

ALEXANDRIA CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

October

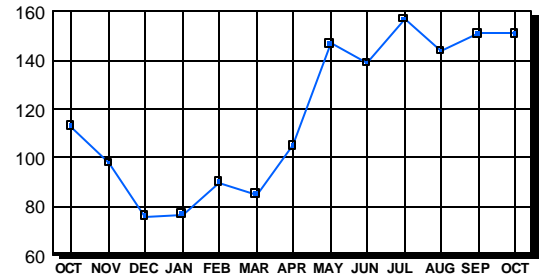
2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	3	0	300.0
50000-99999	0	10	-1,000.0	14	15	-6.7
100000-149999	2	29	-93.1	15	27	-44.4
150000-199999	36	35	2.9	15	22	-31.8
200000-299999	75	47	59.6	52	19	173.7
300000-399999	42	15	180.0	17	12	41.7
400000-499999	19	7	171.4	17	6	183.3
500000 & Over	11	3	266.7	18	12	50.0
Grand Total:	186	146	27.4	151	113	33.6

INVENTORY TREND

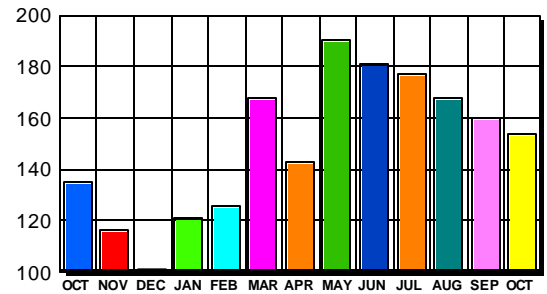
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	1	0.0
50000-99999	0	11	-1,100.0	6	120	-95.0
100000-149999	1	32	-96.9	126	327	-61.5
150000-199999	35	22	59.1	397	310	28.1
200000-299999	65	46	41.3	596	410	45.4
300000-399999	37	13	184.6	271	155	74.8
400000-499999	8	11	-27.3	126	59	113.6
500000 & Over	8	1	700.0	66	29	127.6
Grand Total:	154	136	13.2	1,588	1,411	12.5

SALES TREND



SETTLEMENTS

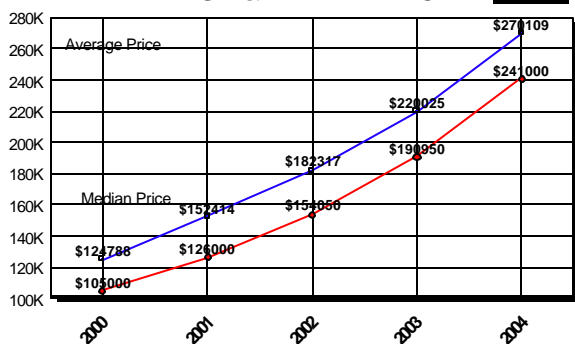
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	1	0.0
50000-99999	0	9	-900.0	8	108	-92.6
100000-149999	1	36	-97.2	119	335	-64.5
150000-199999	25	27	-7.4	375	310	21.0
200000-299999	61	37	64.9	538	395	36.2
300000-399999	33	10	230.0	270	156	73.1
400000-499999	13	7	85.7	127	53	139.6
500000 & Over	5	2	150.0	63	29	117.2
Grand Total:	138	128	7.8	1,501	1,387	8.2

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

