

PRINCE WILLIAM COUNTY HOUSING REPORT

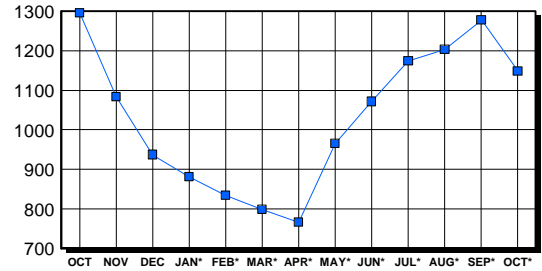
Residential Market Report Single Family Homes October 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	6	20	-70.0	74	83	-10.8
150000-299999	356	560	-36.4	244	469	-48.0
300000-449999	414	232	78.4	350	443	-21.0
450000-599999	195	75	160.0	294	183	60.7
600000-749999	59	19	210.5	103	52	98.1
750000-999999	17	13	30.8	65	43	51.2
1000000 & Over	2	7	-71.4	17	22	-22.7
Grand Total:	1,049	926	13.3	1,147	1,295	-11.4

INVENTORY TREND

Listings Active At End Of Month

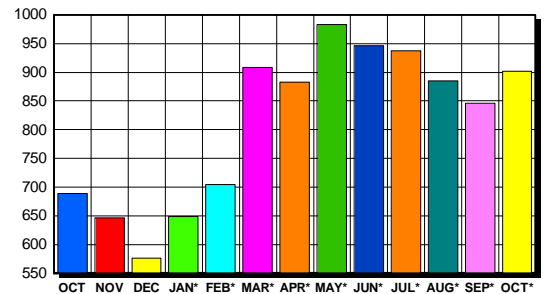


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	25	-96.0	32	564	-94.3
150000-299999	370	494	-25.1	4,301	4,781	-10.0
300000-449999	368	136	170.6	2,887	1,541	87.3
450000-599999	127	34	273.5	1,086	337	222.3
600000-749999	27	10	170.0	234	61	283.6
750000-999999	7	4	75.0	91	18	405.6
1000000 & Over	2	0	200.0	13	5	160.0
Grand Total:	902	703	28.3	8,644	7,307	18.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

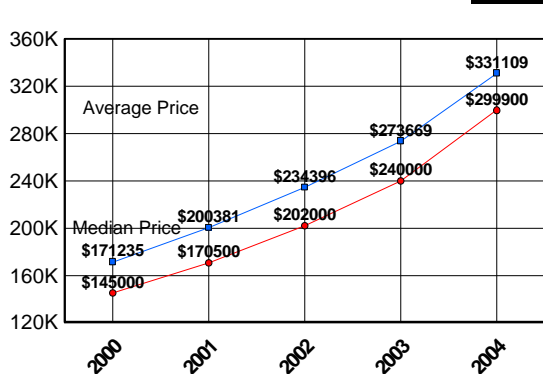
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	29	-2,900.0	36	553	-93.5
150000-299999	320	450	-28.9	4,066	4,529	-10.2
300000-449999	287	141	103.5	2,758	1,507	83.0
450000-599999	125	28	346.4	977	320	205.3
600000-749999	21	6	250.0	212	53	300.0
750000-999999	8	3	166.7	69	17	305.9
1000000 & Over	0	0	0.0	13	6	116.7
Grand Total:	761	657	15.8	8,131	6,985	16.4

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

