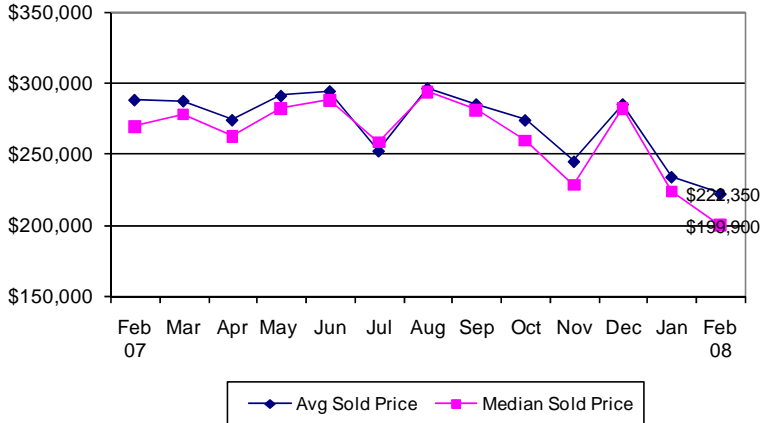


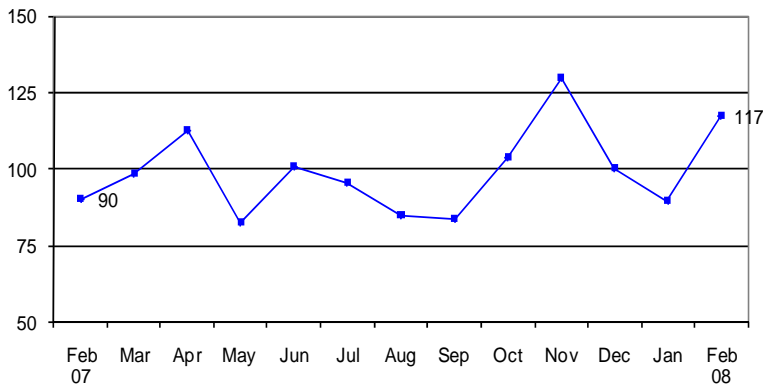
Average and Median Sold Price
Loudoun County
Condominiums



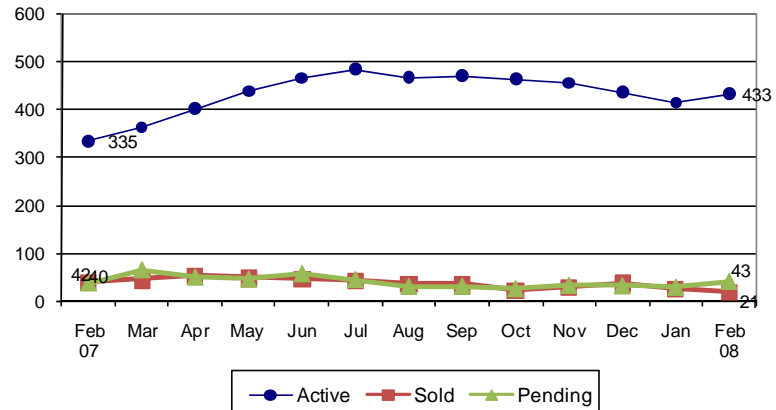
Price Data
Loudoun County
Condominiums

	Feb 07	Feb 08	% Chg.
Avg. Sold Price	\$288,180	\$222,350	-23%
Avg. Net Price	\$282,284	\$216,268	-23%
Median Sold Price	\$270,000	\$199,900	-26%

Days on the Market
Loudoun County
Condominiums



Units Sold, Pending Contracts and Active Listings
Loudoun County
Condominiums



Units Sold by Price Range
Loudoun County
Condominiums

Price Range	Feb 07	Feb 08	% Chg.
Less than \$200,000	4	11	175%
\$200,000-299,999	25	8	-68%
\$300,000-399,999	9	2	-78%
\$400,000-499,999	1	0	-100%
\$500,000-599,999	1	0	-100%
\$600,000-699,999	1	0	-100%
\$700,000-799,999	0	0	-
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	41	21	-49%

Listings by Price Range
Loudoun County
Condominiums

Price Range	Active Listings			New Listings		
	Feb 07	Feb 08	% Chg.	Feb 07	Feb 08	% Chg.
Less than \$200,000	21	148	605%	4	43	975%
\$200,000-299,999	152	195	28%	34	42	24%
\$300,000-399,999	117	67	-43%	31	14	-55%
\$400,000-499,999	38	14	-63%	5	3	-40%
\$500,000-599,999	5	7	40%	1	0	-100%
\$600,000-699,999	1	0	-100%	1	0	-100%
\$700,000-799,999	0	1	-	0	0	-
\$800,000-899,999	0	1	-	0	0	-
\$900,000-999,999	0	0	-	0	0	-
\$1,000,000+	1	0	-100%	0	0	-
Totals	335	433	29%	76	102	34%

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.