

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

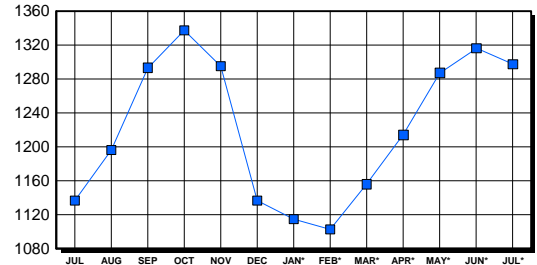
July 2003

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|--------------|------------|--------------|--------------|-------------|
| | 2003 | 2002 | % Change | 2003 | 2002 | % Change |
| 0-149999 | 33 | 159 | -79.2 | 83 | 124 | -33.1 |
| 150000-299999 | 642 | 600 | 7.0 | 504 | 470 | 7.2 |
| 300000-449999 | 262 | 208 | 26.0 | 457 | 379 | 20.6 |
| 450000-599999 | 71 | 40 | 77.5 | 168 | 109 | 54.1 |
| 600000-749999 | 17 | 6 | 183.3 | 40 | 23 | 73.9 |
| 750000-999999 | 7 | 7 | 0.0 | 32 | 24 | 33.3 |
| 1000000 & Over | 2 | 3 | -33.3 | 13 | 8 | 62.5 |
| Grand Total: | 1,034 | 1,023 | 1.1 | 1,297 | 1,137 | 14.1 |

INVENTORY TREND

Listings Active At End Of Month

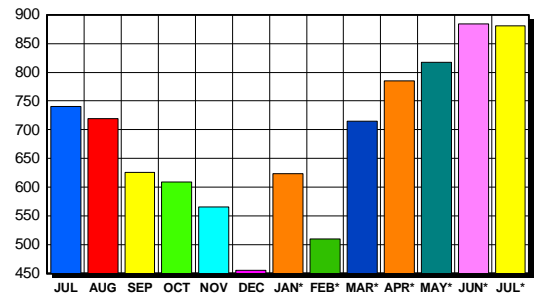


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|-------------|--------------|--------------|-------------|
| | 2003 | 2002 | % Change | 2003 | 2002 | % Change |
| 0-149999 | 46 | 138 | -66.7 | 476 | 942 | -49.5 |
| 150000-299999 | 583 | 463 | 25.9 | 3,348 | 2,912 | 15.0 |
| 300000-449999 | 186 | 99 | 87.9 | 1,122 | 648 | 73.1 |
| 450000-599999 | 49 | 19 | 157.9 | 219 | 123 | 78.0 |
| 600000-749999 | 13 | 5 | 160.0 | 33 | 17 | 94.1 |
| 750000-999999 | 3 | 1 | 200.0 | 13 | 5 | 160.0 |
| 1000000 & Over | 1 | 0 | 100.0 | 5 | 2 | 150.0 |
| Grand Total: | 881 | 725 | 21.5 | 5,216 | 4,649 | 12.2 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

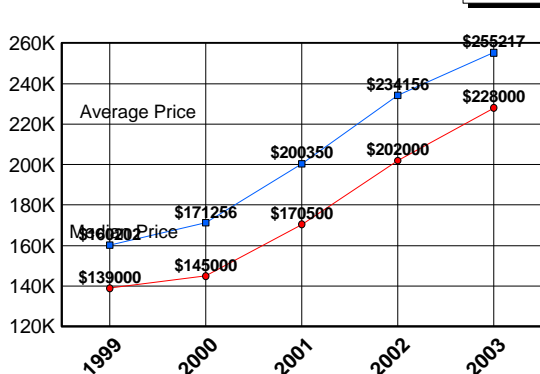
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|-------------|--------------|--------------|-------------|
| | 2003 | 2002 | % Change | 2003 | 2002 | % Change |
| 0-149999 | 35 | 103 | -66.0 | 448 | 862 | -48.0 |
| 150000-299999 | 570 | 421 | 35.4 | 2,965 | 2,620 | 13.2 |
| 300000-449999 | 205 | 113 | 81.4 | 982 | 586 | 67.6 |
| 450000-599999 | 43 | 12 | 258.3 | 175 | 97 | 80.4 |
| 600000-749999 | 3 | 3 | 0.0 | 25 | 14 | 78.6 |
| 750000-999999 | 4 | 0 | 400.0 | 13 | 8 | 62.5 |
| 1000000 & Over | 1 | 0 | 100.0 | 4 | 0 | 400.0 |
| Grand Total: | 861 | 652 | 32.1 | 4,612 | 4,187 | 10.2 |

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

