

ALEXANDRIA CITY HOUSING REPORT

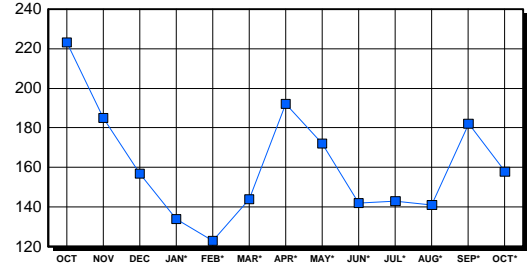
Residential Market Report Single Family Homes October 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	1	-100.0	5	6	-16.7
150000-299999	18	36	-50.0	24	36	-33.3
300000-449999	40	74	-45.9	31	69	-55.1
450000-599999	53	42	26.2	39	44	-11.4
600000-749999	25	20	25.0	22	25	-12.0
750000-999999	18	15	20.0	14	27	-48.1
1000000 & Over	13	10	30.0	23	16	43.8
Grand Total:	167	198	-15.7	158	223	-29.1

INVENTORY TREND

Listings Active At End Of Month

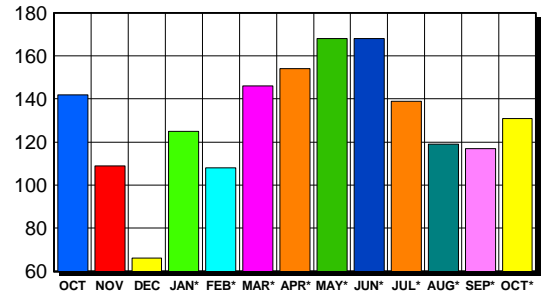


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	1	0.0	5	21	-76.2
150000-299999	16	30	-46.7	230	343	-32.9
300000-449999	47	59	-20.3	581	480	21.0
450000-599999	34	27	25.9	312	210	48.6
600000-749999	15	9	66.7	131	80	63.8
750000-999999	14	7	100.0	74	68	8.8
1000000 & Over	4	1	300.0	42	36	16.7
Grand Total:	131	134	-2.2	1,375	1,238	11.1

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

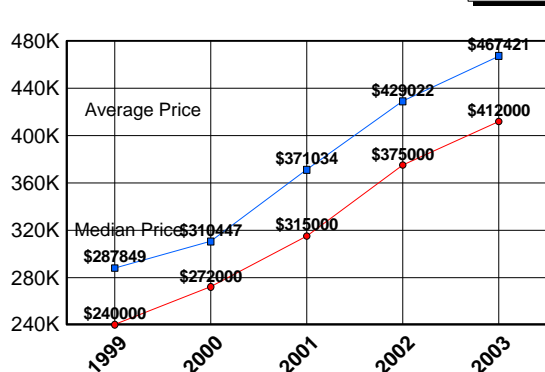
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	2	-200.0	4	27	-85.2
150000-299999	22	24	-8.3	217	330	-34.2
300000-449999	43	37	16.2	585	462	26.6
450000-599999	24	15	60.0	290	187	55.1
600000-749999	14	6	133.3	117	72	62.5
750000-999999	8	7	14.3	68	53	28.3
1000000 & Over	2	3	-33.3	40	29	37.9
Grand Total:	113	94	20.2	1,321	1,160	13.9

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

