

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

October

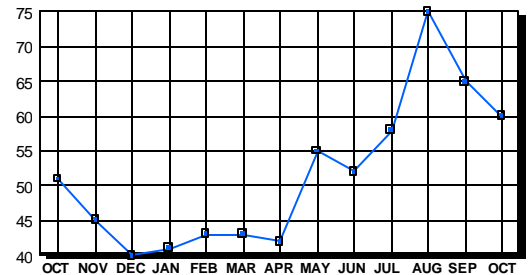
2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	3	1	200.0
50000-99999	1	7	-85.7	17	16	6.3
100000-149999	6	16	-62.5	7	6	16.7
150000-199999	12	27	-55.6	8	10	-20.0
200000-299999	40	12	233.3	14	17	-17.6
300000-399999	2	0	200.0	7	1	600.0
400000-499999	1	1	0.0	3	0	300.0
500000 & Over	1	0	100.0	1	0	100.0
Grand Total:	64	63	1.6	60	51	17.6

INVENTORY TREND

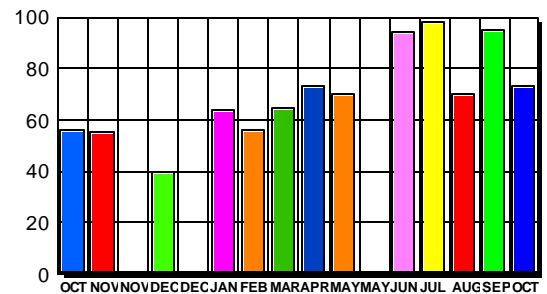
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	0	100.0
50000-99999	0	9	-900.0	15	65	-76.9
100000-149999	9	13	-30.8	120	279	-57.0
150000-199999	14	20	-30.0	313	217	44.2
200000-299999	47	9	422.2	269	42	540.5
300000-399999	2	0	200.0	28	0	2,800.0
400000-499999	0	0	0.0	5	0	500.0
500000 & Over	1	0	100.0	7	0	700.0
Grand Total:	73	51	43.1	758	603	25.7

SALES TREND



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	1	0	100.0
50000-99999	0	5	-500.0	16	61	-73.8
100000-149999	7	23	-69.6	111	274	-59.5
150000-199999	21	35	-40.0	288	212	35.8
200000-299999	42	6	600.0	259	34	661.8
300000-399999	2	0	200.0	26	0	2,600.0
400000-499999	1	0	100.0	6	0	600.0
500000 & Over	0	0	0.0	5	0	500.0
Grand Total:	73	69	5.8	712	581	22.5

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.

