

LOUDOUN COUNTY HOUSING REPORT

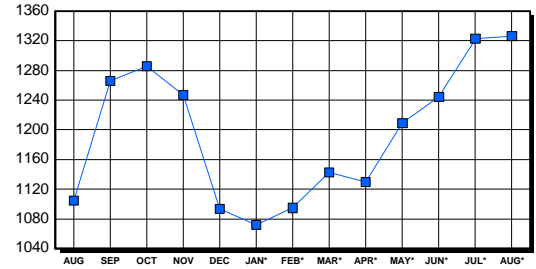
Residential Market Report Single Family Homes August 2002

LISTINGS

Price Range	New This Month			Total Active		
	2002	2001	% Change	2002	2001	% Change
0-149999	9	26	-65.4	13	20	-35.0
150000-299999	322	359	-10.3	376	427	-11.9
300000-449999	209	179	16.8	389	348	11.8
450000-599999	92	59	55.9	300	141	112.8
600000-749999	30	19	57.9	107	67	59.7
750000-999999	22	16	37.5	69	53	30.2
1000000 & Over	15	9	66.7	72	49	46.9
Grand Total:	699	667	4.8	1,326	1,105	20.0

INVENTORY TREND

Listings Active At End Of Month

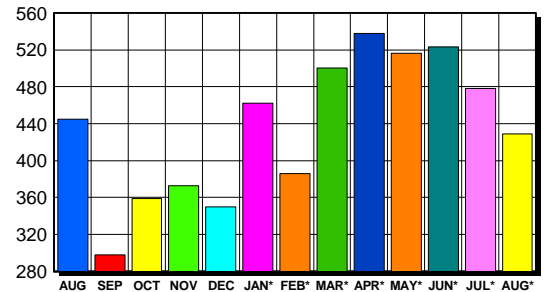


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	10	29	-65.5	112	246	-54.5
150000-299999	242	249	-2.8	2,143	1,996	7.4
300000-449999	128	112	14.3	1,097	837	31.1
450000-599999	37	35	5.7	333	220	51.4
600000-749999	10	7	42.9	82	51	60.8
750000-999999	0	2	-200.0	39	30	30.0
1000000 & Over	2	3	-33.3	26	18	44.4
Grand Total:	429	437	-1.8	3,832	3,398	12.8

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

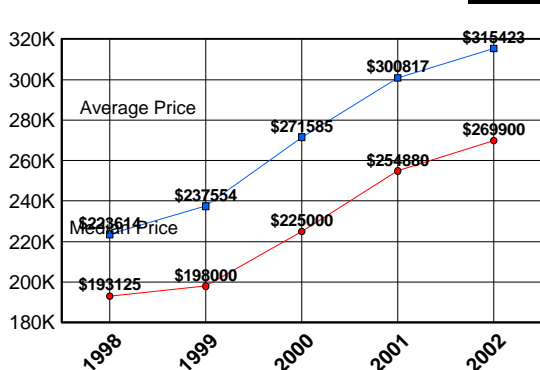
Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	6	28	-78.6	96	231	-58.4
150000-299999	245	231	6.1	2,058	1,867	10.2
300000-449999	145	132	9.8	1,018	812	25.4
450000-599999	50	41	22.0	290	224	29.5
600000-749999	13	8	62.5	81	43	88.4
750000-999999	5	7	-28.6	37	30	23.3
1000000 & Over	4	2	100.0	23	19	21.1
Grand Total:	468	449	4.2	3,603	3,226	11.7

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

