

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

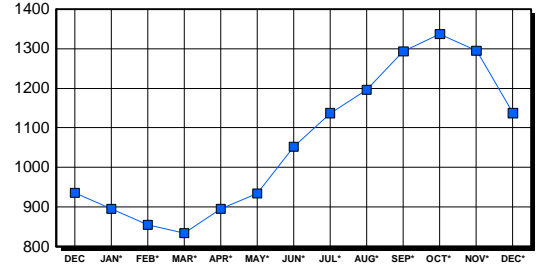
December 2002

LISTINGS

Price Range	New This Month			Total Active		
	2002	2001	% Change	2002	2001	% Change
0-149999	68	92	-26.1	113	153	-26.1
150000-299999	282	247	14.2	463	399	16.0
300000-449999	120	97	23.7	379	263	44.1
450000-599999	29	29	0.0	126	70	80.0
600000-749999	2	6	-66.7	31	21	47.6
750000-999999	4	18	-77.8	17	24	-29.2
1000000 & Over	1	0	0.0	8	6	100.0
Grand Total:	506	489	3.5	1,137	936	21.5

INVENTORY TREND

Listings Active At End Of Month

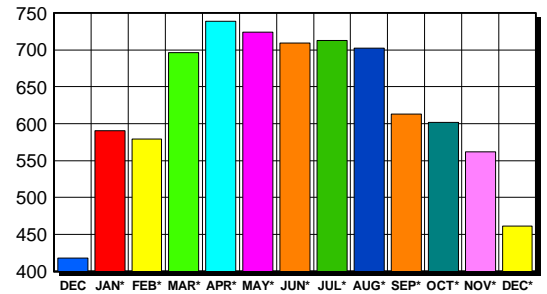


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	82	106	-22.6	1,444	2,417	-40.3
150000-299999	276	240	15.0	4,763	3,504	35.9
300000-449999	82	55	49.1	1,211	686	76.5
450000-599999	19	11	72.7	229	96	138.5
600000-749999	1	2	-50.0	27	15	80.0
750000-999999	1	4	-75.0	10	7	42.9
1000000 & Over	0	0	0.0	6	1	500.0
Grand Total:	461	418	10.3	7,690	6,726	14.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

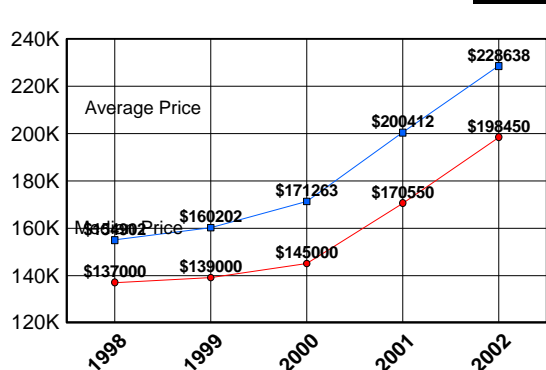
Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	81	112	-27.7	1,394	2,351	-40.7
150000-299999	359	268	34.0	4,747	3,448	37.7
300000-449999	121	58	108.6	1,250	676	84.9
450000-599999	28	12	133.3	224	91	146.2
600000-749999	4	2	100.0	31	16	93.8
750000-999999	1	3	-66.7	11	7	57.1
1000000 & Over	2	0	200.0	5	2	150.0
Grand Total:	596	455	31.0	7,662	6,591	16.2

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

