

LOUDOUN COUNTY HOUSING REPORT

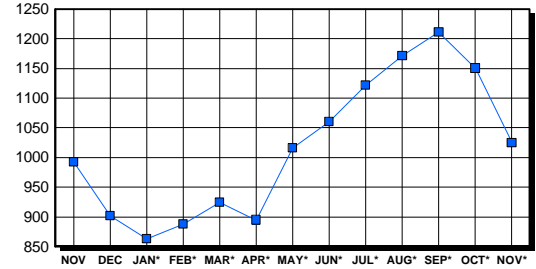
Residential Market Report Single Family Homes November 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	1	0.0	13	11	18.2
150000-299999	43	148	-70.9	73	113	-35.4
300000-449999	226	186	21.5	173	208	-16.8
450000-599999	136	114	19.3	212	321	-34.0
600000-749999	89	52	71.2	251	165	52.1
750000-999999	42	32	31.3	191	91	109.9
1000000 & Over	15	21	-28.6	112	83	34.9
Grand Total:	552	554	-0.4	1,025	992	3.3

INVENTORY TREND

Listings Active At End Of Month

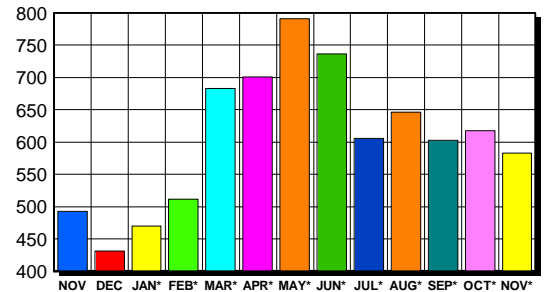


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	2	-200.0	8	45	-82.2
150000-299999	43	175	-75.4	943	2,700	-65.1
300000-449999	299	166	80.1	3,308	2,085	58.7
450000-599999	133	91	46.2	1,604	890	80.2
600000-749999	74	23	221.7	707	262	169.8
750000-999999	25	13	92.3	285	113	152.2
1000000 & Over	9	3	200.0	94	41	129.3
Grand Total:	583	473	23.3	6,949	6,136	13.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

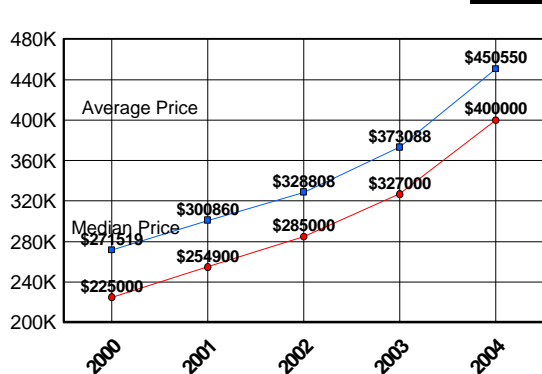
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	3	-66.7	9	41	-78.0
150000-299999	46	161	-71.4	918	2,678	-65.7
300000-449999	264	137	92.7	3,195	2,080	53.6
450000-599999	130	62	109.7	1,584	880	80.0
600000-749999	70	22	218.2	686	263	160.8
750000-999999	19	8	137.5	274	93	194.6
1000000 & Over	10	4	150.0	87	32	171.9
Grand Total:	540	397	36.0	6,753	6,067	11.3

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

