

LOUDOUN COUNTY Residential Market Report

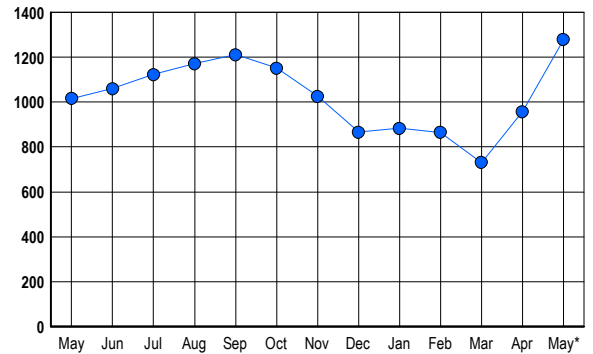


HOUSING REPORT Single Family Homes May 2005

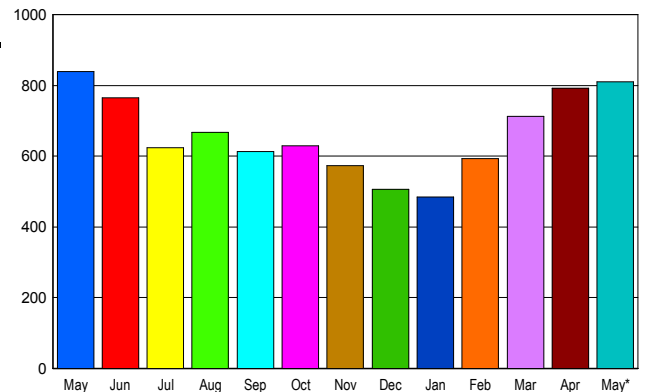
LISTINGS

Prices Range	New This Month			Total Actives		
	2005	2004	% Change	2005	2004	% Change
0 - 149,999	0	0	0.0	5	13	-61.5
150,000 - 199,999	0	2	-100.0	1	13	-92.3
200,000 - 299,999	16	113	-85.8	6	68	-91.2
300,000 - 399,999	117	347	-66.3	50	164	-69.5
400,000 - 499,999	316	186	69.9	208	140	48.6
500,000 - 599,999	182	155	17.4	161	150	7.3
600,000 - 699,999	152	112	35.7	184	160	15.0
700,000 - 799,999	145	44	229.5	215	102	110.8
800,000 - 899,999	83	24	245.8	150	66	127.3
900,000 - 999,999	57	14	307.1	110	33	233.3
1,000,000 - 1,249,999	39	12	225.0	77	41	87.8
1,250,000 - 1,499,999	32	15	113.3	61	36	69.4
1,500,000 +	14	4	250.0	50	30	66.7
TOTALS	1153	1028	12.2	1278	1016	25.8

INVENTORY TREND
Listings Active at End of Month



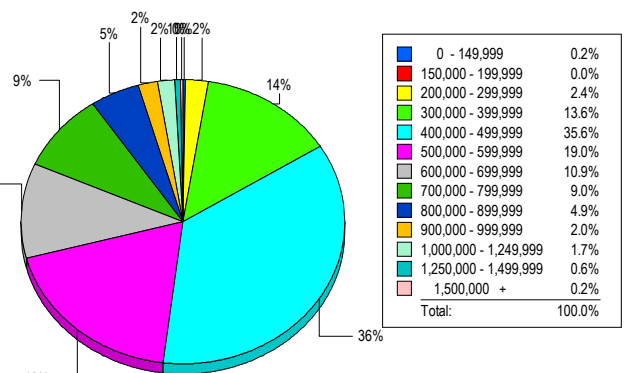
SALES TREND
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0 - 149,999	0	0	0.0	4	8	-50.0
150,000 - 199,999	0	3	-100.0	2	35	-94.3
200,000 - 299,999	15	111	-86.5	110	561	-80.4
300,000 - 399,999	135	301	-55.1	622	1,152	-46.0
400,000 - 499,999	258	149	73.2	1,046	650	60.9
500,000 - 599,999	143	133	7.5	560	529	5.9
600,000 - 699,999	99	83	19.3	420	297	41.4
700,000 - 799,999	78	26	200.0	264	134	97.0
800,000 - 899,999	34	10	240.0	131	70	87.1
900,000 - 999,999	23	4	475.0	72	33	118.2
1,000,000 - 1,249,999	13	11	18.2	56	33	69.7
1,250,000 - 1,499,999	10	5	100.0	33	17	94.1
1,500,000 +	3	3	0.0	20	11	81.8
TOTALS	811	839	-3.3	3340	3530	-5.4

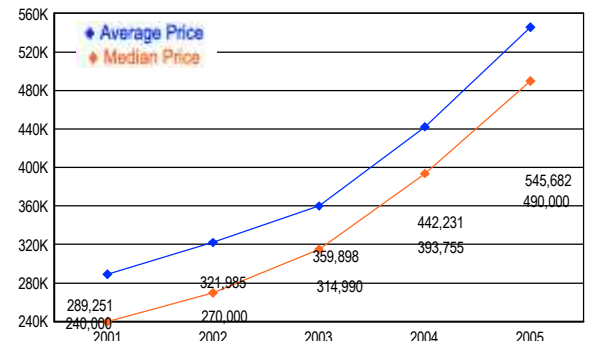
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2005	2004	% Change	2005	2004	% Change
0 - 149,999	1	2	-50.0	5	8	-37.5
150,000 - 199,999	0	6	-100.0	2	40	-95.0
200,000 - 299,999	16	96	-83.3	102	511	-80.0
300,000 - 399,999	89	265	-66.4	520	946	-45.0
400,000 - 499,999	233	135	72.6	928	522	77.8
500,000 - 599,999	124	117	6.0	496	355	39.7
600,000 - 699,999	71	44	61.4	327	173	89.0
700,000 - 799,999	59	24	145.8	202	84	140.5
800,000 - 899,999	32	9	255.6	96	28	242.9
900,000 - 999,999	13	7	85.7	41	28	46.4
1,000,000 - 1,249,999	11	4	175.0	50	15	233.3
1,250,000 - 1,499,999	4	3	33.3	16	7	128.6
1,500,000 +	1	2	-50.0	13	7	85.7
TOTALS	654	714	-8.4	2798	2724	2.7

AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (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