

FAIRFAX COUNTY HOUSING REPORT

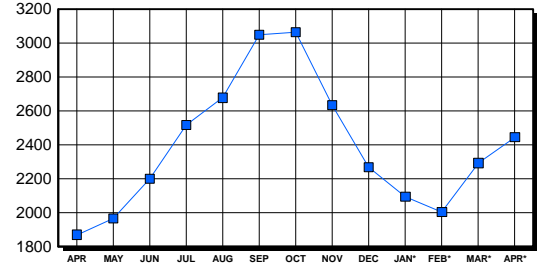
Residential Market Report Single Family Homes April 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	33	-90.9	58	61	-4.9
150000-299999	674	885	-23.8	404	414	-2.4
300000-449999	939	775	21.2	709	476	48.9
450000-599999	389	313	24.3	452	346	30.6
600000-749999	145	119	21.8	239	156	53.2
750000-999999	123	102	20.6	273	179	52.5
1000000 & Over	109	83	31.3	311	239	30.1
Grand Total:	2,382	2,310	3.1	2,446	1,871	30.7

INVENTORY TREND

Listings Active At End Of Month

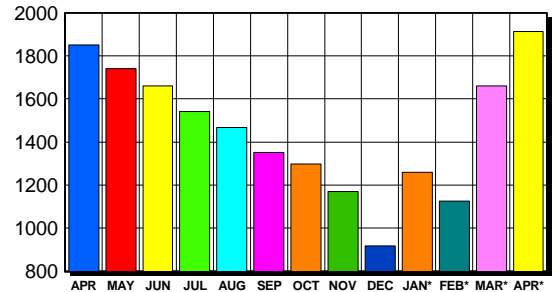


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	27	-85.2	24	124	-80.6
150000-299999	663	767	-13.6	2,247	2,620	-14.2
300000-449999	729	606	20.3	2,215	1,779	24.5
450000-599999	291	213	36.6	791	725	9.1
600000-749999	101	90	12.2	307	269	14.1
750000-999999	72	55	30.9	225	169	33.1
1000000 & Over	53	35	51.4	151	91	65.9
Grand Total:	1,913	1,793	6.7	5,960	5,777	3.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

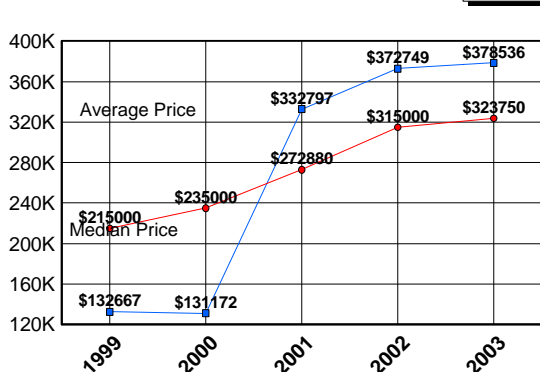
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	8	15	-46.7	25	108	-76.9
150000-299999	457	569	-19.7	1,822	2,226	-18.1
300000-449999	521	366	42.3	1,649	1,276	29.2
450000-599999	146	149	-2.0	481	498	-3.4
600000-749999	65	46	41.3	213	179	19.0
750000-999999	38	39	-2.6	137	116	18.1
1000000 & Over	34	12	183.3	90	53	69.8
Grand Total:	1,269	1,196	6.1	4,417	4,456	-0.9

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.

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

