SPENCER MARKER

MARKET REPORT

REAL ESTATE TREND INDICATOR FOR LOUDOUN COUNTY

6/1/10-6/30/10

PRICE CLASS	RESIDENTIAL UNIT SALES NUMBER OF BEDROOMS				ACTIVE LISTINGS	
PRICE CLASS	2 or less	3	4 or More	Condo/Coop Ground Rent	Residential	Condo/Coop Ground Rent
Under $100,000	1	0	0	5	1	21
100000-$149,999	1	3	0	7	19	79
$150,000-199,999	4	15	4	16	75	54
$200,000-249,999	2	20	5	10	114	59
$250,000-299,999	3	18	13	10	191	22
$300,000-349,999	3	48	14	7	218	16
$350,000-399,999	1	33	13	1	248	5
$400,000-449,999	0	23	36	3	158	3
$450,000-499,999	1	3	29	1	173	1
$500,000-599,999	1	5	66	0	317	1
$600,000-699,999	0	4	37	0	171	1
$700,000-799,999	0	1	16	0	105	1
$800,000-$899,999	0	0	11	0	102	0
$900,000-999,999	0	0	8	0	58	0
$1-2.499 Mil	0	2	4	0	145	0
$2.5-4.999 Mil	0	0	0	0	32	0
Over $5 Mil	0	0	0	0	5	0
Totals	17	175	256	60	2132	263
Grand Totals	508				2395	

Time on Market	
Of Units Sold (No. of Units)	
1-30 days	323
31-60 Days	85
61-90 Days	40
91-120 Days	20
Over 120 Days	40
Total	508

Type of Financing of Units Sold (No. of Units)	
Conventional	232
FHA	159
VA	45
Assumption	12
Cash	46
Owner Finance	3
All Other	11
Unreported	0
Total	508

	2010	2009	% Change
Total Sold Dollar Volume:	$215,763,062	$200,851,074	7.42
Average Sold Price:	$424,730	$384,036	10.60
Median Sold Price	$394,750	$345,000	14.42
Total Units Sold	508	523	-2.87
Average Days on Market	45	71	-36.62
Average List Price Solds	$441,671	$407,457	8.40
Avg Sale Price as a percentage of Avg list price:	96.16%	94.25%	

Total Number of NEW listings	729
Total Number of Properties marked Contract for the month	187
Total Number of Properties marked Contingent for the month:	327
Total Number of NEW pendings (CONTRACTS + CONTINGENTS):	514