

# FAIRFAX COUNTY HOUSING REPORT

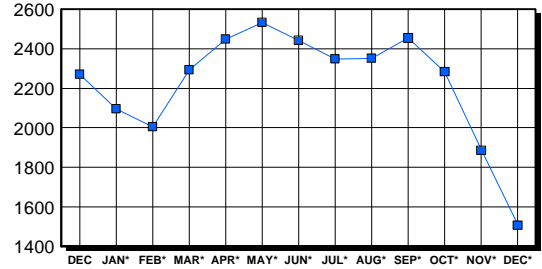
## Residential Market Report Single Family Homes December 2003

### LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	10	-90.0	59	64	-7.8
150000-299999	227	346	-34.4	233	537	-56.6
300000-449999	357	320	11.6	406	612	-33.7
450000-599999	154	124	24.2	287	385	-25.5
600000-749999	72	62	16.1	140	192	-27.1
750000-999999	60	45	33.3	160	222	-27.9
1000000 & Over	39	29	34.5	222	257	-13.6
<b>Grand Total:</b>	<b>910</b>	<b>936</b>	<b>-2.8</b>	<b>1,507</b>	<b>2,269</b>	<b>-33.6</b>

### INVENTORY TREND

Listings Active At End Of Month

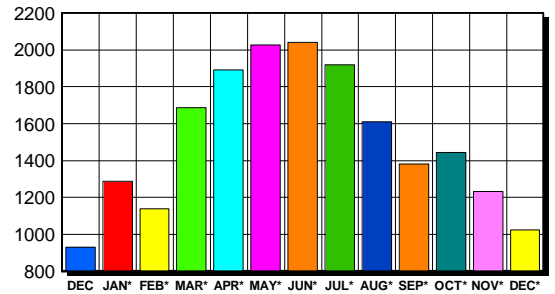


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	11	-90.9	51	265	-80.8
150000-299999	294	431	-31.8	6,286	7,665	-18.0
300000-449999	397	279	42.3	7,273	5,325	36.6
450000-599999	167	111	50.5	2,792	2,056	35.8
600000-749999	70	49	42.9	1,040	760	36.8
750000-999999	62	40	55.0	765	545	40.4
1000000 & Over	34	19	78.9	472	279	69.2
<b>Grand Total:</b>	<b>1,025</b>	<b>940</b>	<b>9.0</b>	<b>18,679</b>	<b>16,895</b>	<b>10.6</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

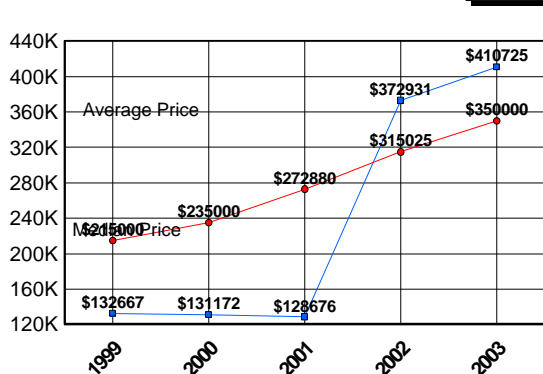
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	2	15	-86.7	54	255	-78.8
150000-299999	368	546	-32.6	6,199	7,663	-19.1
300000-449999	586	414	41.5	7,316	5,285	38.4
450000-599999	248	179	38.5	2,744	2,050	33.9
600000-749999	94	82	14.6	1,066	749	42.3
750000-999999	87	59	47.5	716	530	35.1
1000000 & Over	49	27	81.5	472	263	79.5
<b>Grand Total:</b>	<b>1,434</b>	<b>1,322</b>	<b>8.5</b>	<b>18,567</b>	<b>16,795</b>	<b>10.6</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

