

PRINCE WILLIAM COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

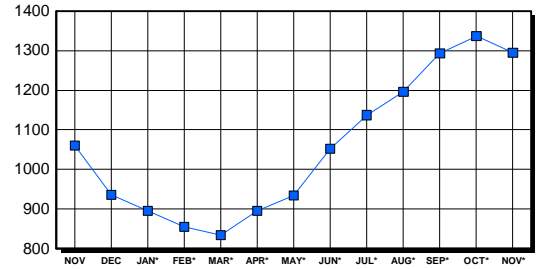
November 2002

LISTINGS

Price Range	New This Month			Total Active		
	2002	2001	% Change	2002	2001	% Change
0-149999	92	137	-32.8	127	164	-22.6
150000-299999	386	299	29.1	537	463	16.0
300000-449999	173	112	54.5	418	287	45.6
450000-599999	49	27	81.5	143	90	58.9
600000-749999	9	5	80.0	38	20	90.0
750000-999999	3	2	50.0	25	31	-19.4
1000000 & Over	0	0	0.0	7	5	0.0
Grand Total:	712	582	22.3	1,295	1,060	22.2

INVENTORY TREND

Listings Active At End Of Month

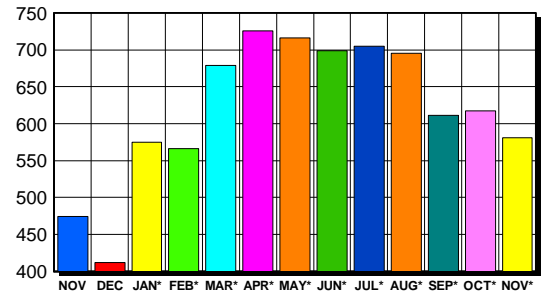


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	90	160	-43.8	1,380	2,323	-40.6
150000-299999	357	264	35.2	4,472	3,239	38.1
300000-449999	111	49	126.5	1,082	604	79.1
450000-599999	20	7	185.7	198	79	150.6
600000-749999	1	0	100.0	24	10	140.0
750000-999999	1	0	100.0	8	3	166.7
1000000 & Over	1	0	100.0	6	1	500.0
Grand Total:	581	480	21.0	7,170	6,259	14.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

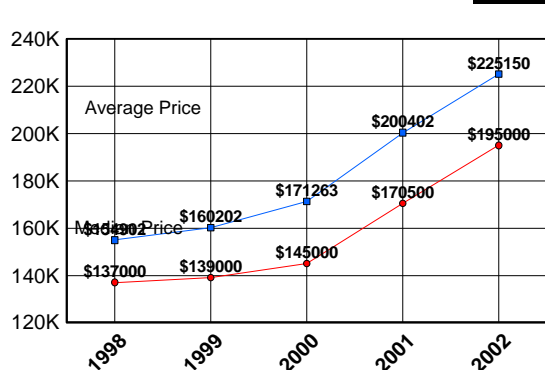
Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	89	176	-49.4	1,304	2,220	-41.3
150000-299999	308	257	19.8	4,312	3,099	39.1
300000-449999	103	40	157.5	1,071	589	81.8
450000-599999	11	7	57.1	184	75	145.3
600000-749999	1	0	100.0	27	11	145.5
750000-999999	1	1	0.0	10	4	150.0
1000000 & Over	0	0	0.0	2	2	0.0
Grand Total:	513	481	6.7	6,910	6,000	15.2

DATA SOURCE

Metropolitan Regional Information System (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 previous issues. Prices are not adjusted for inflation.

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

