

LOUDOUN COUNTY HOUSING REPORT

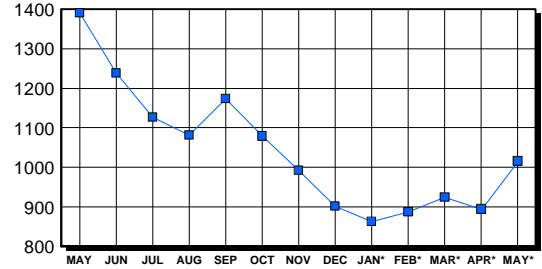
Residential Market Report Single Family Homes May 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	7	-700.0	13	16	-18.8
150000-299999	112	356	-68.5	81	238	-66.0
300000-449999	422	347	21.6	225	417	-46.0
450000-599999	229	174	31.6	229	413	-44.6
600000-749999	135	63	114.3	218	143	52.4
750000-999999	43	27	59.3	143	82	74.4
1000000 & Over	32	17	88.2	107	80	33.8
Grand Total:	973	991	-1.8	1,016	1,389	-26.9

INVENTORY TREND

Listings Active At End Of Month

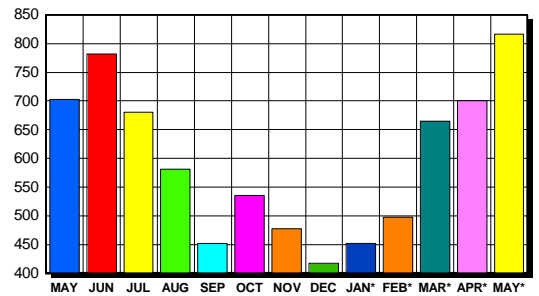


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	4	-400.0	6	20	-70.0
150000-299999	120	302	-60.3	582	1,315	-55.7
300000-449999	383	237	61.6	1,409	883	59.6
450000-599999	184	90	104.4	702	348	101.7
600000-749999	91	26	250.0	277	89	211.2
750000-999999	23	11	109.1	106	39	171.8
1000000 & Over	15	4	275.0	50	16	212.5
Grand Total:	816	674	21.1	3,132	2,710	15.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

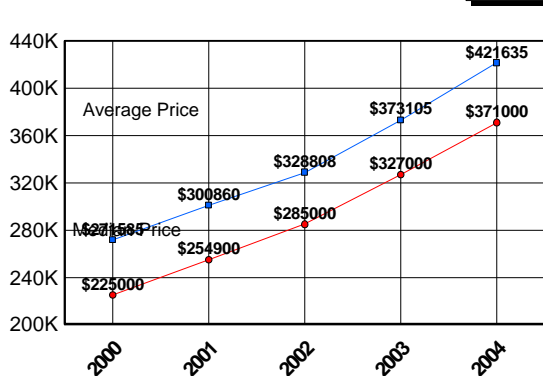
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	2	0.0	8	20	-60.0
150000-299999	89	246	-63.8	514	1,109	-53.7
300000-449999	287	178	61.2	1,107	714	55.0
450000-599999	159	68	133.8	523	258	102.7
600000-749999	43	24	79.2	158	71	122.5
750000-999999	21	8	162.5	76	25	204.0
1000000 & Over	8	1	700.0	25	11	127.3
Grand Total:	609	527	15.6	2,411	2,208	9.2

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

