

## LOUDOUN COUNTY, VA

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

Loudoun County saw 998 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2% during the third quarter to 1.8% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

### Housing Market :

	Q3' 04	Q4' 04	Q1' 05 (Forecast)
Average Price	\$438,900	\$460,600	↑
# Homes on the Market *	1,844	1,588	↑
# Homes Sold **	2,467	2,275	↔
# New Homes Built ***	1,601	681	↑
Avg # of Days on Market	17	19	↔

\* Available as of Dec. 31, 2004.

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

\*\*\* During the first two months of 4th 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	\$491,600	10.08%	103	30.38%	12	99.5%
20117	\$734,200	-38.31%	24	242.86%	58	95.6%
20129	\$445,000	95.09%	2	-60.00%	96	101.7%
20132	\$488,100	14.39%	81	30.65%	28	99.4%
20141	\$535,500	19.72%	40	48.15%	32	99.1%
20146	\$363,000	-	1	-	50	102.8%
20147	\$437,100	23.68%	400	17.30%	16	99.8%
20148	\$556,800	14.76%	139	-24.04%	11	99.8%
20152	\$529,900	35.35%	225	47.06%	14	99.8%
20158	\$404,500	-0.22%	14	-33.33%	45	99.7%
20164	\$344,400	30.90%	314	9.79%	19	100.1%

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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)
20165	\$421,200	21.31%	254	1.20%	17	99.8%
20166	\$393,400	35.66%	71	57.78%	13	100.0%
20175	\$417,100	19.79%	152	-2.56%	23	99.3%
20176	\$496,000	19.09%	382	22.44%	18	99.7%
20178	\$468,900	-	1	-	0	100.4%
20180	\$592,200	52.79%	38	111.11%	63	100.5%
20197	\$839,700	-3.12%	7	16.67%	89	95.0%
OTHER	\$570,600	21.04%	27	0.00%	85	96.0%