

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report Single Family Homes October 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	4	5	-20.0	16	13	23.1
150000-299999	7	48	-85.4	59	75	-21.3
300000-449999	250	336	-25.6	471	247	90.7
450000-599999	364	207	75.8	758	245	209.4
600000-749999	243	114	113.2	541	260	108.1
750000-999999	207	94	120.2	546	195	180.0
1000000 & Over	65	36	80.6	256	115	122.6
Grand Total:	1,140	840	35.7	2,647	1,150	130.2

CONTRACTS

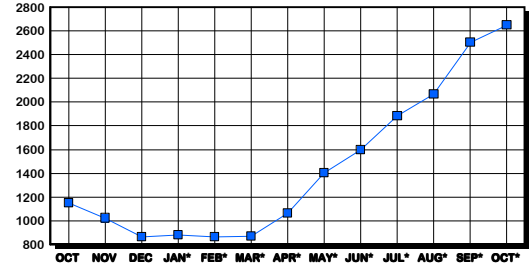
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	5	8	-37.5
150000-299999	10	51	-80.4	166	904	-81.6
300000-449999	145	299	-51.5	2,034	3,002	-32.2
450000-599999	156	155	0.6	1,950	1,464	33.2
600000-749999	71	76	-6.6	1,069	621	72.1
750000-999999	62	30	106.7	670	257	160.7
1000000 & Over	21	10	110.0	210	87	141.4
Grand Total:	465	621	-25.1	6,104	6,343	-3.8

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	6	8	-25.0
150000-299999	6	52	-88.5	160	979	-83.7
300000-449999	134	275	-51.3	2,025	2,842	-28.7
450000-599999	146	122	19.7	2,024	1,404	44.2
600000-749999	68	61	11.5	1,106	574	92.7
750000-999999	67	28	139.3	683	239	185.8
1000000 & Over	16	4	300.0	212	76	178.9
Grand Total:	437	542	-19.4	6,216	6,122	1.5

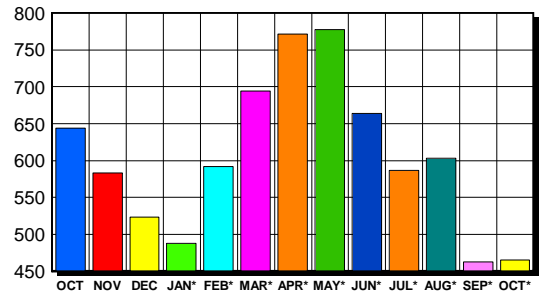
INVENTORY TREND

Listings Active At End Of Month



SALES TREND

Contracts Ratified Per Month

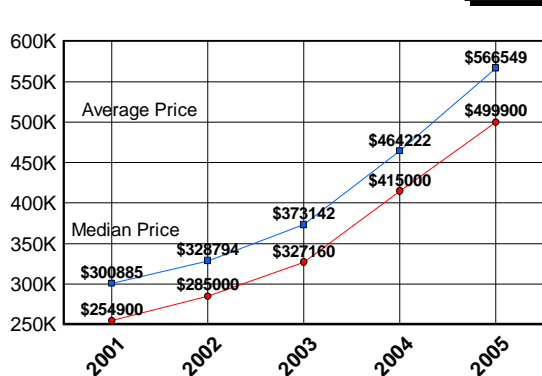


DATA SOURCE

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

