

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

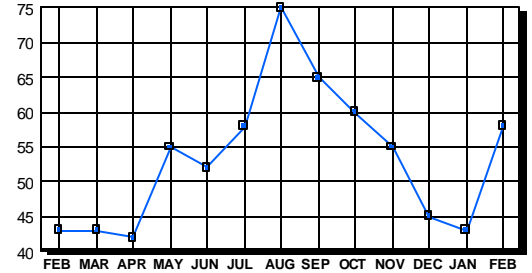
February 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	2	3	-33.3
50000-99999	1	3	-66.7	16	16	0.0
100000-149999	6	14	-57.1	7	4	75.0
150000-199999	11	28	-60.7	5	4	25.0
200000-299999	46	10	360.0	14	11	27.3
300000-399999	9	5	80.0	5	5	0.0
400000-499999	3	0	300.0	6	0	600.0
500000 & Over	3	0	300.0	3	0	300.0
Grand Total:	79	60	31.7	58	43	34.9

INVENTORY TREND

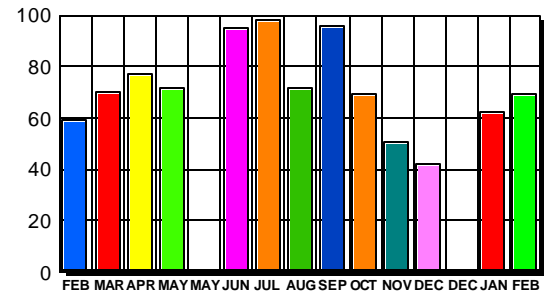
Listings Active At End Of Month



CONTRACTS

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	1	5	-80.0	2	12	-83.3
100000-149999	4	14	-71.4	6	30	-80.0
150000-199999	10	30	-66.7	20	59	-66.1
200000-299999	44	7	528.6	90	18	400.0
300000-399999	9	0	900.0	12	0	1,200.0
400000-499999	1	0	100.0	1	0	100.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	69	56	23.2	131	119	10.1

SALES TREND



SETTLEMENTS

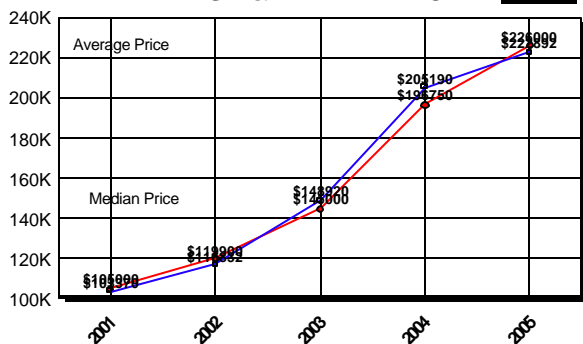
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	6	-83.3	1	12	-91.7
100000-149999	2	15	-86.7	4	27	-85.2
150000-199999	4	22	-81.8	18	42	-57.1
200000-299999	32	8	300.0	60	15	300.0
300000-399999	2	0	200.0	4	0	400.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	41	51	-19.6	87	96	-9.4

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

