

PRINCE WILLIAM COUNTY

Residential Market Report



HOUSING REPORT

Single Family Homes

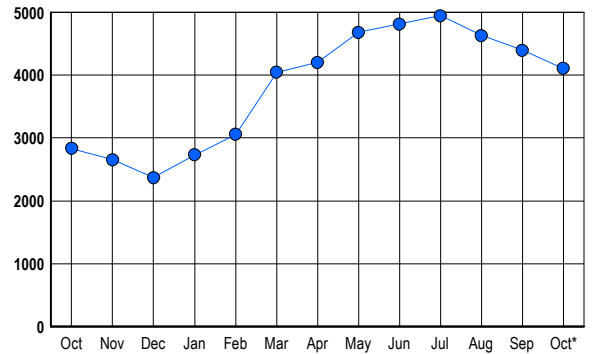
October 2006

LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	2	6	-66.7	4	12	-66.7
150,000 - 199,999	0	3	-100.0	3	2	50.0
200,000 - 299,999	120	105	14.3	329	156	110.9
300,000 - 399,999	373	497	-24.9	1,211	785	54.3
400,000 - 499,999	286	353	-19.0	1,000	672	48.8
500,000 - 599,999	158	229	-31.0	677	469	44.3
600,000 - 699,999	96	181	-47.0	424	375	13.1
700,000 - 799,999	41	79	-48.1	191	193	-1.0
800,000 - 899,999	16	33	-51.5	109	71	53.5
900,000 - 999,999	12	18	-33.3	56	41	36.6
1,000,000 - 1,249,999	7	14	-50.0	45	37	21.6
1,250,000 - 1,499,999	6	4	50.0	38	14	171.4
1,500,000 +	3	2	50.0	18	7	157.1
TOTALS	1120	1524	-26.5	4105	2834	44.8

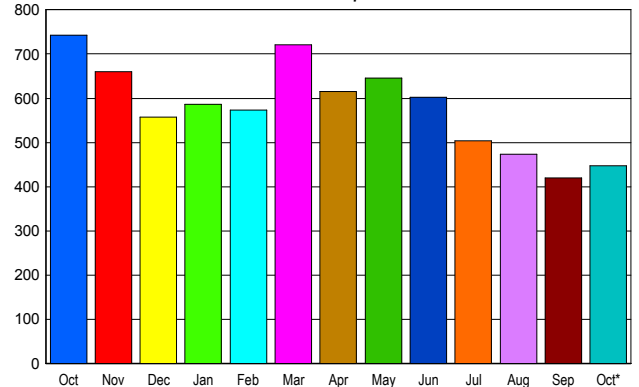
INVENTORY TREND

Listings Active at End of Month



SALES TREND

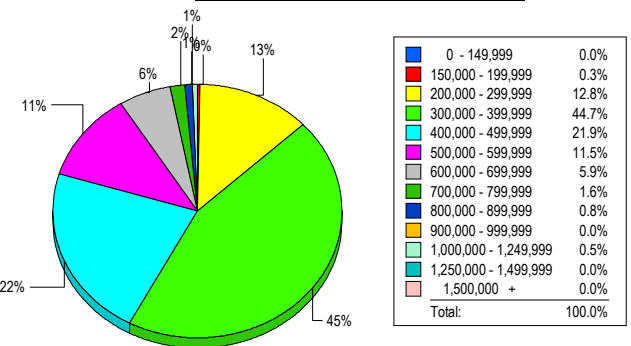
Contracts Ratified Per Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	3	2	50.0
150,000 - 199,999	0	1	-100.0	9	18	-50.0
200,000 - 299,999	72	90	-20.0	565	1,388	-59.3
300,000 - 399,999	201	307	-34.5	2,265	3,554	-36.3
400,000 - 499,999	101	168	-39.9	1,202	1,784	-32.6
500,000 - 599,999	43	90	-52.2	705	1,187	-40.6
600,000 - 699,999	18	58	-69.0	361	626	-42.3
700,000 - 799,999	8	17	-52.9	147	227	-35.2
800,000 - 899,999	1	8	-87.5	81	80	1.3
900,000 - 999,999	1	2	-50.0	19	53	-64.2
1,000,000 - 1,249,999	1	0	100.0	21	29	-27.6
1,250,000 - 1,499,999	0	1	-100.0	10	12	-16.7
1,500,000 +	1	1	0.0	2	11	-81.8
TOTALS	447	743	-39.8	5390	8971	-39.9

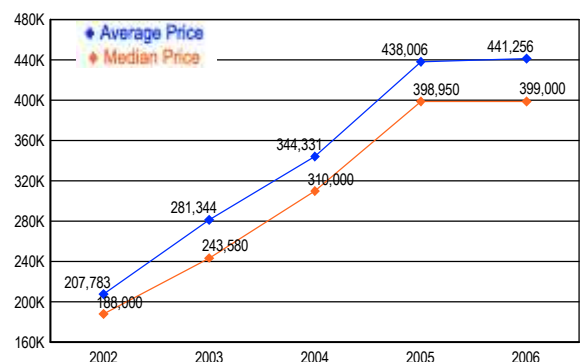
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-to-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	4	4	0.0
150,000 - 199,999	1	0	100.0	7	20	-65.0
200,000 - 299,999	48	65	-26.2	493	1,255	-60.7
300,000 - 399,999	167	296	-43.6	2,272	3,542	-35.9
400,000 - 499,999	82	176	-53.4	1,247	1,814	-31.3
500,000 - 599,999	43	94	-54.3	737	1,194	-38.3
600,000 - 699,999	22	52	-57.7	387	609	-36.5
700,000 - 799,999	6	18	-66.7	147	222	-33.8
800,000 - 899,999	3	4	-25.0	90	75	20.0
900,000 - 999,999	0	5	-100.0	25	52	-51.9
1,000,000 - 1,249,999	2	3	-33.3	26	29	-10.3
1,250,000 - 1,499,999	0	2	-100.0	10	8	25.0
1,500,000 +	0	0	0.0	6	3	100.0
TOTALS	374	715	-47.7	5451	8827	-38.2

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