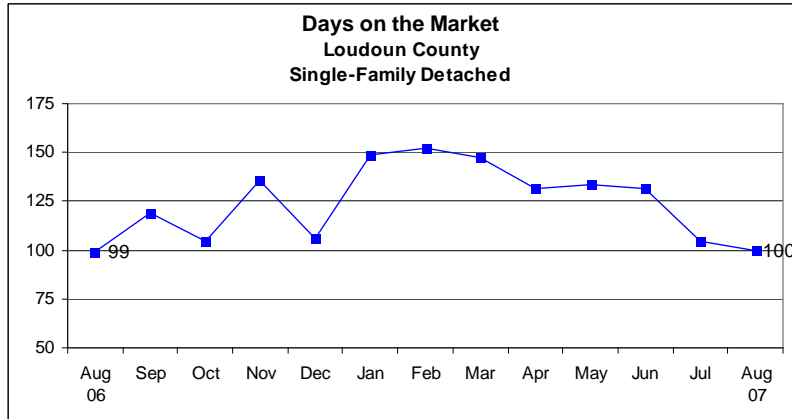
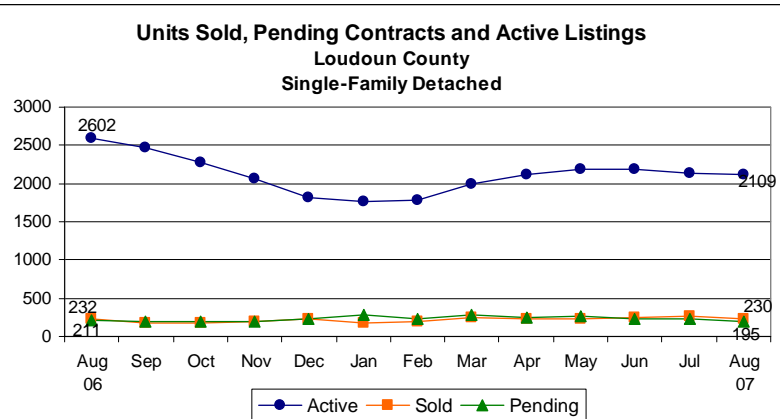


**Price Data  
Loudoun County  
Single-Family Detached**

	Aug 06	Aug 07	% Chg.
Avg. Sold Price	\$660,470	\$622,497	-6%
Avg. Net Price	\$654,493	\$617,392	-6%
Median Sold Price	\$611,250	\$570,000	-7%



**Units Sold by Price Range  
Loudoun County  
Single-Family Detached**

Price Range	Aug 06	Aug 07	% Chg.
Less than \$200,000	1	0	-100%
\$200,000-299,999	0	5	-
\$300,000-399,999	8	26	225%
\$400,000-499,999	34	40	18%
\$500,000-599,999	60	56	-7%
\$600,000-699,999	47	40	-15%
\$700,000-799,999	38	26	-32%
\$800,000-899,999	19	15	-21%
\$900,000-999,999	9	7	-22%
\$1,000,000+	16	15	-6%
<b>Totals</b>	<b>232</b>	<b>230</b>	<b>-1%</b>

**Listings by Price Range  
Loudoun County  
Single-Family Detached**

Price Range	Active Listings			New Listings		
	Aug 06	Aug 07	% Chg.	Aug 06	Aug 07	% Chg.
Less than \$200,000	1	0	-100%	2	0	-100%
\$200,000-299,999	11	29	164%	1	10	900%
\$300,000-399,999	76	260	242%	39	82	110%
\$400,000-499,999	414	306	-26%	116	73	-37%
\$500,000-599,999	466	356	-24%	118	108	-8%
\$600,000-699,999	524	318	-39%	121	79	-35%
\$700,000-799,999	353	250	-29%	71	63	-11%
\$800,000-899,999	274	172	-37%	47	37	-21%
\$900,000-999,999	164	129	-21%	26	23	-12%
\$1,000,000+	319	289	-9%	45	57	27%
<b>Totals</b>	<b>2602</b>	<b>2109</b>	<b>-19%</b>	<b>586</b>	<b>532</b>	<b>-9%</b>

**DEFINITIONS**  
 Active listings: listings with one of the following listings statuses at the end of the month: ACTIVE, CNTG/NO KO or CNTG/KO.  
 Pending contracts: homes that went under contract during the month.  
 Avg. sold price: mathematical average of price of all homes sold.  
 Median sold price: price at which half of the homes sold for more and half sold for less.  
 Net price: sold price minus the amount of any seller subsidy.  
 Days on the market: calculated from the MRIS days on the market field (DOMP).

Data Source: Metropolitan Regional Information Systems, Inc. (MRIS)  
 Data presented in this report may differ from MRIS and other reports because of the different timing of data retrieval.