

MARKET REPORT

REAL ESTATE TREND INDICATOR FOR LOUDOUN COUNTY

2/1/10-2/28/10

PRICE CLASS	RESIDENTIAL UNIT SALES				ACTIVE LISTINGS		Time on Market	
	NUMBER OF BEDROOMS				Condo/Coop Ground Rent	Residential	Condo/Coop Ground Rent	Of Units Sold (No. of Units)
PRICE CLASS	2 or less	3	4 or More	Condo/Coop Ground Rent				Residential
Under \$100,000	0	1	0	2	4	22	135	
100000-\$149,999	2	2	0	13	28	66	40	
\$150,000-199,999	1	4	1	7	66	59	22	
\$200,000-249,999	3	14	4	11	129	45	12	
\$250,000-299,999	2	12	5	4	146	42	29	
\$300,000-349,999	1	27	8	2	164	14	238	
\$350,000-399,999	0	15	14	1	163	4	Type of Financing of Units Sold	
\$400,000-449,999	0	7	13	0	133	3	(No. of Units)	
\$450,000-499,999	0	1	11	0	127	2	Conventional	93
\$500,000-599,999	0	1	22	0	229	1	FHA	85
\$600,000-699,999	0	1	14	0	157	1	VA	19
\$700,000-799,999	0	0	6	0	79	0	Assumption	1
\$800,000-\$899,999	0	0	4	0	67	0	Cash	36
\$900,000-999,999	0	0	2	0	53	0	Owner Finance	0
\$1-2.499 Mil	0	0	0	0	111	0	All Other	4
\$2.5-4.999 Mil	0	0	0	0	22	0	Unreported	0
Over \$5 Mil	0	0	0	0	7	0	Total	238
Totals	9	85	104	40	1085	259		
Grand Totals	238				1944			

	2010	2009	% Change		
Total Sold Dollar Volume:	\$87,936,755	\$96,053,718	-8.45	Total Number of NEW listings	518
Average Sold Price:	\$369,482	\$325,606	13.48	Total Number of Properties	
Median Sold Price	\$340,000	\$294,000	15.65	marked Contract for the month	169
Total Units Sold	238	295	-19.32	Total Number of Properties	
Average Days on Market	52	102	-49.02	marked Contingent for the month:	264
Average List Price Solds	\$385,430	\$359,068	7.34	Total Number of NEW pendings	
Avg Sale Price as a percentage				(CONTRACTS + CONTINGENTS):	433
of Avg list price:	95.86%	90.68%			