

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

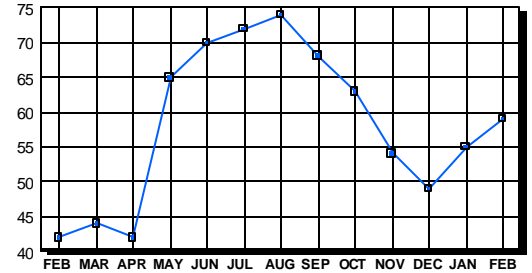
February 2005

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	1	1	0.0
50000-99999	0	1	-100.0	4	4	0.0
100000-149999	1	9	-88.9	8	8	0.0
150000-199999	10	32	-68.8	0	6	-600.0
200000-299999	47	38	23.7	8	15	-46.7
300000-399999	30	7	328.6	27	8	237.5
400000-499999	0	0	0.0	9	0	900.0
500000 & Over	2	0	200.0	2	0	200.0
Grand Total:	90	87	3.4	59	42	40.5

INVENTORY TREND

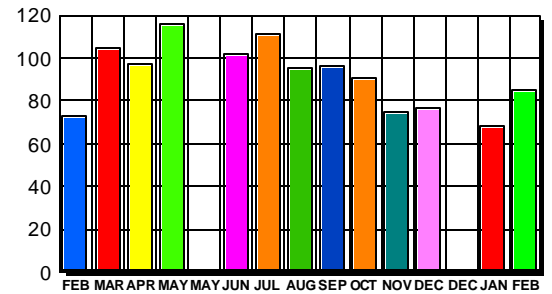
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	1	-100.0	0	2	0.0
100000-149999	2	8	-75.0	5	14	-64.3
150000-199999	11	29	-62.1	17	50	-66.0
200000-299999	47	28	67.9	90	56	60.7
300000-399999	23	2	1,050.0	37	6	516.7
400000-499999	0	0	0.0	1	2	-50.0
500000 & Over	2	0	200.0	3	0	300.0
Grand Total:	85	68	25.0	153	130	17.7

SALES TREND



SETTLEMENTS

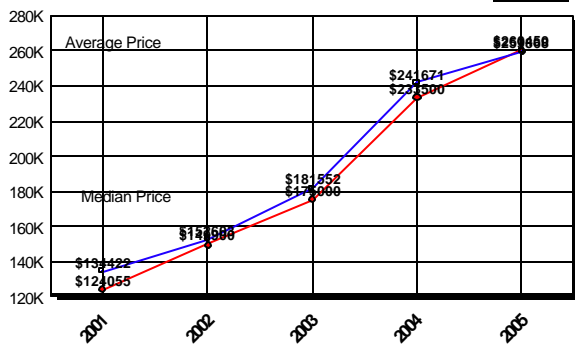
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	2	0.0
100000-149999	2	6	-66.7	7	12	-41.7
150000-199999	10	22	-54.5	18	34	-47.1
200000-299999	27	21	28.6	73	34	114.7
300000-399999	18	2	800.0	36	4	800.0
400000-499999	1	1	0.0	1	3	-66.7
500000 & Over	1	0	100.0	1	0	100.0
Grand Total:	59	52	13.5	136	89	52.8

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

