

# FAIRFAX COUNTY HOUSING REPORT

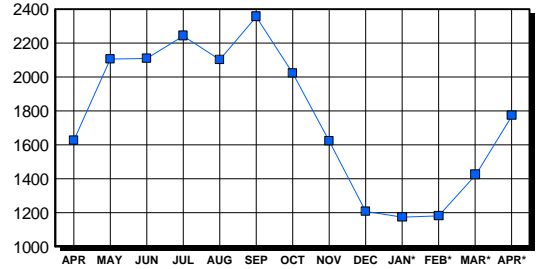
## Residential Market Report Single Family Homes April 2005

### LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	4	5	-20.0	72	59	22.0
150000-299999	38	348	-89.1	140	196	-28.6
300000-449999	693	1,018	-31.9	262	388	-32.5
450000-599999	805	649	24.0	326	313	4.2
600000-749999	522	295	76.9	290	181	60.2
750000-999999	387	213	81.7	276	194	42.3
1000000 & Over	302	191	58.1	407	295	38.0
<b>Grand Total:</b>	<b>2,751</b>	<b>2,719</b>	<b>1.2</b>	<b>1,773</b>	<b>1,626</b>	<b>9.0</b>

### INVENTORY TREND

Listings Active At End Of Month

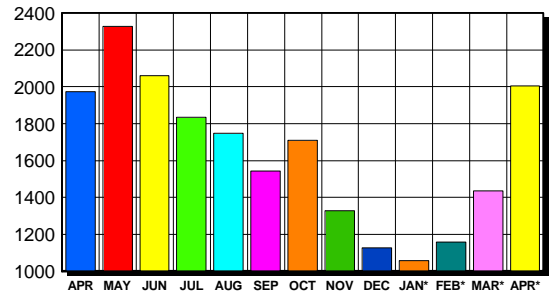


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	2	-200.0	2	5	-60.0
150000-299999	35	316	-88.9	191	1,189	-83.9
300000-449999	602	789	-23.7	1,865	2,503	-25.5
450000-599999	651	422	54.3	1,745	1,253	39.3
600000-749999	358	192	86.5	926	541	71.2
750000-999999	238	128	85.9	592	392	51.0
1000000 & Over	119	89	33.7	337	237	42.2
<b>Grand Total:</b>	<b>2,003</b>	<b>1,938</b>	<b>3.4</b>	<b>5,658</b>	<b>6,120</b>	<b>-7.5</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

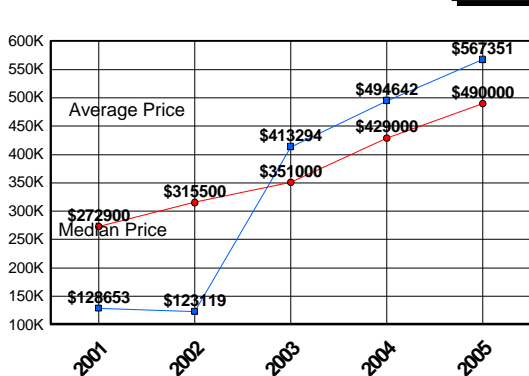
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	1	-100.0	2	3	-33.3
150000-299999	20	288	-93.1	154	1,108	-86.1
300000-449999	408	589	-30.7	1,587	1,966	-19.3
450000-599999	437	282	55.0	1,367	823	66.1
600000-749999	224	101	121.8	712	333	113.8
750000-999999	118	80	47.5	384	235	63.4
1000000 & Over	78	42	85.7	240	134	79.1
<b>Grand Total:</b>	<b>1,285</b>	<b>1,383</b>	<b>-7.1</b>	<b>4,446</b>	<b>4,602</b>	<b>-3.4</b>

### 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

