

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

April

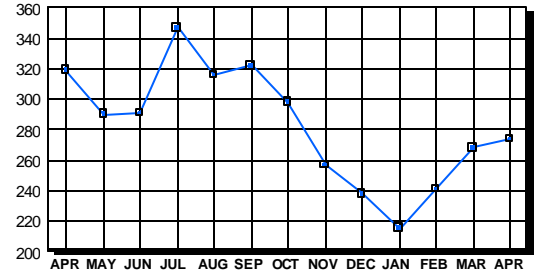
2004

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	1	0.0	10	6	66.7
50000-99999	4	25	-84.0	52	62	-16.1
100000-149999	40	127	-68.5	49	76	-35.5
150000-199999	157	163	-3.7	47	52	-9.6
200000-299999	243	146	66.4	69	70	-1.4
300000-399999	69	26	165.4	32	38	-15.8
400000-499999	11	4	175.0	6	5	20.0
500000 & Over	5	8	-37.5	9	10	-10.0
Grand Total:	530	500	6.0	274	319	-14.1

INVENTORY TREND

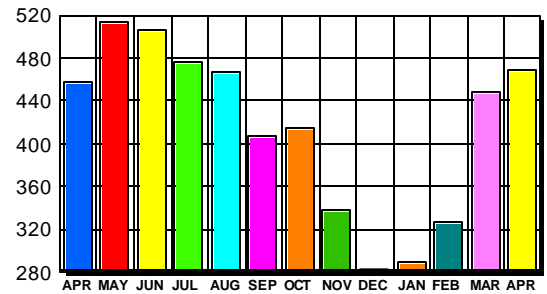
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	4	30	-86.7	21	137	-84.7
100000-149999	41	143	-71.3	173	521	-66.8
150000-199999	144	147	-2.0	473	491	-3.7
200000-299999	207	132	56.8	672	399	68.4
300000-399999	61	14	335.7	167	61	173.8
400000-499999	9	6	50.0	18	17	5.9
500000 & Over	2	4	-50.0	10	7	42.9
Grand Total:	468	476	-1.7	1,534	1,633	-6.1

SALES TREND



SETTLEMENTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	2	23	-91.3	16	120	-86.7
100000-149999	27	120	-77.5	161	455	-64.6
150000-199999	110	119	-7.6	377	408	-7.6
200000-299999	173	101	71.3	565	316	78.8
300000-399999	47	21	123.8	116	51	127.5
400000-499999	7	3	133.3	13	12	8.3
500000 & Over	4	1	300.0	4	3	33.3
Grand Total:	370	388	-4.6	1,252	1,365	-8.3

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.

