

LOUDOUN COUNTY Residential Market Report



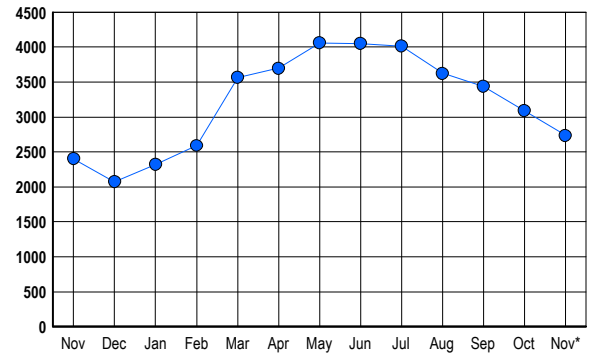
HOUSING REPORT Single Family Homes November 2006

LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	2	-50.0	2	5	-60.0
150,000 - 199,999	0	0	0.0	1	1	0.0
200,000 - 299,999	26	8	225.0	66	13	407.7
300,000 - 399,999	102	114	-10.5	394	218	80.7
400,000 - 499,999	139	213	-34.7	628	495	26.9
500,000 - 599,999	87	153	-43.1	430	389	10.5
600,000 - 699,999	86	125	-31.2	382	348	9.8
700,000 - 799,999	38	121	-68.6	250	320	-21.9
800,000 - 899,999	27	78	-65.4	206	228	-9.6
900,000 - 999,999	21	39	-46.2	114	138	-17.4
1,000,000 - 1,249,999	26	27	-3.7	107	111	-3.6
1,250,000 - 1,499,999	10	9	11.1	70	67	4.5
1,500,000 +	6	13	-53.8	85	71	19.7
TOTALS	569	902	-36.9	2735	2404	13.8

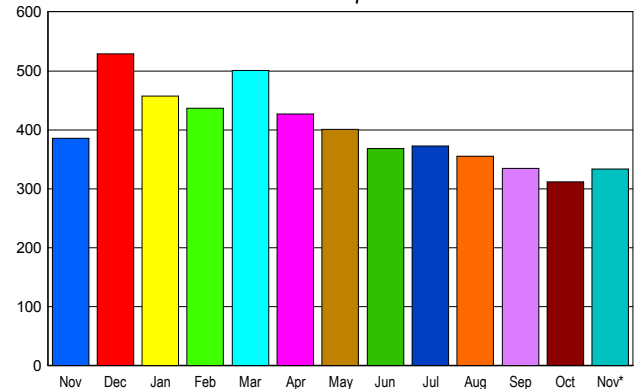
INVENTORY TREND

Listings Active at End of Month



SALES TREND

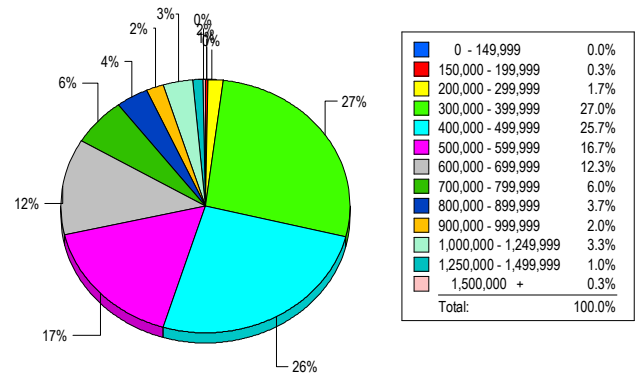
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	4	6	-33.3
150,000 - 199,999	1	0	100.0	4	5	-20.0
200,000 - 299,999	15	6	150.0	83	170	-51.2
300,000 - 399,999	115	80	43.8	900	1,119	-19.6
400,000 - 499,999	60	97	-38.1	1,180	2,005	-41.1
500,000 - 599,999	43	72	-40.3	696	1,102	-36.8
600,000 - 699,999	45	47	-4.3	578	832	-30.5
700,000 - 799,999	22	38	-42.1	355	573	-38.0
800,000 - 899,999	8	21	-61.9	208	284	-26.8
900,000 - 999,999	11	10	10.0	104	155	-32.9
1,000,000 - 1,249,999	7	4	75.0	81	102	-20.6
1,250,000 - 1,499,999	5	5	0.0	48	83	-42.2
1,500,000 +	1	5	-80.0	33	41	-19.5
TOTALS	333	385	-13.5	4274	6477	-34.0

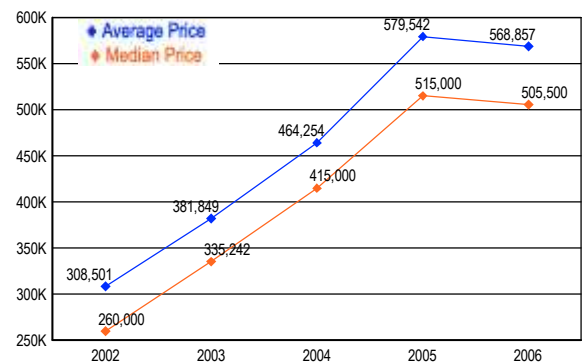
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	5	7	-28.6
150,000 - 199,999	1	0	100.0	3	5	-40.0
200,000 - 299,999	5	4	25.0	65	161	-59.6
300,000 - 399,999	81	65	24.6	836	1,019	-18.0
400,000 - 499,999	77	124	-37.9	1,189	2,139	-44.4
500,000 - 599,999	50	73	-31.5	766	1,168	-34.4
600,000 - 699,999	37	41	-9.8	602	851	-29.3
700,000 - 799,999	18	37	-51.4	367	616	-40.4
800,000 - 899,999	11	23	-52.2	231	297	-22.2
900,000 - 999,999	6	14	-57.1	95	157	-39.5
1,000,000 - 1,249,999	10	8	25.0	108	130	-16.9
1,250,000 - 1,499,999	3	4	-25.0	38	67	-43.3
1,500,000 +	1	3	-66.7	40	35	14.3
TOTALS	300	396	-24.2	4345	6652	-34.7

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