

LOUDOUN COUNTY Residential Market Report



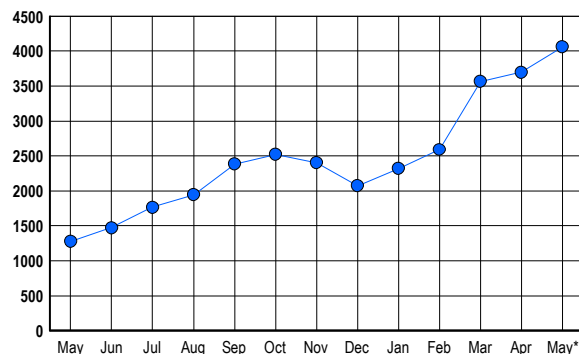
HOUSING REPORT Single Family Homes May 2006

LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	2	0	200.0	0	5	-100.0
150,000 - 199,999	0	0	0.0	0	1	-100.0
200,000 - 299,999	10	16	-37.5	23	6	283.3
300,000 - 399,999	176	117	50.4	398	50	696.0
400,000 - 499,999	425	316	34.5	973	208	367.8
500,000 - 599,999	260	182	42.9	726	161	350.9
600,000 - 699,999	235	152	54.6	630	184	242.4
700,000 - 799,999	156	145	7.6	460	215	114.0
800,000 - 899,999	85	83	2.4	315	150	110.0
900,000 - 999,999	48	57	-15.8	194	110	76.4
1,000,000 - 1,249,999	42	39	7.7	151	77	96.1
1,250,000 - 1,499,999	23	32	-28.1	95	61	55.7
1,500,000 +	18	14	28.6	95	50	90.0
TOTALS	1480	1153	28.4	4060	1278	217.7

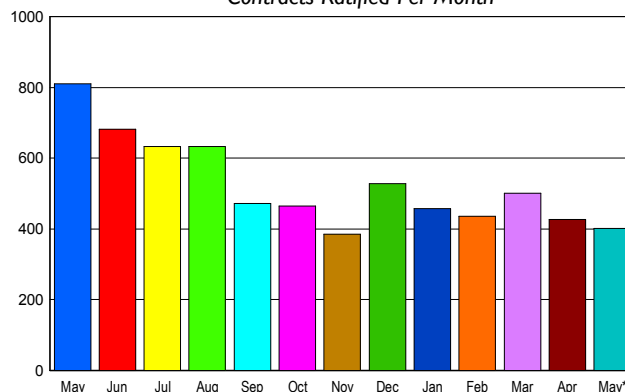
INVENTORY TREND

Listings Active at End of Month



SALES TREND

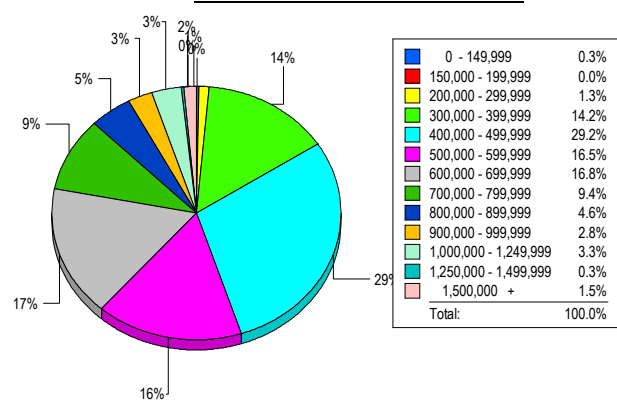
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	2	0	200.0	3	4	-25.0
150,000 - 199,999	1	0	100.0	1	2	-50.0
200,000 - 299,999	4	15	-73.3	30	110	-72.7
300,000 - 399,999	74	135	-45.2	363	622	-41.6
400,000 - 499,999	119	258	-53.9	643	1,046	-38.5
500,000 - 599,999	61	143	-57.3	357	560	-36.3
600,000 - 699,999	61	99	-38.4	327	420	-22.1
700,000 - 799,999	36	78	-53.8	189	264	-28.4
800,000 - 899,999	23	34	-32.4	123	131	-6.1
900,000 - 999,999	8	23	-65.2	58	72	-19.4
1,000,000 - 1,249,999	6	13	-53.8	37	56	-33.9
1,250,000 - 1,499,999	2	10	-80.0	20	33	-39.4
1,500,000 +	4	3	33.3	18	20	-10.0
TOTALS	401	811	-50.6	2169	3340	-35.1

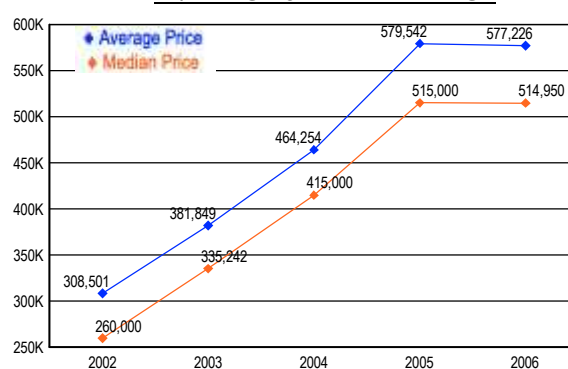
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	1	0.0	1	5	-80.0
150,000 - 199,999	0	0	0.0	0	2	-100.0
200,000 - 299,999	5	16	-68.8	26	102	-74.5
300,000 - 399,999	56	89	-37.1	331	520	-36.3
400,000 - 499,999	115	233	-50.6	577	928	-37.8
500,000 - 599,999	65	124	-47.6	369	496	-25.6
600,000 - 699,999	66	71	-7.0	290	327	-11.3
700,000 - 799,999	37	59	-37.3	167	202	-17.3
800,000 - 899,999	18	32	-43.8	122	96	27.1
900,000 - 999,999	11	13	-15.4	48	41	17.1
1,000,000 - 1,249,999	13	11	18.2	52	50	4.0
1,250,000 - 1,499,999	1	4	-75.0	15	16	-6.3
1,500,000 +	6	1	500.0	18	13	38.5
TOTALS	394	654	-39.8	2016	2798	-27.9

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