

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

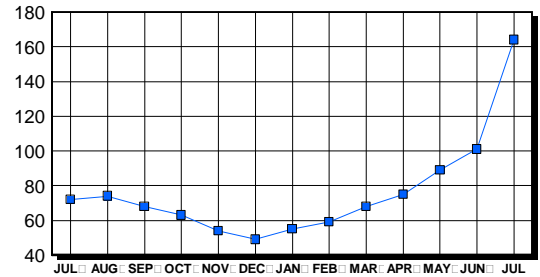
July 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	1	0	100.0	1	1	0.0
50000-99999	0	2	-200.0	4	7	-42.9
100000-149999	0	5	-500.0	7	8	-12.5
150000-199999	5	33	-84.8	1	4	-75.0
200000-299999	47	73	-35.6	37	23	60.9
300000-399999	82	23	256.5	73	24	204.2
400000-499999	17	3	466.7	33	4	725.0
500000 & Over	2	2	0.0	8	1	700.0
Grand Total:	154	141	9.2	164	72	127.8

INVENTORY TREND

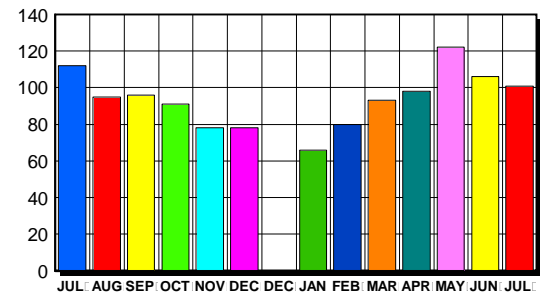
Listings Active At End Of Month



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	0	0	0.0	0	4	0.0
100000-149999	0	5	-500.0	9	33	-72.7
150000-199999	4	31	-87.1	42	187	-77.5
200000-299999	34	67	-49.3	287	361	-20.5
300000-399999	56	8	600.0	278	42	561.9
400000-499999	6	2	200.0	34	12	183.3
500000 & Over	1	0	100.0	16	2	700.0
Grand Total:	113	113	-10.6	666	641	3.9

SALES TREND



SETTLEMENTS

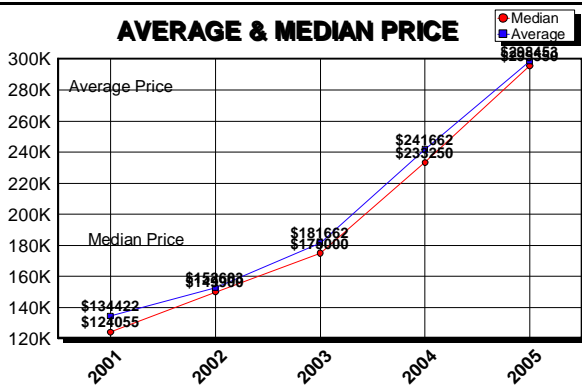
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	0	7	0.0
100000-149999	0	1	-100.0	12	28	-57.1
150000-199999	3	18	-83.3	46	159	-71.1
200000-299999	29	57	-49.1	268	309	-13.3
300000-399999	58	8	625.0	272	38	615.8
400000-499999	7	1	600.0	26	13	100.0
500000 & Over	3	1	200.0	14	2	600.0
Grand Total:	100	88	13.6	638	556	14.7

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

