

LOUDOUN COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

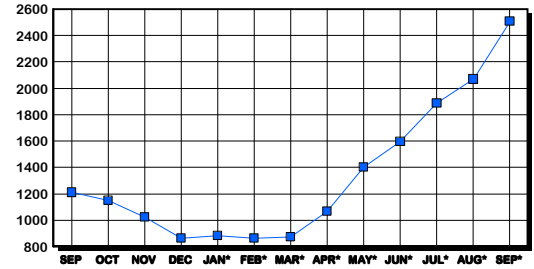
September 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	8	6	33.3	22	14	57.1
150000-299999	12	61	-80.3	57	81	-29.6
300000-449999	335	378	-11.4	433	294	47.3
450000-599999	484	193	150.8	713	247	188.7
600000-749999	293	147	99.3	498	264	88.6
750000-999999	258	78	230.8	543	188	188.8
1000000 & Over	86	46	87.0	238	123	93.5
Grand Total:	1,476	909	62.4	2,504	1,211	106.8

INVENTORY TREND

Listings Active At End Of Month

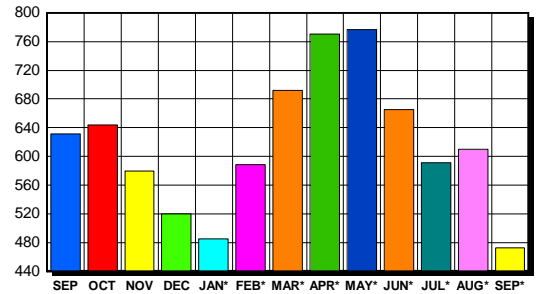


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	1	-100.0	5	8	-37.5
150000-299999	7	63	-88.9	155	855	-81.9
300000-449999	160	306	-47.7	1,901	2,709	-29.8
450000-599999	153	124	23.4	1,800	1,311	37.3
600000-749999	75	71	5.6	994	548	81.4
750000-999999	58	40	45.0	609	223	173.1
1000000 & Over	20	10	100.0	188	76	147.4
Grand Total:	473	615	-23.1	5,652	5,730	-1.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

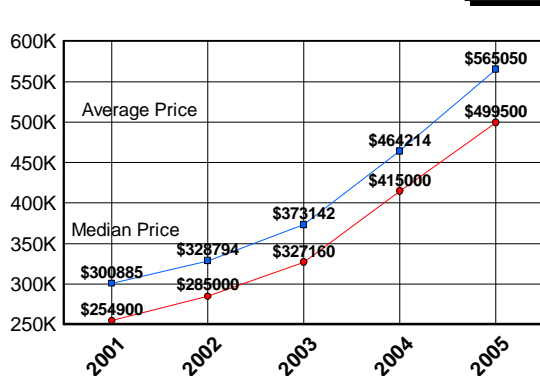
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	6	8	-25.0
150000-299999	7	51	-86.3	154	913	-83.1
300000-449999	171	269	-36.4	1,879	2,528	-25.7
450000-599999	153	132	15.9	1,863	1,265	47.3
600000-749999	116	60	93.3	1,029	503	104.6
750000-999999	63	18	250.0	606	204	197.1
1000000 & Over	14	9	55.6	191	72	165.3
Grand Total:	524	539	-2.8	5,728	5,493	4.3

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

