

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

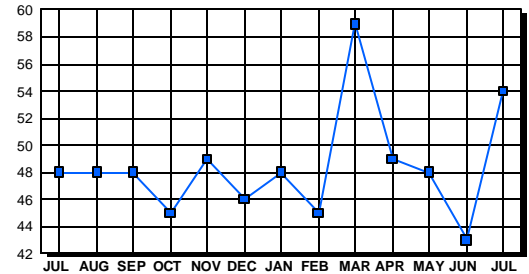
Condo/Co-ops July 2003

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|-----------|--------------|--------------|-----------|-------------|
| | 2003 | 2002 | % Change | 2003 | 2002 | % Change |
| 0-49999 | 0 | 1 | -100.0 | 1 | 1 | 0.0 |
| 50000-99999 | 2 | 19 | -89.5 | 17 | 21 | -19.0 |
| 100000-149999 | 30 | 46 | -34.8 | 10 | 17 | -41.2 |
| 150000-199999 | 21 | 10 | 110.0 | 15 | 4 | 275.0 |
| 200000-299999 | 8 | 2 | 300.0 | 11 | 5 | 120.0 |
| 300000-399999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 400000-499999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500000 & Over | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Grand Total: | 61 | 78 | -21.8 | 54 | 48 | 12.5 |

INVENTORY TREND

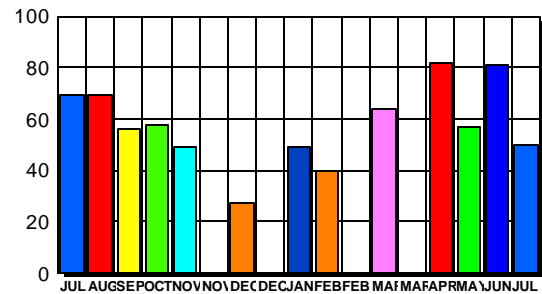
Listings Active At End Of Month



CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|-----------|--------------|--------------|------------|-------------|
| | 2003 | 2002 | % Change | 2003 | 2002 | % Change |
| 0-49999 | 0 | 1 | -100.0 | 0 | 2 | 0.0 |
| 50000-99999 | 2 | 18 | -88.9 | 46 | 117 | -60.7 |
| 100000-149999 | 28 | 42 | -33.3 | 213 | 265 | -19.6 |
| 150000-199999 | 20 | 9 | 122.2 | 140 | 33 | 324.2 |
| 200000-299999 | 0 | 2 | -200.0 | 24 | 8 | 200.0 |
| 300000-399999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 400000-499999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500000 & Over | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Grand Total: | 50 | 72 | -30.6 | 423 | 425 | -0.5 |

SALES TREND



DATA SOURCE

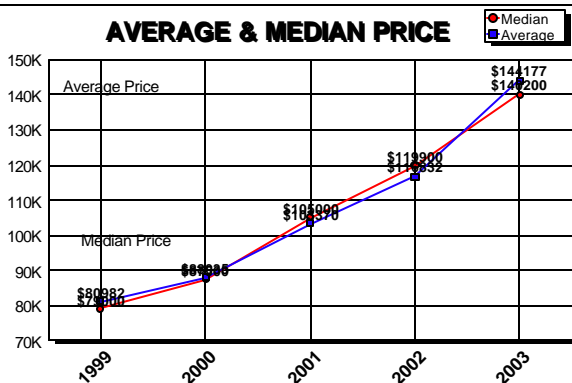
Metropolitan Regional Information System (MRIS)

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.

SETTLEMENTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|-----------|-------------|--------------|------------|------------|
| | 2003 | 2002 | % Change | 2003 | 2002 | % Change |
| 0-49999 | 0 | 1 | -100.0 | 0 | 3 | 0.0 |
| 50000-99999 | 14 | 15 | -6.7 | 46 | 108 | -57.4 |
| 100000-149999 | 20 | 41 | -51.2 | 191 | 248 | -23.0 |
| 150000-199999 | 38 | 4 | 850.0 | 131 | 27 | 385.2 |
| 200000-299999 | 9 | 3 | 200.0 | 26 | 7 | 271.4 |
| 300000-399999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 400000-499999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500000 & Over | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Grand Total: | 81 | 64 | 26.6 | 394 | 393 | 0.3 |

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

