

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

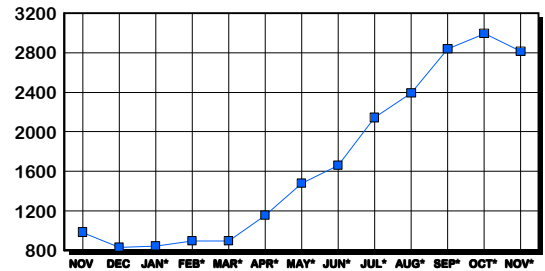
November 2005

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|------------|-------------|--------------|------------|--------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 6 | 2 | 200.0 | 80 | 73 | 9.6 |
| 150000-299999 | 82 | 277 | -70.4 | 211 | 181 | 16.6 |
| 300000-449999 | 521 | 288 | 80.9 | 1,048 | 266 | 294.0 |
| 450000-599999 | 285 | 144 | 97.9 | 756 | 272 | 177.9 |
| 600000-749999 | 153 | 52 | 194.2 | 463 | 106 | 336.8 |
| 750000-999999 | 58 | 25 | 132.0 | 202 | 69 | 192.8 |
| 1000000 & Over | 12 | 4 | 200.0 | 52 | 19 | 173.7 |
| Grand Total: | 1,117 | 792 | 41.0 | 2,812 | 986 | 185.2 |

INVENTORY TREND

Listings Active At End Of Month

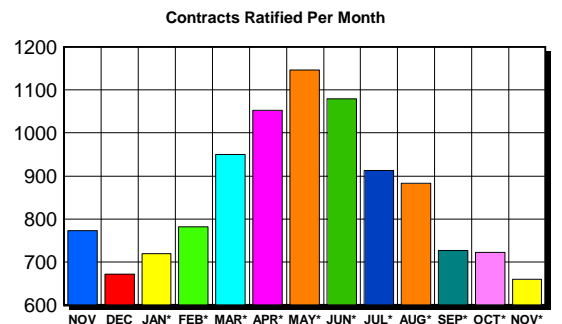


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|--------------|--------------|--------------|------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 0 | 0 | 0.0 | 2 | 32 | -93.8 |
| 150000-299999 | 79 | 329 | -76.0 | 1,479 | 4,615 | -68.0 |
| 300000-449999 | 374 | 317 | 18.0 | 4,929 | 3,212 | 53.5 |
| 450000-599999 | 128 | 106 | 20.8 | 2,092 | 1,203 | 73.9 |
| 600000-749999 | 58 | 29 | 100.0 | 837 | 265 | 215.8 |
| 750000-999999 | 14 | 10 | 40.0 | 238 | 100 | 138.0 |
| 1000000 & Over | 7 | 2 | 250.0 | 60 | 15 | 300.0 |
| Grand Total: | 660 | 793 | -16.8 | 9,637 | 9,442 | 2.1 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

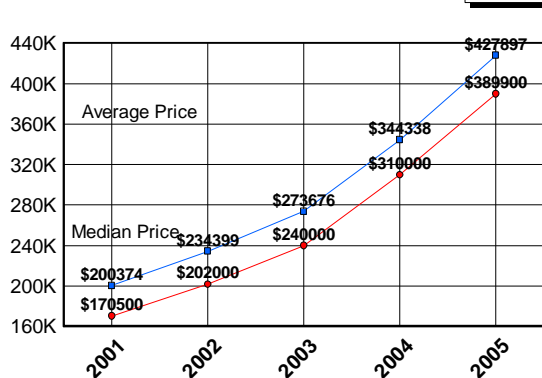
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|--------------|--------------|--------------|------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 1 | 0 | 100.0 | 5 | 36 | -86.1 |
| 150000-299999 | 58 | 299 | -80.6 | 1,341 | 4,568 | -70.6 |
| 300000-449999 | 319 | 322 | -0.9 | 4,954 | 3,002 | 65.0 |
| 450000-599999 | 146 | 109 | 33.9 | 2,109 | 1,107 | 90.5 |
| 600000-749999 | 65 | 25 | 160.0 | 836 | 222 | 276.6 |
| 750000-999999 | 16 | 11 | 45.5 | 224 | 83 | 169.9 |
| 1000000 & Over | 5 | 1 | 400.0 | 45 | 12 | 275.0 |
| Grand Total: | 610 | 767 | -20.5 | 9,514 | 9,030 | 5.4 |

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

