

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

September

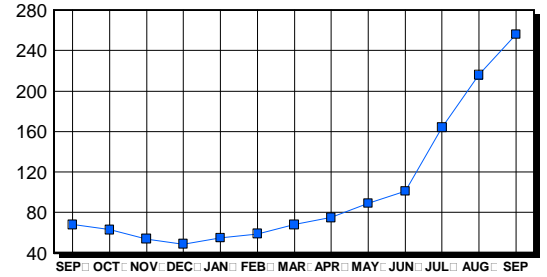
2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	3	2	50.0	5	1	400.0
50000-99999	0	0	0.0	4	4	0.0
100000-149999	0	5	-500.0	7	9	-22.2
150000-199999	5	13	-61.5	10	3	233.3
200000-299999	52	61	-14.8	67	24	179.2
300000-399999	76	12	533.3	113	22	413.6
400000-499999	14	0	1,400.0	35	3	1,066.7
500000 & Over	4	1	300.0	15	2	650.0
Grand Total:	154	94	63.8	256	68	276.5

INVENTORY TREND

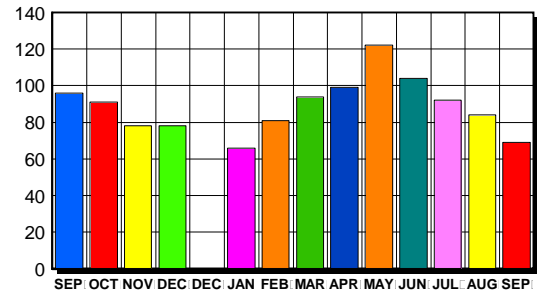
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	0	7	0.0
100000-149999	0	4	-400.0	9	39	-76.9
150000-199999	1	13	-92.3	45	214	-79.0
200000-299999	29	64	-54.7	345	470	-26.6
300000-399999	31	17	82.4	344	79	335.4
400000-499999	7	0	700.0	49	14	250.0
500000 & Over	1	0	100.0	19	2	850.0
Grand Total:	69	100	-31.0	811	825	-1.7

SALES TREND



SETTLEMENTS

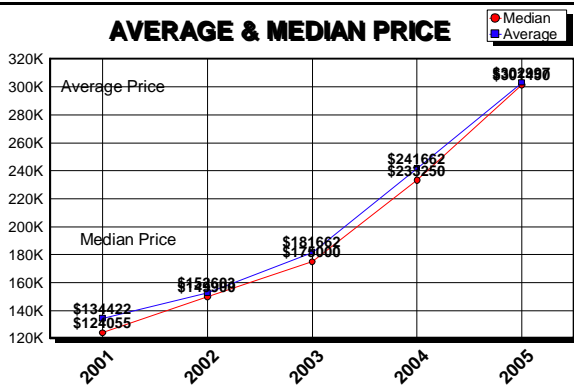
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	8	0.0
100000-149999	0	5	-500.0	12	38	-68.4
150000-199999	1	16	-93.8	51	200	-74.5
200000-299999	26	44	-40.9	331	426	-22.3
300000-399999	36	17	111.8	358	74	383.8
400000-499999	8	1	700.0	41	17	141.2
500000 & Over	0	0	0.0	15	2	650.0
Grand Total:	71	83	-14.5	808	765	5.6

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

