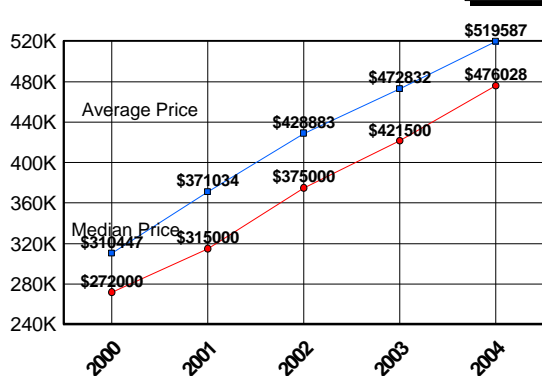
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	1	0	100.0
150000-299999	7	21	-66.7	21	37	-43.2
300000-449999	17	43	-60.5	43	83	-48.2
450000-599999	19	16	18.8	46	41	12.2
600000-749999	15	5	200.0	25	9	177.8
750000-999999	9	3	200.0	13	11	18.2
1000000 & Over	2	2	0.0	6	6	0.0
Grand Total:	69	90	-23.3	155	187	-17.1

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

