

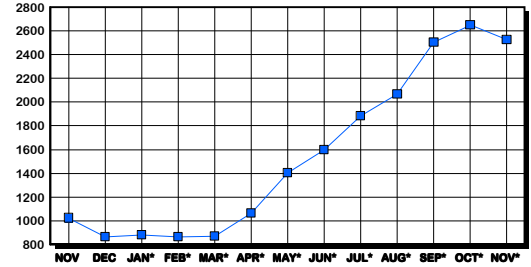
LOUDOUN COUNTY HOUSING REPORT

Residential Market Report Single Family Homes November 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	2	1	100.0	16	13	23.1
150000-299999	8	43	-81.4	59	73	-19.2
300000-449999	214	235	-8.9	457	173	164.2
450000-599999	266	142	87.3	694	212	227.4
600000-749999	181	96	88.5	513	251	104.4
750000-999999	182	48	279.2	537	191	181.2
1000000 & Over	49	18	172.2	249	112	122.3
Grand Total:	902	583	54.7	2,525	1,025	146.3

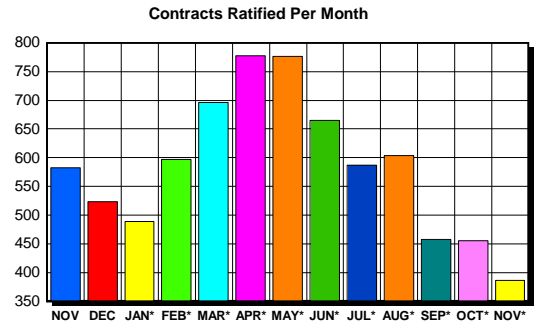
INVENTORY TREND Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	6	8	-25.0
150000-299999	6	43	-86.0	175	943	-81.4
300000-449999	132	299	-55.9	2,169	3,308	-34.4
450000-599999	118	133	-11.3	2,064	1,604	28.7
600000-749999	65	74	-12.2	1,128	707	59.5
750000-999999	51	25	104.0	721	285	153.0
1000000 & Over	14	9	55.6	227	94	141.5
Grand Total:	386	583	-33.8	6,490	6,949	-6.6

SALES TREND Contracts Ratified Per Month



SETTLEMENTS

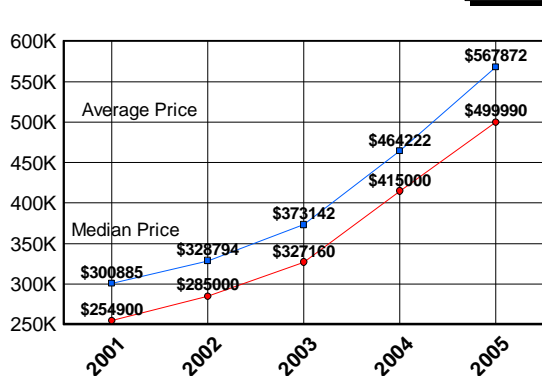
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	1	-100.0	7	9	-22.2
150000-299999	4	47	-91.5	166	1,036	-84.0
300000-449999	128	265	-51.7	2,161	3,147	-31.3
450000-599999	133	129	3.1	2,166	1,553	39.5
600000-749999	58	68	-14.7	1,170	652	79.4
750000-999999	57	19	200.0	751	266	182.3
1000000 & Over	15	11	36.4	233	91	156.0
Grand Total:	395	540	-26.9	6,654	6,754	-1.5

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

