

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

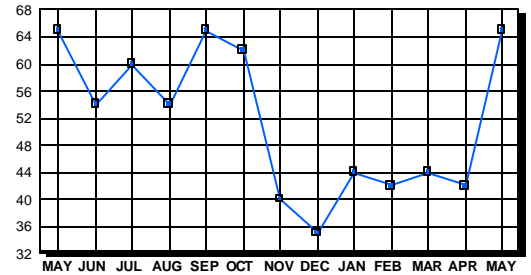
May 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	2	0	200.0
50000-99999	3	6	-50.0	4	5	-20.0
100000-149999	2	20	-90.0	8	12	-33.3
150000-199999	27	51	-47.1	15	21	-28.6
200000-299999	79	22	259.1	24	17	41.2
300000-399999	12	3	300.0	11	8	37.5
400000-499999	3	0	300.0	1	0	100.0
500000 & Over	1	0	100.0	0	2	-200.0
Grand Total:	128	102	25.5	65	65	0.0

INVENTORY TREND

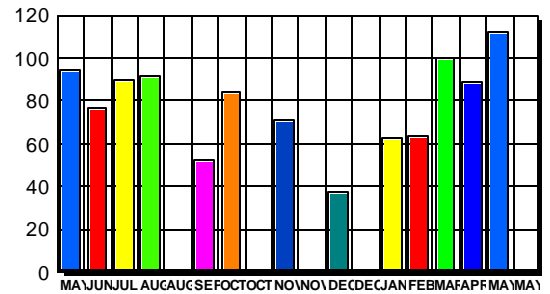
Listings Active At End Of Month



CONTRACTS

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	6	-66.7	4	17	-76.5
100000-149999	3	23	-87.0	28	145	-80.7
150000-199999	21	51	-58.8	128	186	-31.2
200000-299999	76	17	347.1	231	58	298.3
300000-399999	8	4	100.0	27	11	145.5
400000-499999	1	0	100.0	9	2	350.0
500000 & Over	1	0	100.0	1	0	100.0
Grand Total:	112	101	10.9	428	419	2.1

SALES TREND



SETTLEMENTS

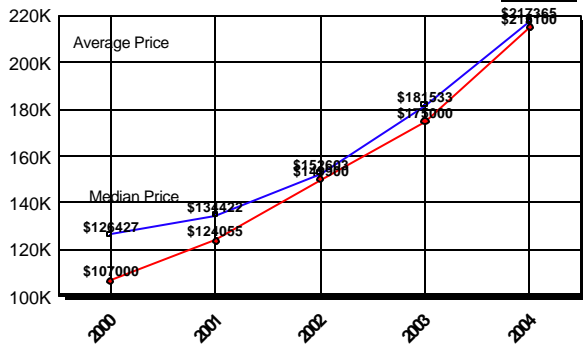
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	0	100.0	5	13	-61.5
100000-149999	2	27	-92.6	27	126	-78.6
150000-199999	20	36	-44.4	106	149	-28.9
200000-299999	38	17	123.5	174	41	324.4
300000-399999	3	1	200.0	18	7	157.1
400000-499999	1	1	0.0	7	2	250.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	65	82	-20.7	337	338	-0.3

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

