

FAIRFAX CITY HOUSING REPORT

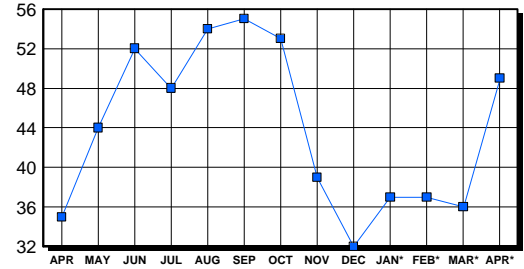
Residential Market Report Single Family Homes April 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	1	1	0.0
150000-299999	0	10	-1,000.0	6	6	0.0
300000-449999	9	20	-55.0	8	10	-20.0
450000-599999	21	15	40.0	12	14	-14.3
600000-749999	14	4	250.0	10	0	0.0
750000-999999	7	3	133.3	8	3	166.7
1000000 & Over	3	0	0.0	4	1	100.0
Grand Total:	54	52	3.8	49	35	40.0

INVENTORY TREND

Listings Active At End Of Month

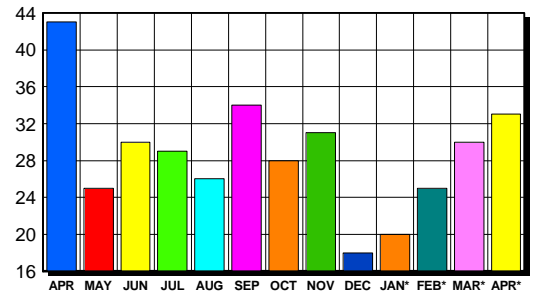


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	10	-1,000.0	3	31	-90.3
300000-449999	8	16	-50.0	33	57	-42.1
450000-599999	17	9	88.9	50	22	127.3
600000-749999	6	4	50.0	14	8	75.0
750000-999999	2	1	100.0	7	3	133.3
1000000 & Over	0	0	0.0	1	1	0.0
Grand Total:	33	40	-17.5	108	122	-11.5

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

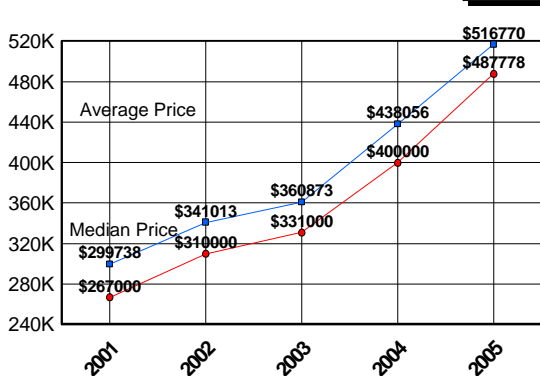
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	4	-400.0	2	24	-91.7
300000-449999	6	13	-53.8	26	49	-46.9
450000-599999	14	4	250.0	41	12	241.7
600000-749999	2	2	0.0	9	6	50.0
750000-999999	2	0	200.0	4	1	300.0
1000000 & Over	0	1	-100.0	2	1	100.0
Grand Total:	24	24	0.0	84	93	-9.7

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

