

LOUDOUN COUNTY, VA

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

A total of 1,766 jobs were created during July and August. The new jobs in Loudoun County were offset by a proportional increase in the number of job seekers. The net result was no change in the average monthly unemployment rate for the first two months of the third quarter from the 2% rate of the second quarter. The new jobs should help demand. Coupled with record low mortgage rates, these two patterns set the local housing market up for a strong spring.

Housing Market :

	Q2' 04	Q3' 04	Q4' 04 (Forecast)
Average Price	\$417,500	\$438,900	
# Homes on the Market *	1,933	2,042	
# Homes Sold **	2,426	2,467	
# New Homes Built ***	1,504	1,033	
Avg # of Days on Market	13	17	

* Available as of Sep. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 3rd 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	\$543,300	37.79%	52	79.31%	19	99.1%
20117	\$979,000	106.11%	16	100.00%	159	95.6%
20129	\$992,500	5.87%	4	100.00%	86	104.4%
20132	\$459,800	1.68%	101	32.89%	30	98.8%
20141	\$474,500	16.19%	40	11.11%	34	99.2%
20147	\$422,700	28.48%	464	1.09%	12	100.1%
20148	\$523,400	21.47%	118	-11.28%	11	100.1%
20152	\$484,400	32.46%	199	22.09%	12	99.7%
20158	\$545,800	19.20%	26	13.04%	32	98.1%
20163	\$251,400	-	1	-	16	101.4%



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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)
20164	\$323,100	28.57%	403	7.75%	12	100.5%
20165	\$442,600	25.45%	315	-12.98%	14	100.0%
20166	\$374,000	32.58%	62	3.33%	11	100.8%
20175	\$417,400	10.45%	232	27.47%	19	99.5%
20176	\$473,200	25.52%	376	20.13%	19	99.9%
20180	\$506,200	39.91%	29	-21.62%	40	99.7%
20197	\$767,000	16.18%	8	0.00%	15	100.0%
OTHER	\$588,200	42.04%	21	-4.55%	49	98.7%