

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

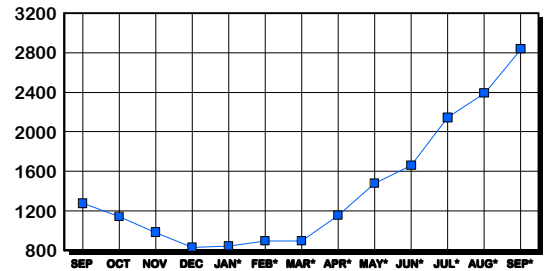
September 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	9	8	12.5	83	75	10.7
150000-299999	134	416	-67.8	218	269	-19.0
300000-449999	801	418	91.6	1,087	421	158.2
450000-599999	456	217	110.1	738	315	134.3
600000-749999	239	53	350.9	463	116	299.1
750000-999999	80	29	175.9	189	62	204.8
1000000 & Over	18	5	260.0	56	19	194.7
Grand Total:	1,737	1,146	51.6	2,834	1,277	121.9

INVENTORY TREND

Listings Active At End Of Month

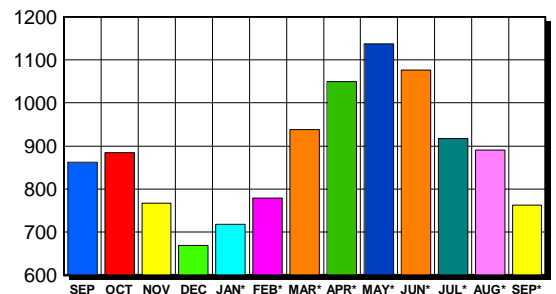


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	1	-100.0	2	31	-93.5
150000-299999	85	397	-78.6	1,321	3,948	-66.5
300000-449999	388	307	26.4	4,172	2,514	66.0
450000-599999	192	137	40.1	1,816	955	90.2
600000-749999	67	22	204.5	702	206	240.8
750000-999999	24	7	242.9	207	83	149.4
1000000 & Over	7	2	250.0	50	13	284.6
Grand Total:	763	873	-12.6	8,270	7,750	6.7

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

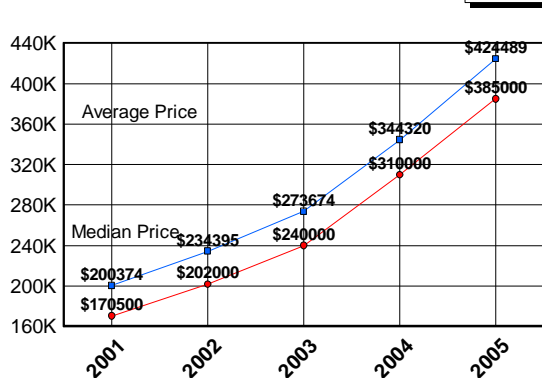
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	4	36	-88.9
150000-299999	97	346	-72.0	1,198	3,834	-68.8
300000-449999	378	265	42.6	4,147	2,309	79.6
450000-599999	167	101	65.3	1,752	827	111.9
600000-749999	62	25	148.0	681	171	298.2
750000-999999	20	8	150.0	188	62	203.2
1000000 & Over	4	3	33.3	34	11	209.1
Grand Total:	728	748	-2.7	8,004	7,250	10.4

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

