

LOUDOUN COUNTY HOUSING REPORT

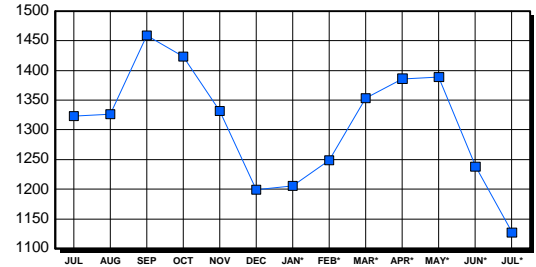
Residential Market Report Single Family Homes July 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	2	9	-77.8	12	14	-14.3
150000-299999	289	350	-17.4	210	357	-41.2
300000-449999	231	230	0.4	294	392	-25.0
450000-599999	115	106	8.5	326	324	0.6
600000-749999	36	34	5.9	120	99	21.2
750000-999999	33	12	175.0	88	64	37.5
1000000 & Over	16	14	14.3	77	73	5.5
Grand Total:	722	755	-4.4	1,127	1,323	-14.8

INVENTORY TREND

Listings Active At End Of Month

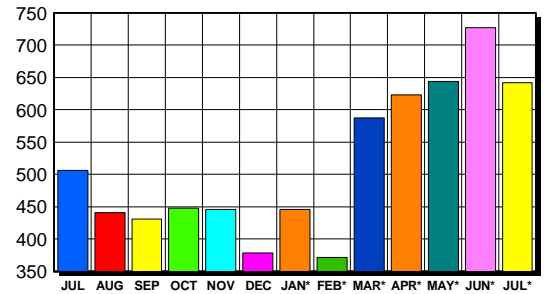


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	15	-80.0	30	104	-71.2
150000-299999	269	248	8.5	1,871	1,904	-1.7
300000-449999	229	137	67.2	1,342	965	39.1
450000-599999	98	54	81.5	556	297	87.2
600000-749999	26	13	100.0	156	73	113.7
750000-999999	14	6	133.3	62	38	63.2
1000000 & Over	3	4	-25.0	23	24	-4.2
Grand Total:	642	477	34.6	4,040	3,405	18.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

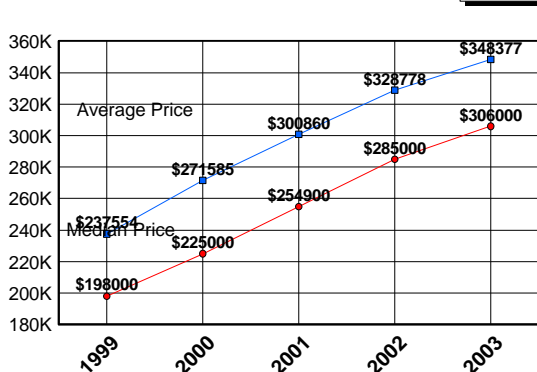
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	2	11	-81.8	27	90	-70.0
150000-299999	266	272	-2.2	1,699	1,784	-4.8
300000-449999	231	153	51.0	1,222	846	44.4
450000-599999	98	58	69.0	474	240	97.5
600000-749999	26	9	188.9	137	63	117.5
750000-999999	7	4	75.0	38	33	15.2
1000000 & Over	3	4	-25.0	16	18	-11.1
Grand Total:	633	511	23.9	3,613	3,074	17.5

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

