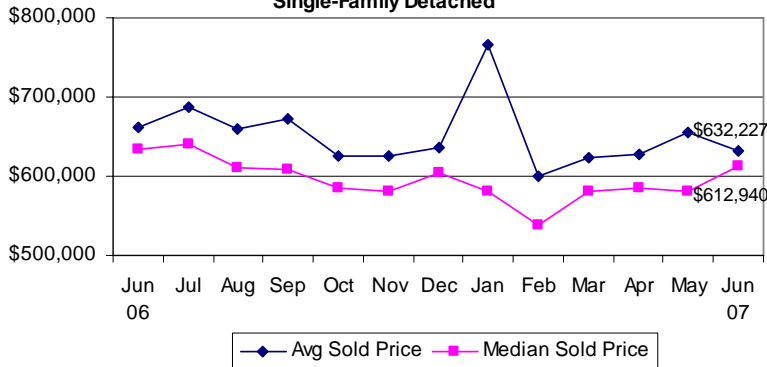


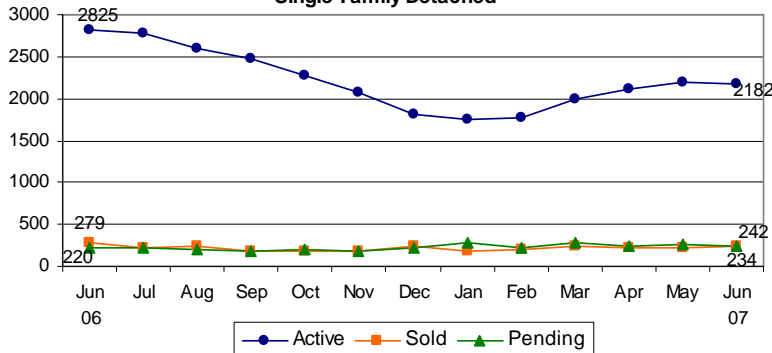
**Average and Median Sold Price**  
Loudoun County  
Single-Family Detached



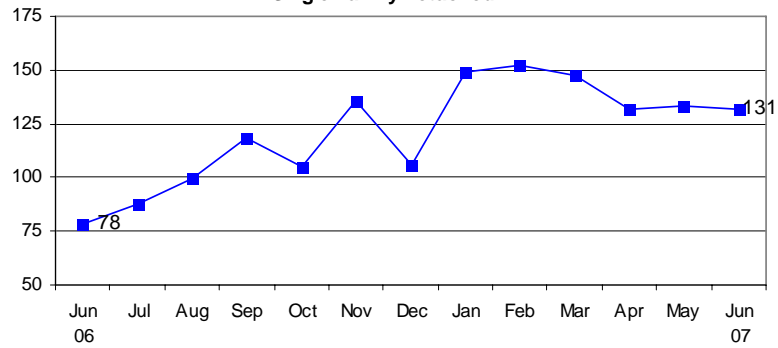
**Price Data**  
Loudoun County  
Single-Family Detached

	Jun 06	Jun 07	% Chg.
Avg. Sold Price	\$661,872	\$632,227	-4%
Avg. Net Price	\$656,722	\$625,256	-5%
Median Sold Price	\$633,715	\$612,940	-3%

**Units Sold, Pending Contracts and Active Listings**  
Loudoun County  
Single-Family Detached



**Days on the Market**  
Loudoun County  
Single-Family Detached



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

Price Range	Jun 06	Jun 07	% Chg.
Less than \$200,000	2	1	-50%
\$200,000-299,999	0	2	-
\$300,000-399,999	9	24	167%
\$400,000-499,999	47	43	-9%
\$500,000-599,999	56	46	-18%
\$600,000-699,999	71	61	-14%
\$700,000-799,999	49	30	-39%
\$800,000-899,999	25	16	-36%
\$900,000-999,999	6	4	-33%
\$1,000,000+	14	15	7%
<b>Totals</b>	<b>279</b>	<b>242</b>	<b>-13%</b>

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

Price Range	Active Listings			New Listings		
	Jun 06	Jun 07	% Chg.	Jun 06	Jun 07	% Chg.
Less than \$200,000	1	5	400%	2	1	-50%
\$200,000-299,999	4	15	275%	1	5	400%
\$300,000-399,999	54	192	256%	35	57	63%
\$400,000-499,999	387	331	-14%	132	82	-38%
\$500,000-599,999	489	369	-25%	149	102	-32%
\$600,000-699,999	603	370	-39%	160	96	-40%
\$700,000-799,999	451	280	-38%	116	62	-47%
\$800,000-899,999	299	177	-41%	84	48	-43%
\$900,000-999,999	190	130	-32%	47	32	-32%
\$1,000,000+	347	313	-10%	80	42	-48%
<b>Totals</b>	<b>2825</b>	<b>2182</b>	<b>-23%</b>	<b>806</b>	<b>527</b>	<b>-35%</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.