

## LOUDOUN COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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### Labor Market :

In the first two months of the first quarter, 6,015 jobs were added to the payrolls of Loudoun County. As a result of these new jobs, the average monthly unemployment rate fell from 2.4% during the fourth quarter to 2.3% for January and February. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

### Housing Market :

	Q4' 03	Q1' 04	Q2' 04 (Forecast)
<b>Average Price</b>	\$376,800	\$386,400	↑
<b># Homes on the Market *</b>	1,015	1,578	↑
<b># Homes Sold **</b>	1,979	1,360	↔
<b># New Homes Built ***</b>	1,117	710	↓
<b>Avg # of Days on Market</b>	18	22	↔

\* Available as of Mar. 31, 2004.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 1st quarter.

### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20105	\$425,800	-20.35%	49	600.00%	16	99.4%
20117	\$1,818,700	368.37%	10	66.67%	142	98.7%
20120	\$287,500	-	2	-	72	100.9%
20129	\$235,000	8.05%	3	50.00%	20	96.7%
20132	\$446,700	8.66%	56	21.74%	62	98.4%
20135	\$450,000	-24.62%	2	-60.00%	13	95.2%
20141	\$402,600	-22.59%	14	-26.32%	78	99.3%
20147	\$358,200	12.18%	271	30.92%	11	100.5%

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### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20148	\$462,900	15.99%	65	-14.47%	6	100.2%
20152	\$410,300	13.41%	89	2.30%	12	100.4%
20158	\$503,100	46.46%	13	18.18%	81	98.9%
20164	\$272,400	9.09%	198	20.00%	17	100.3%
20165	\$361,600	10.18%	168	-3.45%	16	100.3%
20166	\$304,800	13.69%	42	-2.33%	10	100.5%
20170	\$298,900	-	1	-	10	100.0%
20175	\$361,600	13.35%	101	-3.81%	34	100.5%
20176	\$404,600	17.79%	238	23.96%	23	99.8%
20180	\$535,700	34.90%	19	46.15%	124	101.4%
20184	\$582,500	-	1	-	0	100.0%
20197	\$887,600	53.91%	9	125.00%	56	95.3%
22066	\$520,000	39.82%	1	-80.00%	2	106.1%
OTHER	\$436,700	22.19%	8	300.00%	13	10.4%