

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP**

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

OMB APPROVAL	
OMB Number:	3235-0287
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1. Name and Address of Reporting Person* <u>SEREMET DENNIS M</u>  (Last) (First) (Middle) 7601 LEWINSVILLE ROAD SUITE 300  (Street) MCLEAN VA 22102  (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>NVR INC [ NVR ]</u>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)  Director 10% Owner Officer (give title below) Other (specify below) X <u>Vice President and Controller</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>11/08/2004</u>	
4. If Amendment, Date of Original Filed (Month/Day/Year)		

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
NVR, Inc. common stock	11/08/2004		M		1,500	A	\$10.625	42,377	D	
NVR, Inc. common stock	11/08/2004		M		2,000	A	\$47.625	44,377	D	
NVR, Inc. common stock	11/08/2004		S		2,000	D	\$655	42,377	D	
NVR, Inc. common stock	11/08/2004		S		1,000	D	\$653	41,377	D	
NVR, Inc. common stock	11/08/2004		S		500	D	\$653.5	40,877	D	
NVR, Inc. common stock								3,021	I	By ESOP Trust
NVR, Inc. common stock								1,876	I	By Profit Sharing Trust
NVR, Inc. common stock								600	I	By Trust for children

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)**

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	V	(A)	(D)	Date Exercisable	Expiration Date						Title
Employee stock option (right to buy)	\$10.625	11/08/2004		M		1,500		(1)	05/30/2006	common stock	1,500	\$0	0	D	
Employee stock option (right to buy)	\$47.625	11/08/2004		M		2,000		(2)	05/26/2009	common stock	2,000	\$0	28,000	D	

**Explanation of Responses:**

- Stock options granted under the 1996 Long-Term Stock Option Plan vested annually in one-third increments on December 31, 2000, 2001 and 2002.
- Stock options granted under the 1998 Long-Term Stock Option Plan vest annually in one-third increments on December 31, 2003, 2004 and 2005.

**Remarks:**

Dennis M. Seremet

11/09/2004

\*\* Signature of Reporting Person

Date

\* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

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