

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

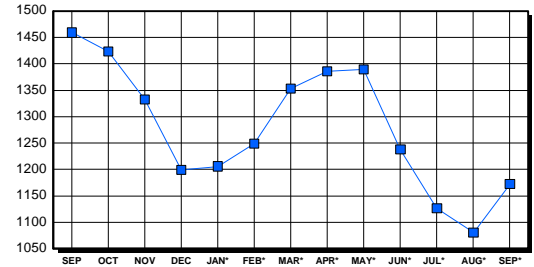
September 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	6	-33.3	14	16	-12.5
150000-299999	214	340	-37.1	192	414	-53.6
300000-449999	217	221	-1.8	267	459	-41.8
450000-599999	156	110	41.8	381	311	22.5
600000-749999	53	37	43.2	145	116	25.0
750000-999999	35	19	84.2	96	66	45.5
1000000 & Over	21	16	31.3	78	77	1.3
Grand Total:	700	749	-6.5	1,173	1,459	-19.6

INVENTORY TREND

Listings Active At End Of Month

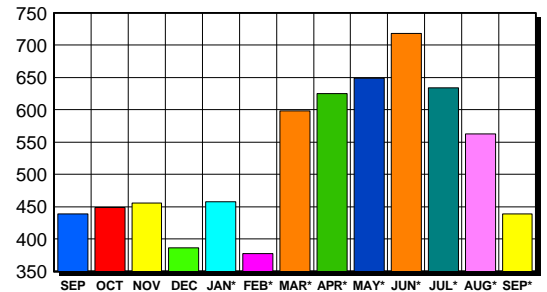


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	2	5	-60.0	37	114	-67.5
150000-299999	207	238	-13.0	2,305	2,374	-2.9
300000-449999	141	106	33.0	1,707	1,219	40.0
450000-599999	62	46	34.8	698	379	84.2
600000-749999	17	12	41.7	199	95	109.5
750000-999999	10	6	66.7	86	44	95.5
1000000 & Over	0	0	0.0	29	27	7.4
Grand Total:	439	413	6.3	5,061	4,252	19.0

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

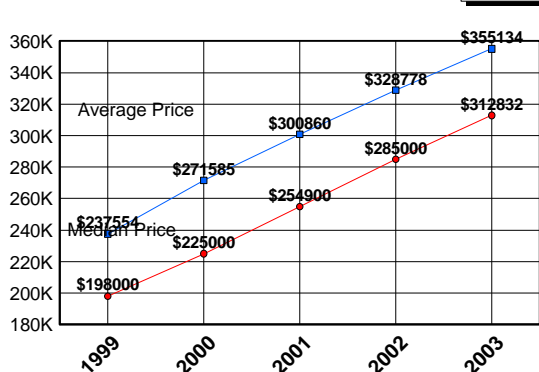
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	8	-87.5	35	105	-66.7
150000-299999	212	226	-6.2	2,226	2,324	-4.2
300000-449999	219	123	78.0	1,756	1,172	49.8
450000-599999	75	33	127.3	698	343	103.5
600000-749999	25	9	177.8	205	85	141.2
750000-999999	7	3	133.3	58	44	31.8
1000000 & Over	2	2	0.0	24	25	-4.0
Grand Total:	541	404	33.9	5,002	4,098	22.1

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

