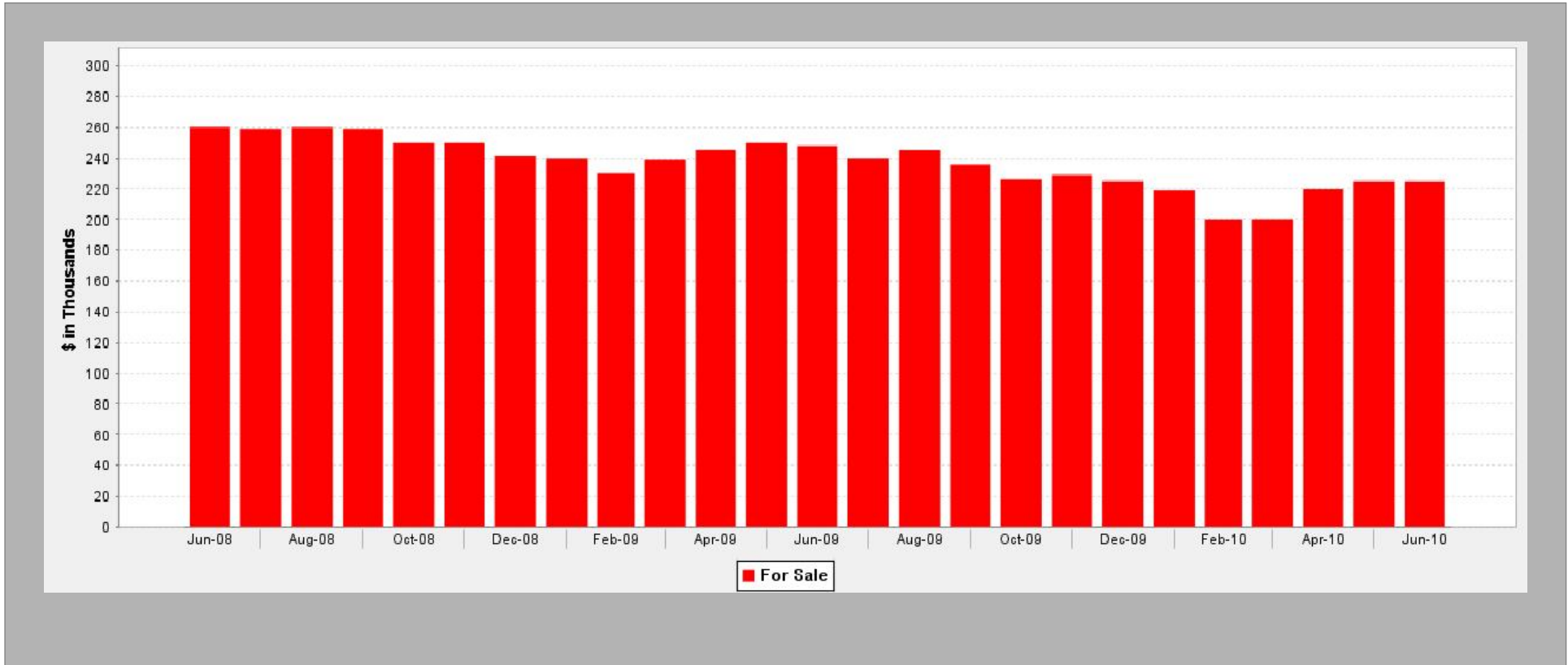


Market Dynamics

RE/MAX Regency

Median Price (FS)
2 Years (Monthly) 06/01/08 - 06/30/10



KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
For Sale	-1,870	-0.7	-46,752	-18.0

MLS: MRIS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Res - Loudoun	Residential: (Res Attach/Row Hse , Res Detached, Res Duplex, Res Dwelling w/Rental, Res Orange - VA	Res Garden 1-4 Floors, Res Hi-Rise 9+ Floors, Res Mid-Rise 5-8 Floors,...			Sq Ft: All	

Market Dynamics
Median Price (FS)
2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Regency

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jun-10	224,900	464	199,000	41	195,000	43	199,900	46	197,000	86
May-10	224,945	436	192,833	29	149,900	29	199,000	29	211,000	90
Apr-10	219,900	429	164,950	44	175,000	33	182,000	39	218,700	82
Mar-10	200,000	423	179,925	38	197,500	35	184,450	38	199,500	88
Feb-10	199,900	392	199,900	31	179,950	18	172,400	26	189,700	72
Jan-10	218,900	409	189,900	31	186,500	24	277,450	58	209,950	80
Dec-09	225,000	415	199,900	26	153,700	28	254,950	60	199,450	40
Nov-09	229,000	432	199,990	19	179,000	35	254,995	38	185,000	47
Oct-09	225,950	488	185,000	41	160,000	42	226,950	62	183,900	73
Sep-09	235,900	507	159,900	43	159,000	32	260,000	49	201,150	94
Aug-09	244,900	485	167,550	38	174,500	44	332,450	34	199,550	70
Jul-09	239,950	506	179,900	41	209,000	41	239,900	50	188,200	81
Jun-09	247,950	513	199,900	40	215,000	32	237,450	48	199,500	75
May-09	249,900	503	199,900	31	165,000	23	247,000	34	227,000	90
Apr-09	245,000	479	173,777	31	190,000	22	259,000	35	239,900	73
Mar-09	239,000	459	199,000	27	142,500	25	219,450	26	240,000	71
Feb-09	229,990	451	186,000	24	187,000	29	235,000	39	219,500	67
Jan-09	239,900	479	187,200	27	189,900	13	282,450	68	220,000	61
Dec-08	241,000	497	207,400	14	176,975	22	259,900	65	200,000	51
Nov-08	249,893	524	172,400	18	206,700	22	281,445	60	219,000	67
Oct-08	249,900	574	185,000	29	202,250	28	258,200	88	219,250	90
Sep-08	259,000	591	222,400	30	199,900	39	289,900	77	225,950	76
Aug-08	259,900	626	199,450	42	213,422	36	265,000	69	247,950	82
Jul-08	259,000	645	212,800	33	202,900	31	272,500	68	219,900	93
Jun-08	259,990	621	213,500	22	222,000	25	279,900	47	249,900	95