

# LOUDOUN COUNTY HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

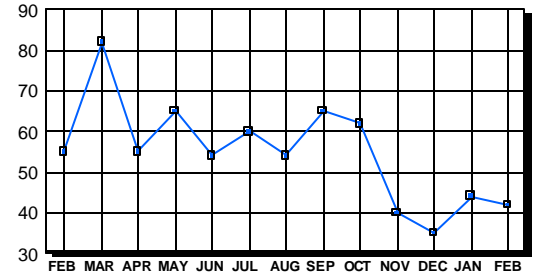
February 2004

#### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	0	100.0
50000-99999	1	3	-66.7	4	4	0.0
100000-149999	9	17	-47.1	8	15	-46.7
150000-199999	32	23	39.1	6	9	-33.3
200000-299999	32	8	300.0	15	18	-16.7
300000-399999	3	4	-25.0	8	8	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	1	-100.0	0	1	-100.0
<b>Grand Total:</b>	<b>77</b>	<b>56</b>	<b>37.5</b>	<b>42</b>	<b>55</b>	<b>-23.6</b>

#### INVENTORY TREND

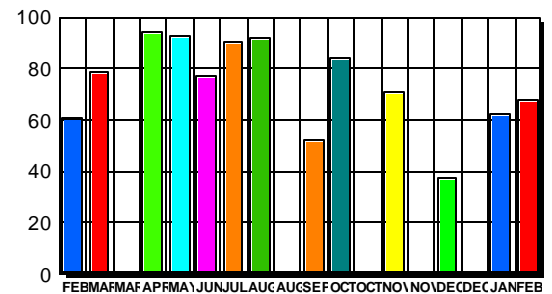
Listings Active At End Of Month



#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	3	-66.7	2	7	-71.4
100000-149999	8	24	-66.7	14	59	-76.3
150000-199999	29	27	7.4	50	68	-26.5
200000-299999	28	8	250.0	56	17	229.4
300000-399999	2	0	200.0	6	3	100.0
400000-499999	0	1	-100.0	2	2	0.0
500000 & Over	0	0	0.0	0	0	0.0
<b>Grand Total:</b>	<b>68</b>	<b>63</b>	<b>7.9</b>	<b>130</b>	<b>156</b>	<b>-16.7</b>

#### SALES TREND



#### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	2	6	-66.7
100000-149999	6	21	-71.4	12	42	-71.4
150000-199999	22	22	0.0	34	43	-20.9
200000-299999	21	4	425.0	34	8	325.0
300000-399999	2	1	100.0	4	3	33.3
400000-499999	1	1	0.0	3	1	200.0
500000 & Over	0	0	0.0	0	0	0.0
<b>Grand Total:</b>	<b>52</b>	<b>51</b>	<b>2.0</b>	<b>89</b>	<b>103</b>	<b>-13.6</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.

