

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

June

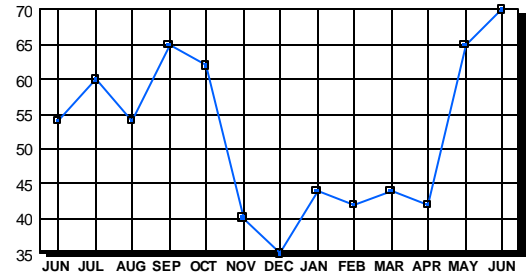
2004

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	0	100.0
50000-99999	3	3	0.0	5	5	0.0
100000-149999	3	13	-76.9	9	7	28.6
150000-199999	30	37	-18.9	6	6	0.0
200000-299999	77	29	165.5	33	24	37.5
300000-399999	16	5	220.0	13	10	30.0
400000-499999	4	1	300.0	3	0	300.0
500000 & Over	0	0	0.0	0	2	-200.0
Grand Total:	133	88	51.1	70	54	29.6

INVENTORY TREND

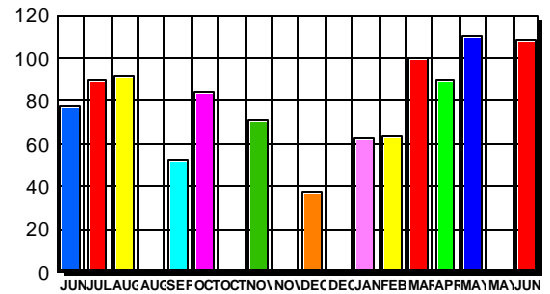
Listings Active At End Of Month



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	0	0.0
50000-99999	2	1	100.0	6	18	-66.7
100000-149999	2	17	-88.2	29	161	-82.0
150000-199999	31	41	-24.4	159	225	-29.3
200000-299999	63	18	250.0	294	72	308.3
300000-399999	9	1	800.0	36	12	200.0
400000-499999	1	1	0.0	10	3	233.3
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	108	79	36.7	535	491	9.0

SALES TREND



SETTLEMENTS

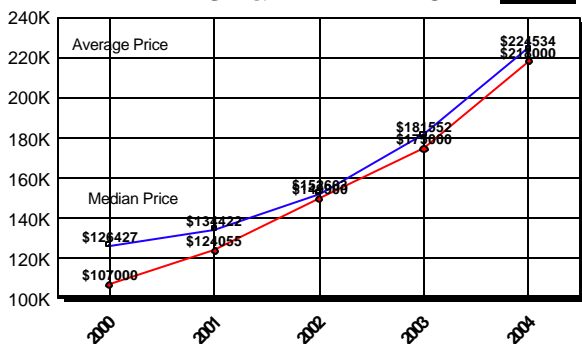
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	3	-300.0	5	17	-70.6
100000-149999	0	23	-2,300.0	27	150	-82.0
150000-199999	30	36	-16.7	139	185	-24.9
200000-299999	66	21	214.3	243	62	291.9
300000-399999	9	2	350.0	27	9	200.0
400000-499999	4	0	400.0	11	2	450.0
500000 & Over	1	0	100.0	1	0	100.0
Grand Total:	110	85	29.4	453	425	6.6

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

