

ALEXANDRIA CITY HOUSING REPORT

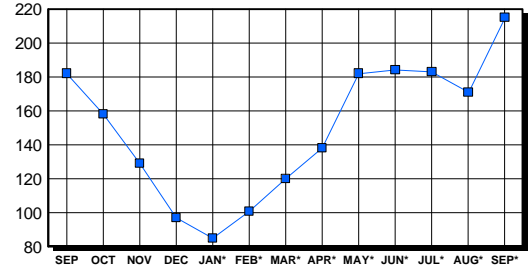
Residential Market Report Single Family Homes September 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	1	0.0	9	6	50.0
150000-299999	10	19	-47.4	18	23	-21.7
300000-449999	36	51	-29.4	33	42	-21.4
450000-599999	66	53	24.5	54	48	12.5
600000-749999	32	22	45.5	31	28	10.7
750000-999999	14	15	-6.7	27	16	68.8
1000000 & Over	22	8	175.0	43	19	126.3
Grand Total:	181	169	7.1	215	182	18.1

INVENTORY TREND

Listings Active At End Of Month

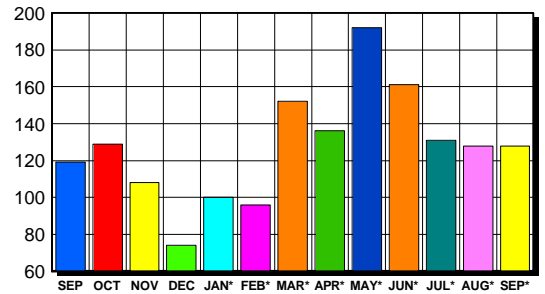


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	3	4	-25.0
150000-299999	13	22	-40.9	81	216	-62.5
300000-449999	33	44	-25.0	344	532	-35.3
450000-599999	48	31	54.8	441	280	57.5
600000-749999	21	12	75.0	204	116	75.9
750000-999999	10	6	66.7	106	60	76.7
1000000 & Over	3	4	-25.0	45	39	15.4
Grand Total:	128	119	7.6	1,224	1,247	-1.8

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

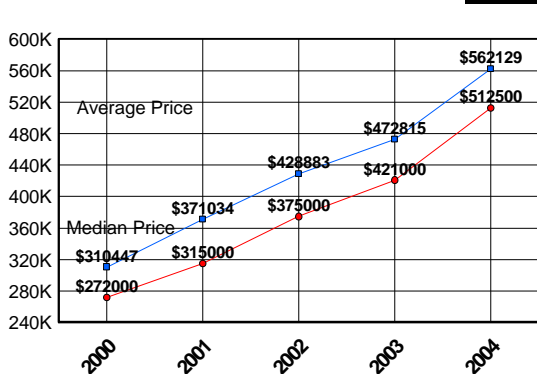
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	3	4	-25.0
150000-299999	7	16	-56.3	71	206	-65.5
300000-449999	39	48	-18.8	318	518	-38.6
450000-599999	42	29	44.8	402	263	52.9
600000-749999	20	9	122.2	210	103	103.9
750000-999999	13	4	225.0	106	56	89.3
1000000 & Over	2	3	-33.3	45	40	12.5
Grand Total:	123	110	11.8	1,155	1,190	-2.9

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

