

FAUQUIER COUNTY HOUSING REPORT

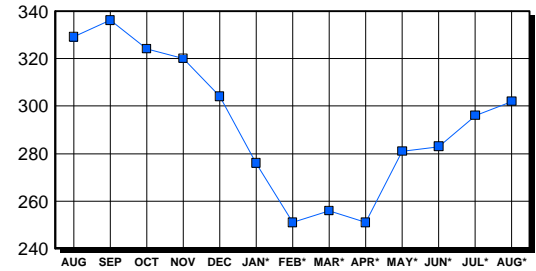
Residential Market Report Single Family Homes August 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	5	-80.0	6	7	-14.3
150000-299999	24	61	-60.7	34	88	-61.4
300000-449999	54	42	28.6	101	101	0.0
450000-599999	21	14	50.0	50	46	8.7
600000-749999	8	7	14.3	30	22	36.4
750000-999999	10	4	150.0	36	19	89.5
1000000 & Over	7	3	133.3	45	46	-2.2
Grand Total:	125	136	-8.1	302	329	-8.2

INVENTORY TREND

Listings Active At End Of Month

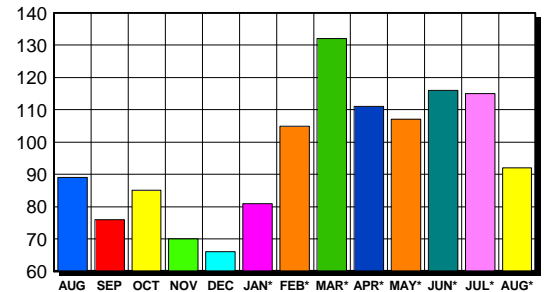


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	5	-80.0	16	37	-56.8
150000-299999	25	49	-49.0	323	356	-9.3
300000-449999	37	32	15.6	291	221	31.7
450000-599999	22	4	450.0	152	59	157.6
600000-749999	6	1	500.0	42	13	223.1
750000-999999	1	1	0.0	18	7	157.1
1000000 & Over	0	2	-200.0	17	16	6.3
Grand Total:	92	94	-2.1	859	709	21.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

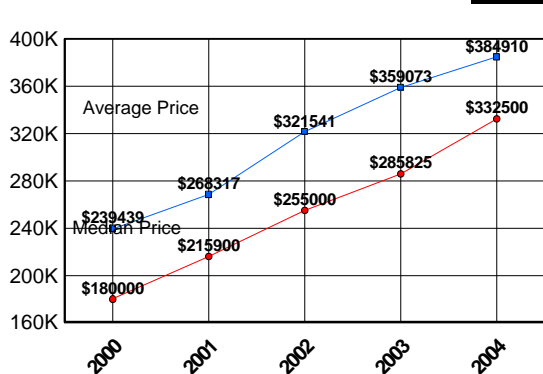
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	3	2	50.0	15	37	-59.5
150000-299999	25	53	-52.8	316	333	-5.1
300000-449999	45	33	36.4	271	197	37.6
450000-599999	19	9	111.1	127	62	104.8
600000-749999	4	2	100.0	38	14	171.4
750000-999999	4	0	400.0	20	7	185.7
1000000 & Over	1	1	0.0	12	12	0.0
Grand Total:	101	100	1.0	799	662	20.7

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

