

ALEXANDRIA CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

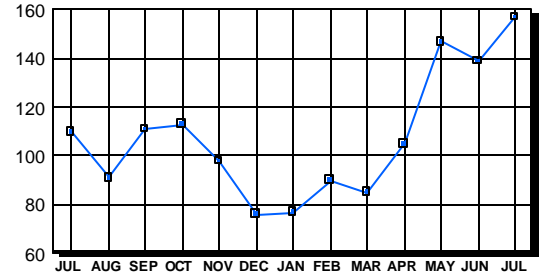
July 2004

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	1	0	100.0
50000-99999	0	13	-1,300.0	15	20	-25.0
100000-149999	5	35	-85.7	16	26	-38.5
150000-199999	51	40	27.5	23	16	43.8
200000-299999	89	51	74.5	51	24	112.5
300000-399999	46	21	119.0	24	12	100.0
400000-499999	22	10	120.0	8	6	33.3
500000 & Over	8	3	166.7	19	6	216.7
Grand Total:	222	173	28.3	157	110	42.7

INVENTORY TREND

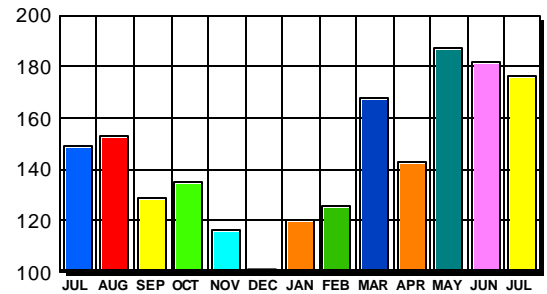
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	1	0.0
50000-99999	0	11	-1,100.0	5	95	-94.7
100000-149999	8	35	-77.1	110	237	-53.6
150000-199999	47	37	27.0	295	229	28.8
200000-299999	63	46	37.0	386	278	38.8
300000-399999	34	19	78.9	175	109	60.6
400000-499999	20	6	233.3	90	33	172.7
500000 & Over	4	1	300.0	41	19	115.8
Grand Total:	176	155	13.5	1,102	1,001	10.1

SALES TREND



SETTLEMENTS

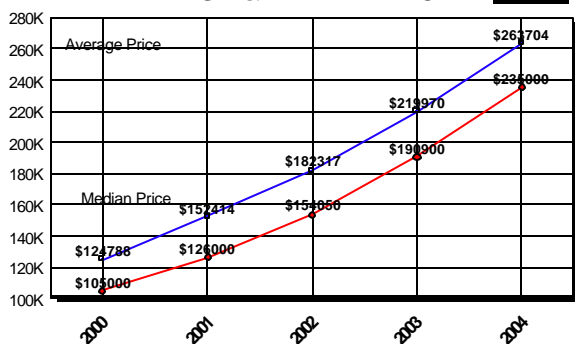
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	1	0.0
50000-99999	0	8	-800.0	8	82	-90.2
100000-149999	8	32	-75.0	101	234	-56.8
150000-199999	45	34	32.4	269	208	29.3
200000-299999	64	48	33.3	334	253	32.0
300000-399999	39	17	129.4	177	95	86.3
400000-499999	12	10	20.0	78	31	151.6
500000 & Over	5	3	66.7	39	22	77.3
Grand Total:	173	152	13.8	1,007	926	8.7

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

