

LOUDOUN COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

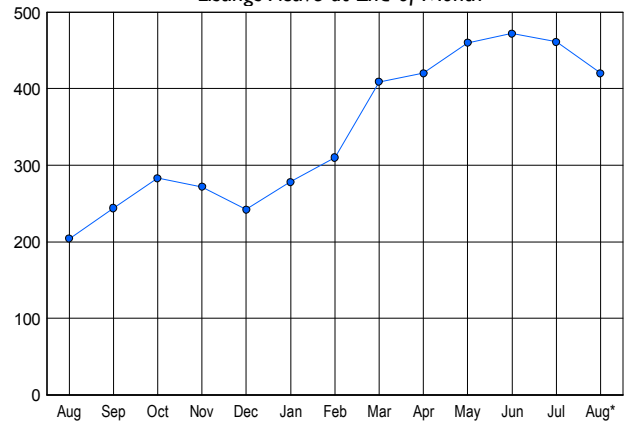
August 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	1	-100.0
150,000 - 199,999	8	7	14.3	19	6	216.7
200,000 - 299,999	53	58	-8.6	171	52	228.8
300,000 - 399,999	45	75	-40.0	170	92	84.8
400,000 - 499,999	8	20	-60.0	44	37	18.9
500,000 - 599,999	2	9	-77.8	8	10	-20.0
600,000 - 699,999	0	2	-100.0	5	2	150.0
700,000 - 799,999	1	0	100.0	1	3	-66.7
800,000 - 899,999	0	0	0.0	1	1	0.0
900,000 - 999,999	0	0	0.0	1	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	117	171	-31.6	420	204	105.9

INVENTORY TREND

Listings Active at End of Month

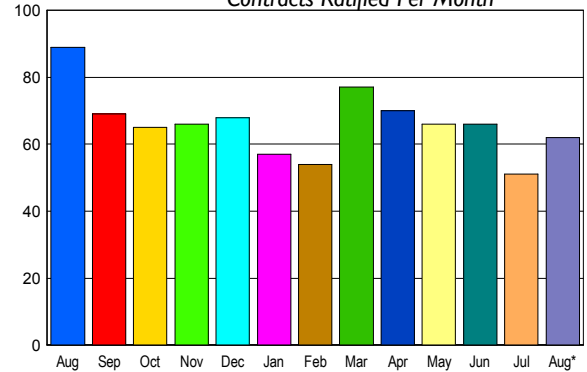


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	5	9	-44.4
150,000 - 199,999	5	3	66.7	17	44	-61.4
200,000 - 299,999	34	34	0.0	199	317	-37.2
300,000 - 399,999	20	41	-51.2	251	318	-21.1
400,000 - 499,999	2	9	-77.8	18	41	-56.1
500,000 - 599,999	0	1	-100.0	6	12	-50.0
600,000 - 699,999	0	1	-100.0	2	2	0.0
700,000 - 799,999	1	0	100.0	1	2	-50.0
800,000 - 899,999	0	0	0.0	1	2	-50.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	62	89	-30.3	500	747	-33.1

SALES TREND

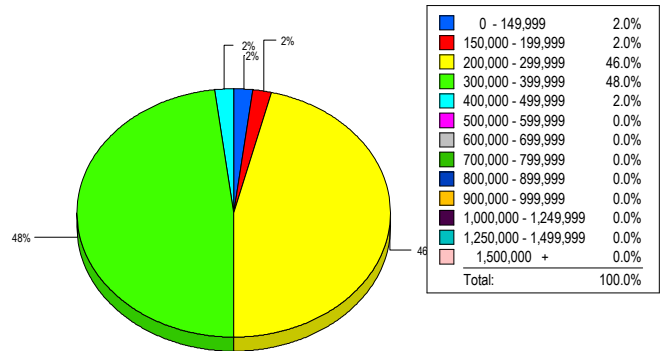
Contracts Ratified Per Month



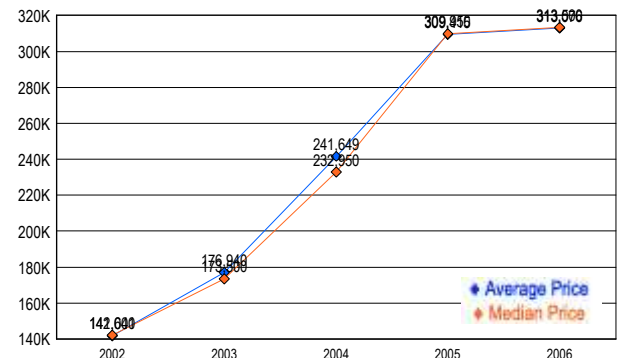
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	0	100.0	4	12	-66.7
150,000 - 199,999	1	4	-75.0	14	50	-72.0
200,000 - 299,999	23	32	-28.1	179	304	-41.1
300,000 - 399,999	24	42	-42.9	250	316	-20.9
400,000 - 499,999	1	9	-88.9	25	34	-26.5
500,000 - 599,999	0	1	-100.0	5	10	-50.0
600,000 - 699,999	0	0	0.0	3	0	-300.0
700,000 - 799,999	0	0	0.0	1	3	-66.7
800,000 - 899,999	0	0	0.0	0	2	-100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	50	88	-43.2	481	731	-34.2

MARKET BY PRICE RANGE



AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (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