

LOUDOUN COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

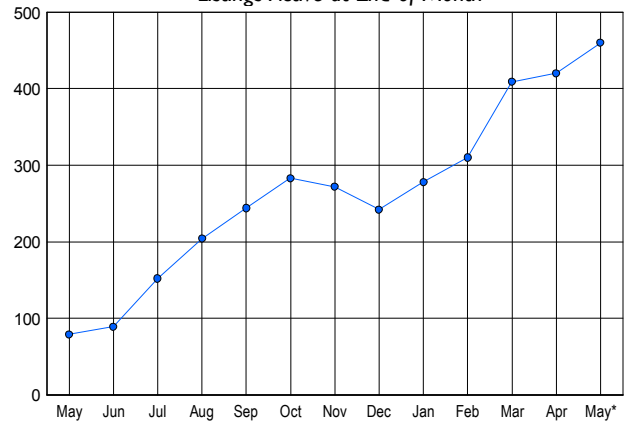
May 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	3	-100.0	1	1	0.0
150,000 - 199,999	1	2	-50.0	8	0	0.0
200,000 - 299,999	57	48	18.8	153	17	800.0
300,000 - 399,999	95	71	33.8	231	39	492.3
400,000 - 499,999	16	10	60.0	57	15	280.0
500,000 - 599,999	1	2	-50.0	3	4	-25.0
600,000 - 699,999	1	1	0.0	3	1	200.0
700,000 - 799,999	1	0	100.0	2	0	0.0
800,000 - 899,999	0	3	-100.0	1	2	-50.0
900,000 - 999,999	0	0	0.0	1	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	172	140	22.9	460	79	482.3

INVENTORY TREND

Listings Active at End of Month

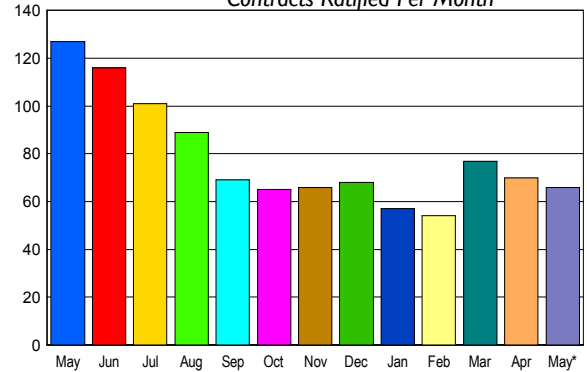


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	1	0.0	3	8	-62.5
150,000 - 199,999	2	4	-50.0	9	34	-73.5
200,000 - 299,999	19	52	-63.5	114	217	-47.5
300,000 - 399,999	38	57	-33.3	173	170	1.8
400,000 - 499,999	4	9	-55.6	15	21	-28.6
500,000 - 599,999	1	2	-50.0	6	7	-14.3
600,000 - 699,999	1	0	100.0	2	1	100.0
700,000 - 799,999	0	0	0.0	0	2	-100.0
800,000 - 899,999	0	2	-100.0	1	3	-66.7
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	66	127	-48.0	323	463	-30.2

SALES TREND

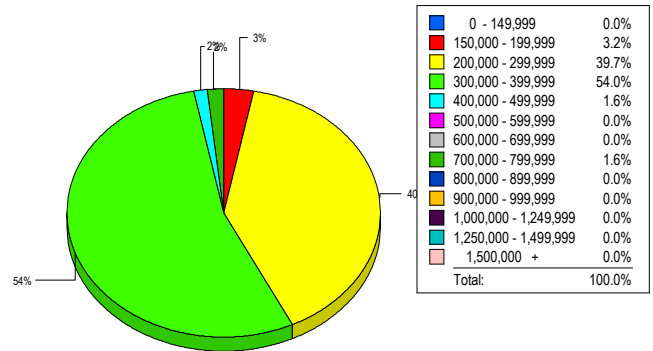
Contracts Ratified Per Month



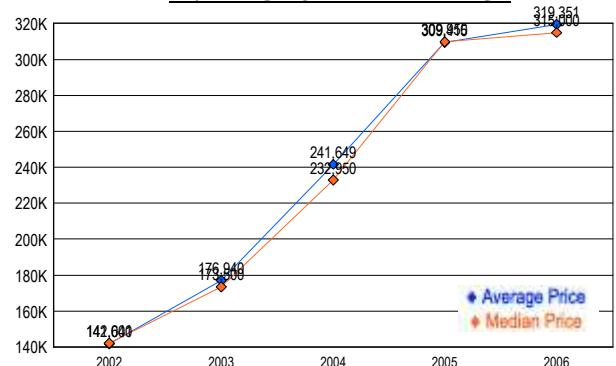
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	1	11	-90.9
150,000 - 199,999	2	2	0.0	8	39	-79.5
200,000 - 299,999	25	47	-46.8	108	195	-44.6
300,000 - 399,999	34	46	-26.1	148	149	-0.7
400,000 - 499,999	1	2	-50.0	19	11	72.7
500,000 - 599,999	0	0	0.0	4	4	0.0
600,000 - 699,999	0	0	0.0	2	0	-200.0
700,000 - 799,999	1	0	100.0	1	1	0.0
800,000 - 899,999	0	0	0.0	0	1	-100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	63	97	-35.1	291	411	-29.2

MARKET BY PRICE RANGE



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