

LOUDOUN COUNTY Residential Market Report



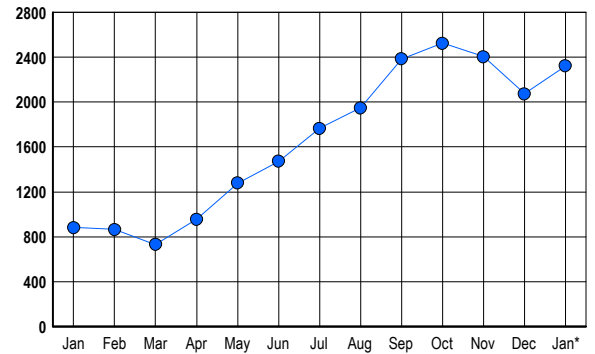
HOUSING REPORT Single Family Homes January 2006

LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	3	5	-40.0	6	15	-60.0
150,000 - 199,999	1	2	-50.0	2	13	-84.6
200,000 - 299,999	6	34	-82.4	14	42	-66.7
300,000 - 399,999	99	107	-7.5	169	67	152.2
400,000 - 499,999	245	169	45.0	403	109	269.7
500,000 - 599,999	213	90	136.7	429	101	324.8
600,000 - 699,999	162	77	110.4	331	137	141.6
700,000 - 799,999	142	73	94.5	311	149	108.7
800,000 - 899,999	89	26	242.3	231	98	135.7
900,000 - 999,999	63	19	231.6	176	46	282.6
1,000,000 - 1,249,999	37	16	131.3	107	39	174.4
1,250,000 - 1,499,999	18	7	157.1	67	28	139.3
1,500,000 +	15	8	87.5	75	39	92.3
TOTALS	1093	633	72.7	2321	883	162.9

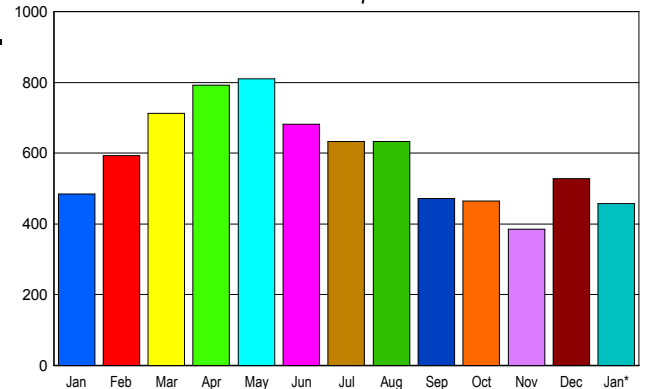
INVENTORY TREND

Listings Active at End of Month



SALES TREND

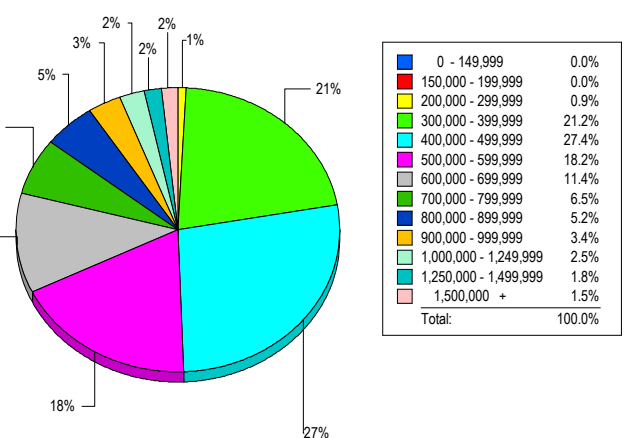
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	1	-100.0	0	1	-100.0
150,000 - 199,999	0	1	-100.0	0	1	-100.0
200,000 - 299,999	6	29	-79.3	6	29	-79.3
300,000 - 399,999	79	109	-27.5	79	109	-27.5
400,000 - 499,999	141	152	-7.2	141	152	-7.2
500,000 - 599,999	76	79	-3.8	76	79	-3.8
600,000 - 699,999	69	55	25.5	69	55	25.5
700,000 - 799,999	30	25	20.0	30	25	20.0
800,000 - 899,999	28	11	154.5	28	11	154.5
900,000 - 999,999	14	8	75.0	14	8	75.0
1,000,000 - 1,249,999	10	9	11.1	10	9	11.1
1,250,000 - 1,499,999	3	3	0.0	3	3	0.0
1,500,000 +	1	3	-66.7	1	3	-66.7
TOTALS	457	485	-5.8	457	485	-5.8

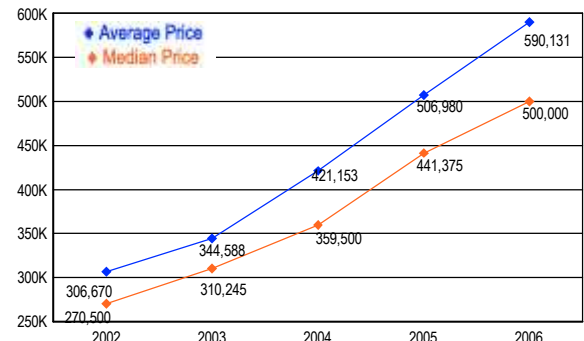
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	0	0.0
150,000 - 199,999	0	0	0.0	0	0	0.0
200,000 - 299,999	3	29	-89.7	3	29	-89.7
300,000 - 399,999	69	120	-42.5	69	120	-42.5
400,000 - 499,999	89	122	-27.0	89	122	-27.0
500,000 - 599,999	59	64	-7.8	59	64	-7.8
600,000 - 699,999	37	38	-2.6	37	38	-2.6
700,000 - 799,999	21	27	-22.2	21	27	-22.2
800,000 - 899,999	17	12	41.7	17	12	41.7
900,000 - 999,999	11	3	266.7	11	3	266.7
1,000,000 - 1,249,999	8	12	-33.3	8	12	-33.3
1,250,000 - 1,499,999	6	3	100.0	6	3	100.0
1,500,000 +	5	2	150.0	5	2	150.0
TOTALS	325	432	-24.8	325	432	-24.8

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