

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

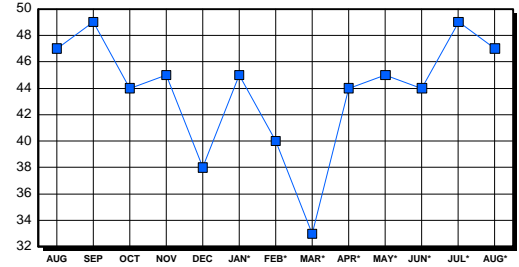
August 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	0	0.0	1	0	100.0
150000-299999	5	21	-76.2	9	15	-40.0
300000-449999	20	17	17.6	26	22	18.2
450000-599999	0	9	-900.0	7	4	0.0
600000-749999	1	2	-50.0	2	6	-66.7
750000-999999	0	1	-100.0	1	0	0.0
1000000 & Over	1	0	0.0	1	0	100.0
Grand Total:	28	50	-44.0	47	47	0.0

INVENTORY TREND

Listings Active At End Of Month

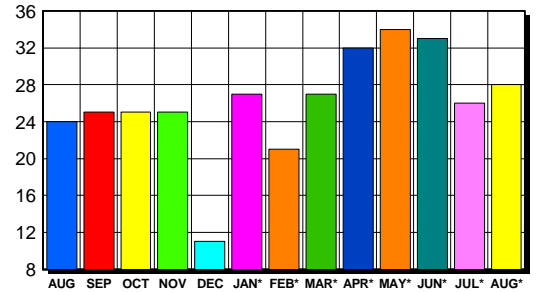


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	0	100.0	1	1	0.0
150000-299999	7	11	-36.4	77	83	-7.2
300000-449999	14	9	55.6	107	72	48.6
450000-599999	6	3	100.0	23	9	155.6
600000-749999	0	0	0.0	19	5	280.0
750000-999999	0	1	-100.0	1	2	-50.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	28	24	16.7	228	172	32.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

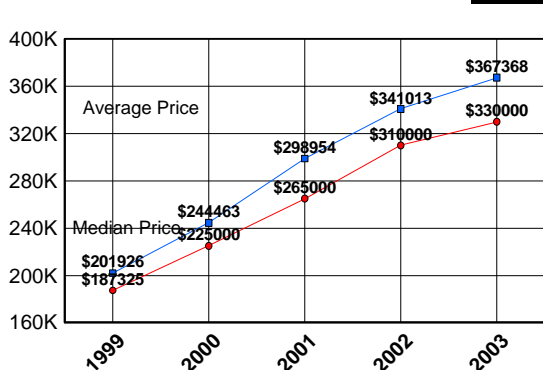
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	1	0.0
150000-299999	5	9	-44.4	69	84	-17.9
300000-449999	19	10	90.0	103	65	58.5
450000-599999	5	1	400.0	20	7	185.7
600000-749999	4	1	300.0	19	5	280.0
750000-999999	1	1	0.0	1	1	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	34	22	54.5	212	163	30.1

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

