

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

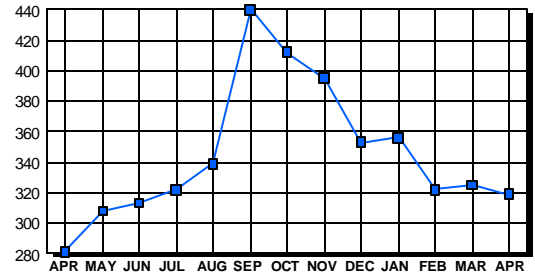
Condo/Co-ops April 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	1	2	-50.0	6	5	20.0
50000-99999	24	94	-74.5	62	78	-20.5
100000-149999	124	189	-34.4	76	77	-1.3
150000-199999	156	146	6.8	52	44	18.2
200000-299999	140	76	84.2	70	51	37.3
300000-399999	26	18	44.4	38	20	90.0
400000-499999	4	2	100.0	5	2	150.0
500000 & Over	7	3	133.3	10	4	150.0
Grand Total:	482	530	-9.1	319	281	13.5

INVENTORY TREND

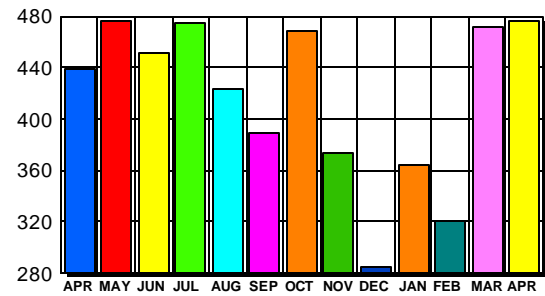
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	2	-200.0	0	3	0.0
50000-99999	30	82	-63.4	137	350	-60.9
100000-149999	143	178	-19.7	521	598	-12.9
150000-199999	147	129	14.0	491	425	15.5
200000-299999	132	44	200.0	399	160	149.4
300000-399999	14	9	55.6	61	37	64.9
400000-499999	6	1	500.0	17	5	240.0
500000 & Over	4	1	300.0	7	4	75.0
Grand Total:	476	446	6.7	1,633	1,582	3.2

SALES TREND



DATA SOURCE

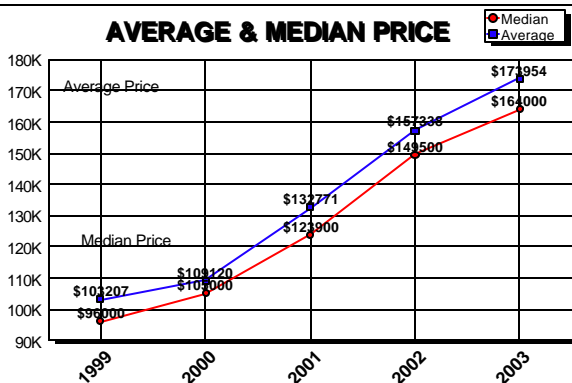
Metropolitan Regional Information System (MRIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year- to- date contract information may not equal the sum of the monthly contract totals reported in previous issues. Prices are not adjusted for inflation.

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	1	-100.0	0	2	0.0
50000-99999	23	71	-67.6	120	310	-61.3
100000-149999	120	148	-18.9	455	495	-8.1
150000-199999	119	110	8.2	408	351	16.2
200000-299999	101	43	134.9	316	135	134.1
300000-399999	21	8	162.5	51	32	59.4
400000-499999	3	1	200.0	12	2	500.0
500000 & Over	1	0	100.0	3	4	-25.0
Grand Total:	388	382	1.6	1,365	1,331	2.6

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

