

FAIRFAX CITY HOUSING REPORT

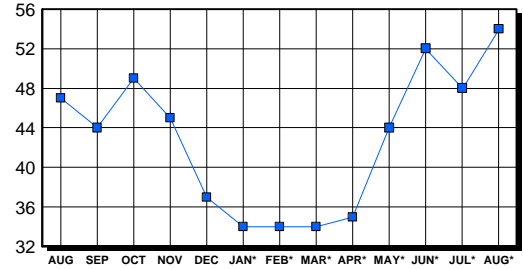
Residential Market Report Single Family Homes August 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	1	1	0.0
150000-299999	2	5	-60.0	6	9	-33.3
300000-449999	16	21	-23.8	17	26	-34.6
450000-599999	13	0	0.0	23	7	100.0
600000-749999	1	1	0.0	2	2	0.0
750000-999999	4	0	0.0	4	1	100.0
1000000 & Over	1	1	0.0	1	1	0.0
Grand Total:	37	29	27.6	54	47	14.9

INVENTORY TREND

Listings Active At End Of Month

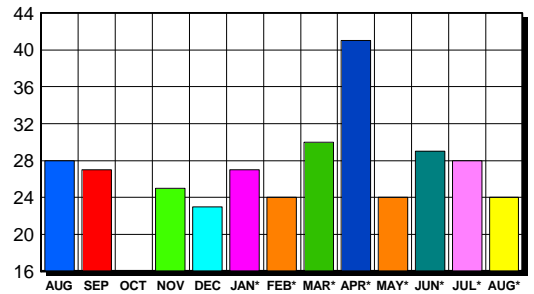


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	0	1	0.0
150000-299999	2	7	-71.4	40	77	-48.1
300000-449999	16	14	14.3	109	107	1.9
450000-599999	5	6	-16.7	54	23	134.8
600000-749999	0	0	0.0	16	19	-15.8
750000-999999	1	0	100.0	7	1	600.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	24	28	-14.3	227	228	-0.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

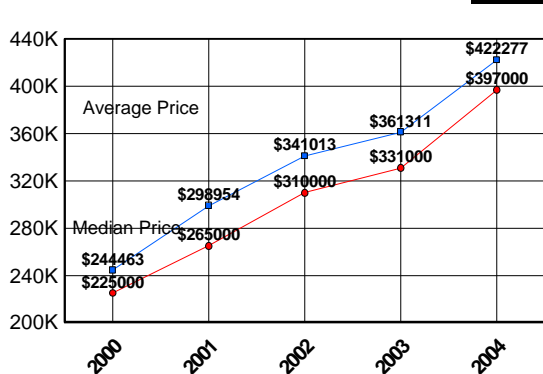
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	4	5	-20.0	43	75	-42.7
300000-449999	7	18	-61.1	94	96	-2.1
450000-599999	8	5	60.0	53	20	165.0
600000-749999	3	5	-40.0	15	20	-25.0
750000-999999	2	1	100.0	7	1	600.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	24	34	-29.4	212	212	0.0

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

