

ALEXANDRIA CITY HOUSING REPORT

Residential Market Report

Single Family Homes

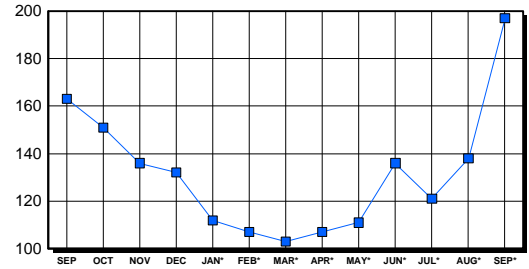
September 2002

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|------------|-------------|--------------|------------|-------------|
| | 2002 | 2001 | % Change | 2002 | 2001 | % Change |
| 0-149999 | 2 | 6 | -66.7 | 6 | 8 | -25.0 |
| 150000-299999 | 41 | 47 | -12.8 | 39 | 32 | 21.9 |
| 300000-449999 | 80 | 44 | 81.8 | 61 | 50 | 22.0 |
| 450000-599999 | 46 | 24 | 91.7 | 36 | 33 | 9.1 |
| 600000-749999 | 23 | 10 | 130.0 | 23 | 17 | 35.3 |
| 750000-999999 | 14 | 8 | 75.0 | 21 | 11 | 90.9 |
| 1000000 & Over | 11 | 9 | 22.2 | 11 | 12 | -8.3 |
| Grand Total: | 217 | 148 | 46.6 | 197 | 163 | 20.9 |

INVENTORY TREND

Listings Active At End Of Month

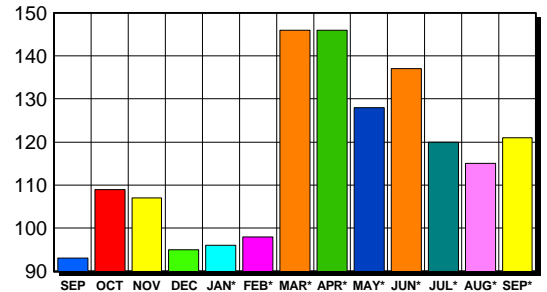


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|-----------|-------------|--------------|--------------|------------|
| | 2002 | 2001 | % Change | 2002 | 2001 | % Change |
| 0-149999 | 1 | 4 | -75.0 | 20 | 73 | -72.6 |
| 150000-299999 | 29 | 36 | -19.4 | 314 | 436 | -28.0 |
| 300000-449999 | 42 | 25 | 68.0 | 421 | 325 | 29.5 |
| 450000-599999 | 23 | 12 | 91.7 | 184 | 116 | 58.6 |
| 600000-749999 | 13 | 3 | 333.3 | 71 | 40 | 77.5 |
| 750000-999999 | 8 | 4 | 100.0 | 62 | 44 | 40.9 |
| 1000000 & Over | 5 | 2 | 150.0 | 35 | 17 | 105.9 |
| Grand Total: | 121 | 86 | 40.7 | 1,107 | 1,051 | 5.3 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

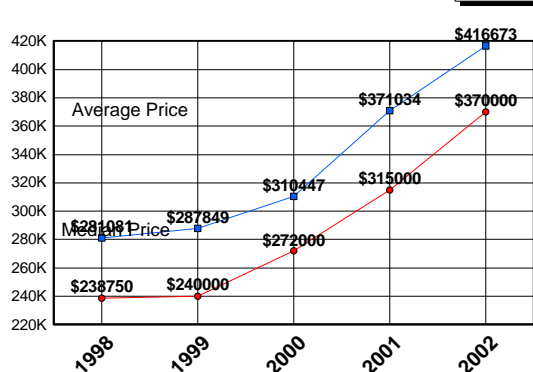
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|-----------|-------------|--------------|------------|------------|
| | 2002 | 2001 | % Change | 2002 | 2001 | % Change |
| 0-149999 | 4 | 4 | 0.0 | 25 | 68 | -63.2 |
| 150000-299999 | 22 | 23 | -4.3 | 266 | 417 | -36.2 |
| 300000-449999 | 49 | 32 | 53.1 | 443 | 302 | 46.7 |
| 450000-599999 | 18 | 10 | 80.0 | 181 | 110 | 64.5 |
| 600000-749999 | 8 | 4 | 100.0 | 70 | 43 | 62.8 |
| 750000-999999 | 5 | 7 | -28.6 | 48 | 42 | 14.3 |
| 1000000 & Over | 2 | 0 | 200.0 | 22 | 17 | 29.4 |
| Grand Total: | 108 | 80 | 35.0 | 1,055 | 999 | 5.6 |

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

