

LOUDOUN COUNTY HOUSING REPORT

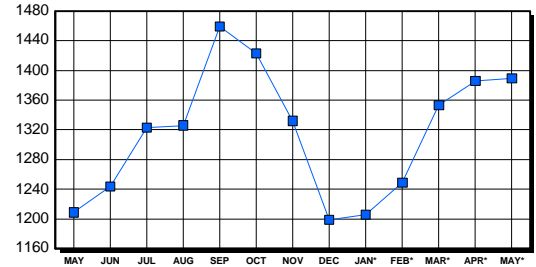
Residential Market Report Single Family Homes May 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	6	18	-66.7	16	18	-11.1
150000-299999	341	369	-7.6	238	261	-8.8
300000-449999	324	270	20.0	417	396	5.3
450000-599999	165	135	22.2	413	309	33.7
600000-749999	50	35	42.9	143	97	47.4
750000-999999	23	23	0.0	82	66	24.2
1000000 & Over	17	13	30.8	80	62	29.0
Grand Total:	926	863	7.3	1,389	1,209	14.9

INVENTORY TREND

Listings Active At End Of Month

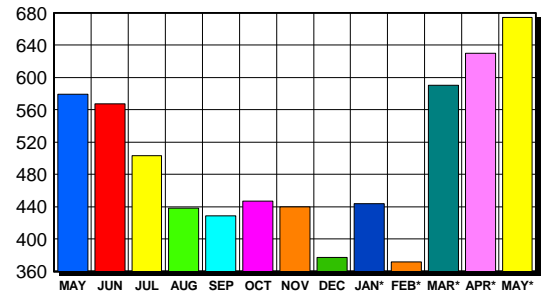


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	18	-77.8	20	83	-75.9
150000-299999	302	271	11.4	1,315	1,358	-3.2
300000-449999	237	146	62.3	883	678	30.2
450000-599999	90	51	76.5	348	184	89.1
600000-749999	26	14	85.7	89	48	85.4
750000-999999	11	5	120.0	39	23	69.6
1000000 & Over	4	4	0.0	16	16	0.0
Grand Total:	674	509	32.4	2,710	2,390	13.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

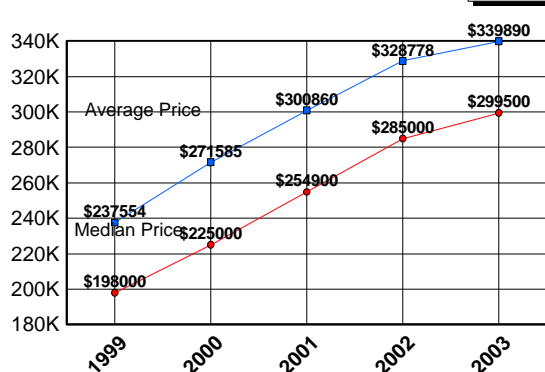
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	2	10	-80.0	20	69	-71.0
150000-299999	246	258	-4.7	1,102	1,184	-6.9
300000-449999	177	101	75.2	720	527	36.6
450000-599999	70	34	105.9	259	133	94.7
600000-749999	23	7	228.6	71	37	91.9
750000-999999	8	3	166.7	23	21	9.5
1000000 & Over	1	4	-75.0	11	8	37.5
Grand Total:	527	417	26.4	2,206	1,979	11.5

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

