

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

August

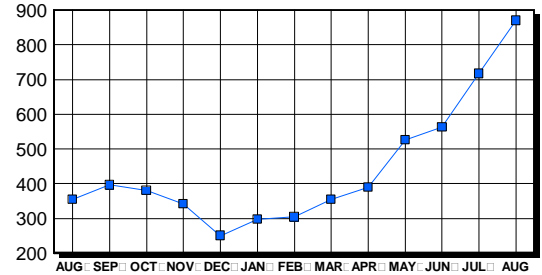
2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	6	11	-45.5	27	21	28.6
50000-99999	0	2	-200.0	50	52	-3.8
100000-149999	2	29	-93.1	43	52	-17.3
150000-199999	16	110	-85.5	21	43	-51.2
200000-299999	228	289	-21.1	232	111	109.0
300000-399999	305	79	286.1	315	50	530.0
400000-499999	81	23	252.2	104	12	766.7
500000 & Over	48	6	700.0	78	13	500.0
Grand Total:	686	549	25.0	870	354	145.8

INVENTORY TREND

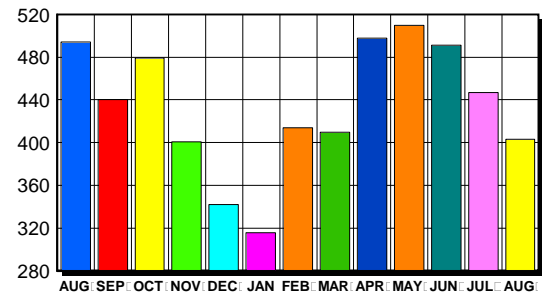
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	0	29	0.0
100000-149999	1	18	-94.4	22	272	-91.9
150000-199999	12	106	-88.7	240	982	-75.6
200000-299999	151	264	-42.8	1,468	1,726	-14.9
300000-399999	192	64	200.0	1,361	442	207.9
400000-499999	36	17	111.8	305	66	362.1
500000 & Over	11	3	266.7	93	17	447.1
Grand Total:	474	474	-15.0	3,489	3,534	-1.3

SALES TREND



SETTLEMENTS

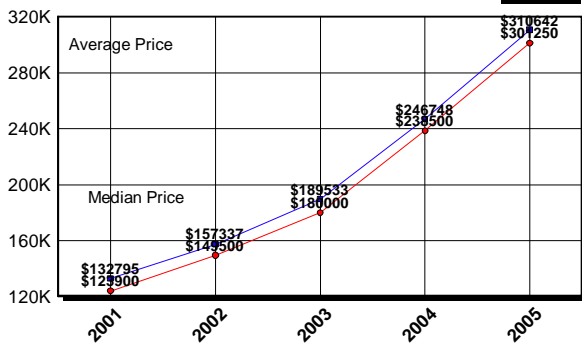
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	1	0.0
50000-99999	0	2	-200.0	0	26	0.0
100000-149999	1	14	-92.9	21	265	-92.1
150000-199999	6	92	-93.5	213	856	-75.1
200000-299999	153	279	-45.2	1,367	1,621	-15.7
300000-399999	180	73	146.6	1,328	437	203.9
400000-499999	52	12	333.3	332	53	526.4
500000 & Over	13	2	550.0	90	14	542.9
Grand Total:	405	474	-14.6	3,351	3,273	2.4

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

