

LOUDOUN COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

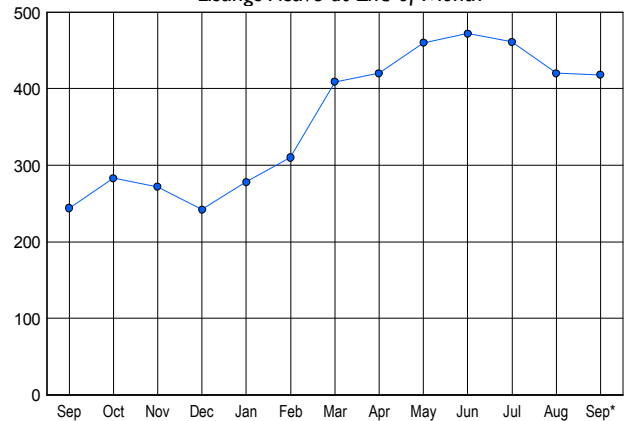
September 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	3	-100.0	0	5	-100.0
150,000 - 199,999	5	5	0.0	27	10	170.0
200,000 - 299,999	43	52	-17.3	172	66	160.6
300,000 - 399,999	55	76	-27.6	169	113	49.6
400,000 - 499,999	12	14	-14.3	39	35	11.4
500,000 - 599,999	3	3	0.0	7	10	-30.0
600,000 - 699,999	0	0	0.0	2	0	0.0
700,000 - 799,999	0	1	-100.0	1	5	-80.0
800,000 - 899,999	0	0	0.0	1	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	118	154	-23.4	418	244	71.3

INVENTORY TREND

Listings Active at End of Month

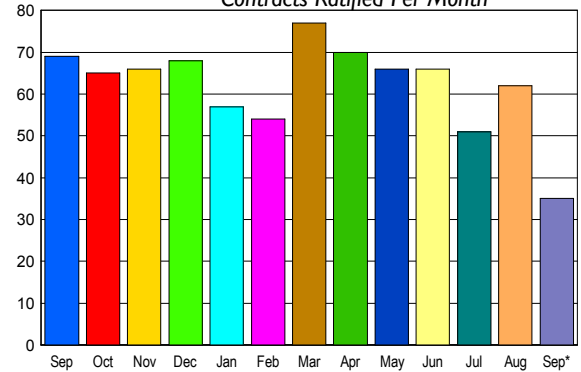


CONTRACTS

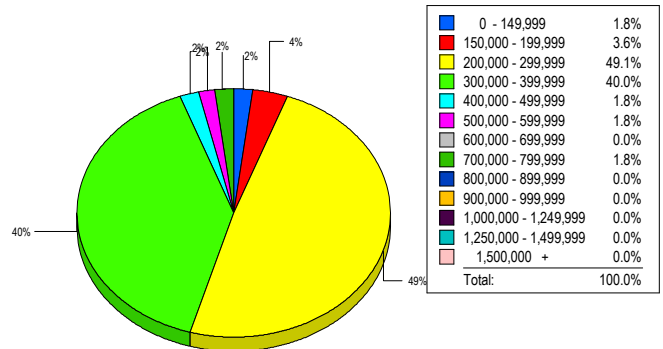
Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	5	9	-44.4
150,000 - 199,999	0	1	-100.0	16	45	-64.4
200,000 - 299,999	19	29	-34.5	218	344	-36.6
300,000 - 399,999	15	31	-51.6	266	344	-22.7
400,000 - 499,999	0	7	-100.0	18	49	-63.3
500,000 - 599,999	1	1	0.0	7	13	-46.2
600,000 - 699,999	0	0	0.0	2	2	0.0
700,000 - 799,999	0	0	0.0	1	2	-50.0
800,000 - 899,999	0	0	0.0	1	2	-50.0
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	35	69	-49.3	534	810	-34.1

SALES TREND

Contracts Ratified Per Month



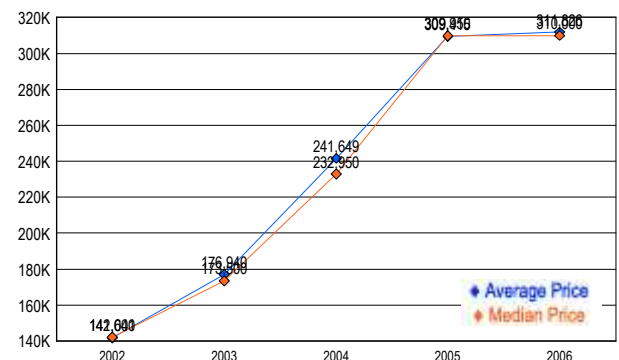
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	0	100.0	5	12	-58.3
150,000 - 199,999	2	1	100.0	16	51	-68.6
200,000 - 299,999	27	26	3.8	209	331	-36.9
300,000 - 399,999	22	36	-38.9	273	359	-24.0
400,000 - 499,999	1	8	-87.5	26	41	-36.6
500,000 - 599,999	1	0	100.0	6	10	-40.0
600,000 - 699,999	0	0	0.0	3	0	-300.0
700,000 - 799,999	1	0	100.0	2	3	-33.3
800,000 - 899,999	0	0	0.0	0	2	-100.0
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	71	-22.5	540	809	-33.3

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