

# LOUDOUN COUNTY HOUSING REPORT

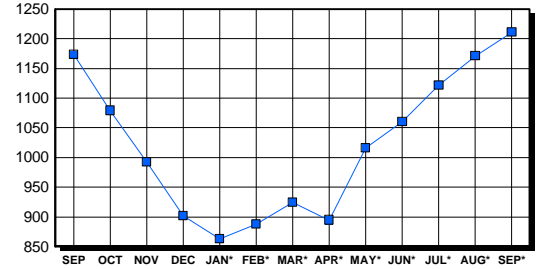
## Residential Market Report Single Family Homes September 2004

### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	6	4	50.0	14	14	0.0
150000-299999	64	225	-71.6	81	192	-57.8
300000-449999	367	224	63.8	294	267	10.1
450000-599999	188	165	13.9	247	381	-35.2
600000-749999	142	54	163.0	264	145	82.1
750000-999999	75	38	97.4	188	96	95.8
1000000 & Over	42	21	100.0	123	78	57.7
<b>Grand Total:</b>	<b>884</b>	<b>731</b>	<b>20.9</b>	<b>1,211</b>	<b>1,173</b>	<b>3.2</b>

### INVENTORY TREND

Listings Active At End Of Month

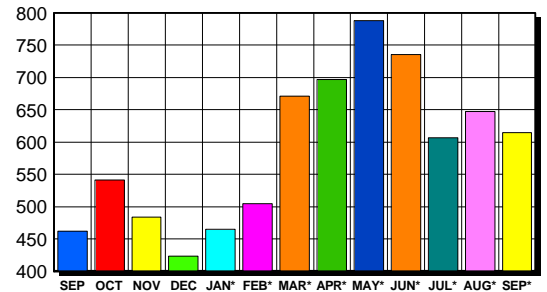


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	2	-50.0	8	37	-78.4
150000-299999	63	207	-69.6	855	2,305	-62.9
300000-449999	306	141	117.0	2,709	1,707	58.7
450000-599999	124	62	100.0	1,311	698	87.8
600000-749999	71	17	317.6	548	199	175.4
750000-999999	40	10	300.0	223	86	159.3
1000000 & Over	10	0	1,000.0	76	29	162.1
<b>Grand Total:</b>	<b>615</b>	<b>439</b>	<b>40.1</b>	<b>5,730</b>	<b>5,061</b>	<b>13.2</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

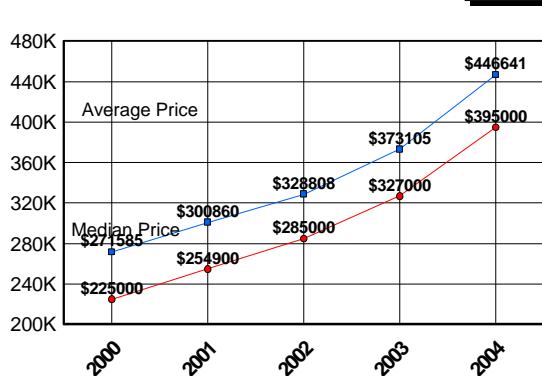
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	8	35	-77.1
150000-299999	48	220	-78.2	797	2,269	-64.9
300000-449999	268	207	29.5	2,585	1,708	51.3
450000-599999	135	77	75.3	1,290	699	84.5
600000-749999	62	26	138.5	532	198	168.7
750000-999999	17	8	112.5	211	68	210.3
1000000 & Over	9	2	350.0	69	24	187.5
<b>Grand Total:</b>	<b>539</b>	<b>541</b>	<b>-0.4</b>	<b>5,492</b>	<b>5,001</b>	<b>9.8</b>

### 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

