

UNITED DOMINION REALTY TRUST INC

Form 424B3

March 16, 2004

Filed Pursuant to Rule 424(b)(3)
Registration No. 333-101611

Pricing Supplement No. 7

Dated March 15, 2004

(To Prospectus dated December 23, 2002 and Prospectus Supplement dated February 24, 2003, as supplemented by a Supplement dated November 7, 2003, a Supplement dated January 12, 2004 and a Supplement dated March 11, 2004)

UNITED DOMINION REALTY TRUST, INC.
Medium-Term Notes Due Nine Months or More From Date of Issue

Fixed Rate Notes

The Notes are not Discount Notes

Principal Amount: \$50,000,000

Settlement Date (Original Issue Date): March 18, 2004

Interest Payment Dates: March 15 and September 15, commencing September 15, 2004

Initial Redemption Date: N/A

Annual Redemption Percentage Reduction: N/A

Exchange Rate Agent: N/A

Default Rate: N/A

Day Count: 30/360

Agent: J.P. Morgan Securities Inc.

Agent's Commission: J.P. Morgan Securities Inc. proposes to offer the notes from time to time for sale in negotiated transactions, or otherwise, at varying prices to be determined at the time of each sale.

Specified Currency: U.S. dollars

Stated Maturity Date: March 15, 2010

Authorized Denomination: A/S

Initial Redemption Percentage: N/A

Optional Repayment Date(s): N/A

Interest Rate: 3.90%

Regular Record Date(s): A/S

Additional/Other Terms: N/A

Net Proceeds to the Company: 98.889%

N/A as used herein means Not Applicable. A/S as used herein means As stated in the Prospectus Supplement referred to above.

J.P. MORGAN SECURITIES INC.