

# VIRGINIA HOMES SALES SURVEY - SOLD

For the month of February 2005

Figures provided by the Virginia Association of REALTORS®

These figures denote the number of single-family home sales transactions completed (closed) in the month, and the average sales price. Average days on market refers to average number of days until a contract is written. Median and average sale price shown where available.

LOCAL MULTIPLE LISTING SERVICES	Feb-04	YTD-04	Feb-05	YTD-05	% chg mo	%chg yr	Avg. days on mkt.	Med Sales Price ('05)	Med Sales Price ('04)	Avg Sales Price ('05)	Avg. Sales Price ('04)
BLUE RIDGE (Winchester/Front Royal area)	168	360	200	395	19.05%	9.72%	57	\$250,000	\$185,450	\$269,828	\$216,885
CHARLOTTESVILLE AREA	181	343	230	488	27.07%	42.27%	82	\$194,500	\$201,900	N/A	N/A
DAN RIVER REGION	57	98	N/A	N/A	N/A	N/A	N/A	N/A	\$67,000	N/A	\$78,493
DULLES AREA	407	808	485	993	19.16%	22.90%	30	\$429,000	\$335,000	\$462,467	\$372,331
EASTERN SHORE	35	153	36	80	2.86%	-47.71%	188	\$170,000	\$119,000	\$218,931	\$154,551
FREDERICKSBURG	371	715	446	832	20.22%	16.36%	43	\$285,000	\$212,500	\$313,900	\$233,675
GREATER PIEDMONT	156	296	176	380	12.82%	28.38%	70	\$291,000	\$234,900	\$356,178	\$263,464
HARRISONBURG-ROCKINGHAM	65	123	70	140	7.69%	13.82%	132	\$144,450	\$133,000	\$168,413	\$154,054
LEXINGTON/BUENA VISTA	15	37	14	31	-6.67%	-16.22%	135	\$147,000	\$120,000	\$190,343	\$152,220
LYNCHBURG	134	266	150	292	11.94%	9.77%	126	\$126,500	\$114,000	\$143,442	\$128,025
MARTINSVILLE-HENRY	30	68	37	75	23.33%	10.29%	170	\$87,900	\$68,950	\$93,755	\$71,125
MASSANUTTEN (Shenandoah, Page Counties)	43	86	N/A	N/A	N/A	N/A	N/A	N/A	\$140,800	N/A	\$149,853
CHESAPEAKE BAY & RIVERS	47	104	74	136	57.45%	30.77%	114	\$166,250	\$162,000	\$233,734	\$211,160
NEW RIVER VALLEY	99	178	124	232	25.25%	30.34%	105	\$140,900	\$128,000	\$154,569	\$151,580
NORTHERN NECK	48	110	67	145	39.58%	31.82%	181	N/A	N/A	\$208,139	\$181,379
NORTHERN VIRGINIA (see below)	1,581	3,203	1,718	3,458	8.67%	7.96%	23	\$415,000	\$330,000	\$484,608	\$377,390
PRINCE WILLIAM	691	1,330	796	1,532	15.20%	15.19%	24	\$332,600	\$246,000	\$365,222	\$274,543
RICHMOND METRO	884	1,765	869	1,804	-1.70%	2.21%	46	N/A	N/A	\$212,460	\$226,291
ROANOKE VALLEY (*Median Price)	298	561	335	642	12.42%	14.44%	85	\$146,500	\$135,475	\$181,015	\$166,299
SOUTH CENTRAL	24	39	22	45	-8.33%	15.38%	146	\$97,500	\$92,475	\$118,718	\$109,088
SOUTHWEST VIRGINIA	60	104	53	114	-11.67%	9.62%	165	\$99,000	\$102,250	\$120,253	\$117,245
GREATER AUGUSTA	88	161	65	144	-26.14%	-10.56%	105	N/A	N/A	\$159,300	\$148,262
HAMPTON/ ROADS/PENINSULA (Norfolk, Virgin Newport News, Hampton, Portsmouth, Chesapeake, Suffolk, Franklin)	1,529	3,088	1,644	3,357	7.52%	8.71%	32	\$191,000	\$155,000	\$225,646	\$183,743
WILLIAMSBURG	102	191	128	243	25.49%	27.23%	67	\$300,000	\$253,000	\$336,104	\$266,014
<b>TOTALS</b>	<b>7,113</b>	<b>14,187</b>	<b>7,739</b>	<b>15,558</b>	<b>8.80%</b>	<b>9.66%</b>	<b>97</b>	<b>\$146,750</b>	<b>\$134,238</b>	<b>\$238,906</b>	<b>\$190,768</b>

Northern Virginia includes the areas of Fairfax, Arlington, & Alexandria.

Tidewater/Peninsula includes the areas of Norfolk, Virginia Beach, Newport News, Hampton, Portsmouth, Chesapeake, Suffolk, & Franklin.

Average Sale Price and Days on Market is for the current month. All information is deemed reliable, but is not guaranteed.

Richmond Metro includes the Southside (Tri-Cities) area. Bristol and Southwest VA figures not available at this time.

% chg. Avg.  
price

% chg. Med.  
price

25.23%

9.32%

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