

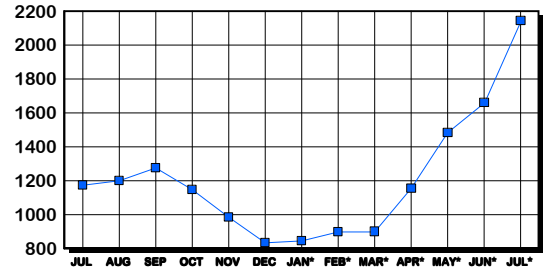
PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report Single Family Homes July 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	13	7	85.7	83	73	13.7
150000-299999	153	526	-70.9	159	279	-43.0
300000-449999	814	449	81.3	721	342	110.8
450000-599999	439	238	84.5	598	287	108.4
600000-749999	220	58	279.3	371	110	237.3
750000-999999	78	26	200.0	153	62	146.8
1000000 & Over	15	10	50.0	57	21	171.4
Grand Total:	1,732	1,314	31.8	2,142	1,174	82.5

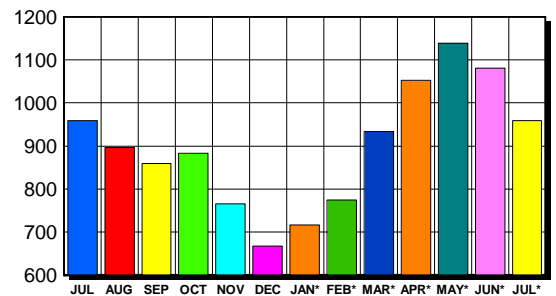
INVENTORY TREND Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	28	0.0
150000-299999	113	465	-75.7	1,129	3,169	-64.4
300000-449999	513	328	56.4	3,321	1,899	74.9
450000-599999	211	139	51.8	1,437	703	104.4
600000-749999	79	27	192.6	570	153	272.5
750000-999999	37	11	236.4	165	67	146.3
1000000 & Over	6	1	500.0	35	14	150.0
Grand Total:	959	971	-1.2	6,657	6,033	10.3

SALES TREND Contracts Ratified Per Month



SETTLEMENTS

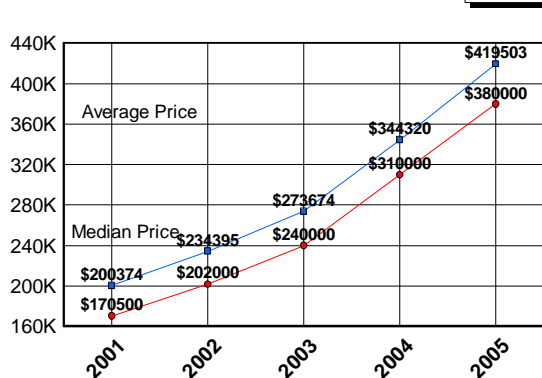
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	1	0.0	3	34	-91.2
150000-299999	90	429	-79.0	1,010	3,006	-66.4
300000-449999	486	315	54.3	3,144	1,652	90.3
450000-599999	250	113	121.2	1,335	554	141.0
600000-749999	108	21	414.3	517	114	353.5
750000-999999	33	10	230.0	129	42	207.1
1000000 & Over	1	0	100.0	25	8	212.5
Grand Total:	969	889	9.0	6,163	5,410	13.9

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

