

PRINCE WILLIAM COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

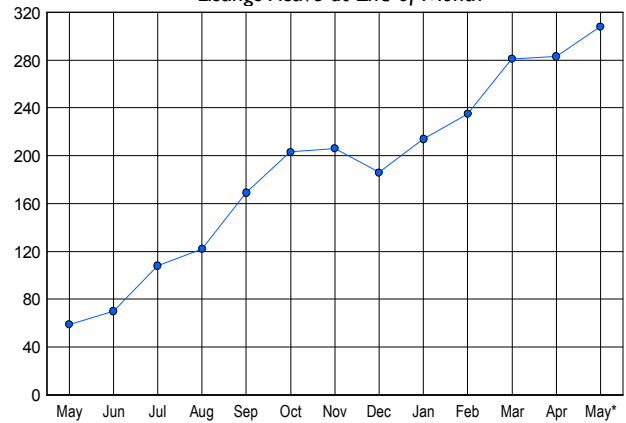
May 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	4	3	33.3	7	0	0.0
150,000 - 199,999	7	7	0.0	13	6	116.7
200,000 - 299,999	57	60	-5.0	129	21	514.3
300,000 - 399,999	33	21	57.1	89	16	456.3
400,000 - 499,999	4	8	-50.0	36	9	300.0
500,000 - 599,999	6	4	50.0	21	3	600.0
600,000 - 699,999	1	0	100.0	10	1	900.0
700,000 - 799,999	0	0	0.0	0	3	-100.0
800,000 - 899,999	0	0	0.0	1	0	0.0
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	1	0	0.0
TOTALS	112	103	8.7	308	59	422.0

INVENTORY TREND

Listings Active at End of Month

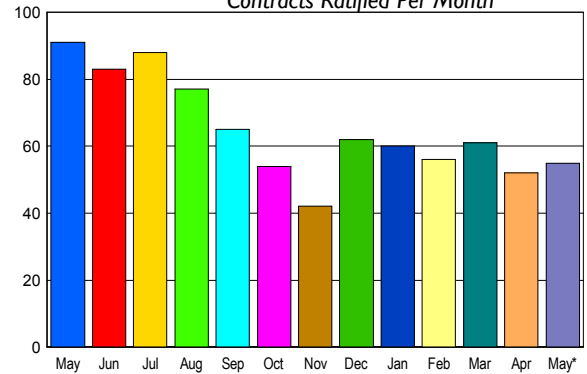


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	2	-100.0	3	19	-84.2
150,000 - 199,999	4	6	-33.3	22	44	-50.0
200,000 - 299,999	32	61	-47.5	166	249	-33.3
300,000 - 399,999	17	17	0.0	67	43	55.8
400,000 - 499,999	1	2	-50.0	14	12	16.7
500,000 - 599,999	1	2	-50.0	3	4	-25.0
600,000 - 699,999	0	1	-100.0	2	3	-33.3
700,000 - 799,999	0	0	0.0	0	0	0.0
800,000 - 899,999	0	0	0.0	0	0	0.0
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	55	91	-39.6	277	374	-25.9

SALES TREND

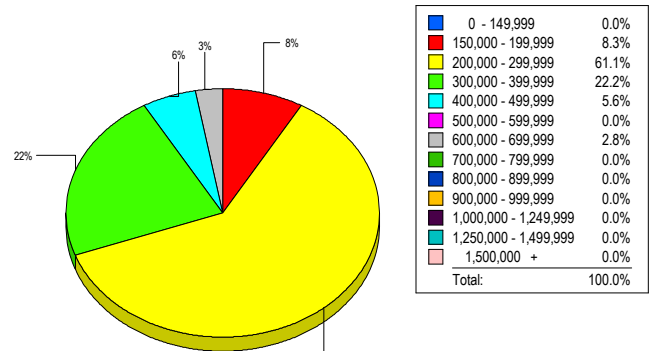
Contracts Ratified Per Month



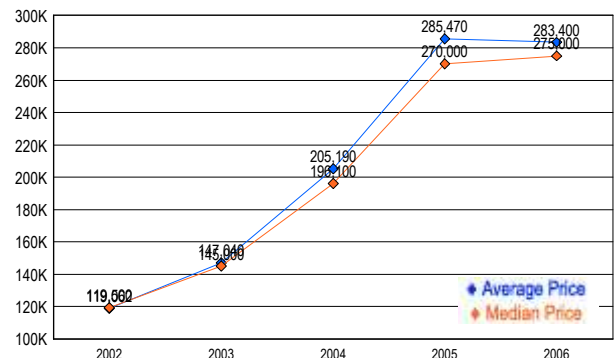
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	2	-100.0	1	14	-92.9
150,000 - 199,999	3	6	-50.0	19	46	-58.7
200,000 - 299,999	22	47	-53.2	138	213	-35.2
300,000 - 399,999	8	15	-46.7	62	36	72.2
400,000 - 499,999	2	2	0.0	12	7	71.4
500,000 - 599,999	0	2	-100.0	1	2	-50.0
600,000 - 699,999	1	0	100.0	1	0	-100.0
700,000 - 799,999	0	0	0.0	0	0	0.0
800,000 - 899,999	0	0	0.0	0	0	0.0
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	36	74	-51.4	234	318	-26.4

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