

FAIRFAX CITY HOUSING REPORT

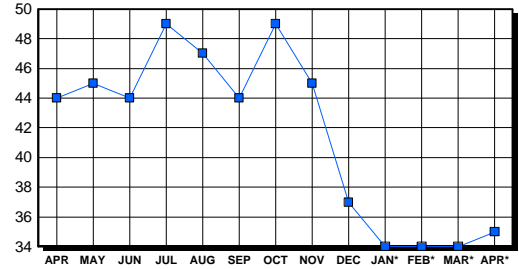
Residential Market Report Single Family Homes April 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	1	0	100.0
150000-299999	9	15	-40.0	6	10	-40.0
300000-449999	18	27	-33.3	10	23	-56.5
450000-599999	16	3	433.3	14	7	100.0
600000-749999	4	2	100.0	0	4	-100.0
750000-999999	3	0	0.0	3	0	100.0
1000000 & Over	0	0	0.0	1	0	0.0
Grand Total:	50	47	6.4	35	44	-20.5

INVENTORY TREND

Listings Active At End Of Month

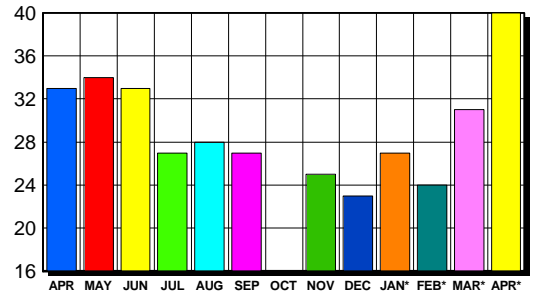


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	10	14	-28.6	31	45	-31.1
300000-449999	16	14	14.3	57	42	35.7
450000-599999	9	3	200.0	22	10	120.0
600000-749999	4	2	100.0	8	12	-33.3
750000-999999	1	0	100.0	3	0	300.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	40	33	21.2	122	109	11.9

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

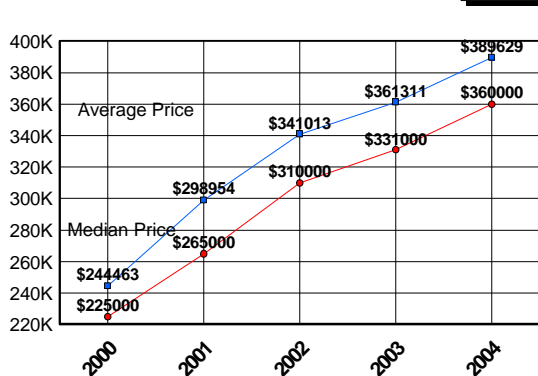
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	4	8	-50.0	24	34	-29.4
300000-449999	13	8	62.5	48	27	77.8
450000-599999	4	1	300.0	13	9	44.4
600000-749999	2	3	-33.3	6	7	-14.3
750000-999999	1	0	100.0	2	0	200.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	24	20	20.0	93	77	20.8

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

