

FAIRFAX CITY HOUSING REPORT

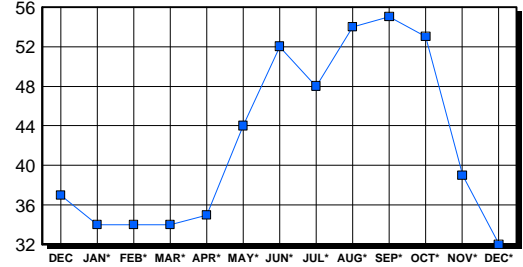
Residential Market Report Single Family Homes December 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	1	1	0.0
150000-299999	1	7	-85.7	6	8	-25.0
300000-449999	7	10	-30.0	10	17	-41.2
450000-599999	4	0	0.0	10	8	100.0
600000-749999	2	1	100.0	3	0	0.0
750000-999999	3	0	0.0	1	2	100.0
1000000 & Over	1	0	0.0	1	1	100.0
Grand Total:	18	18	0.0	32	37	-13.5

INVENTORY TREND

Listings Active At End Of Month

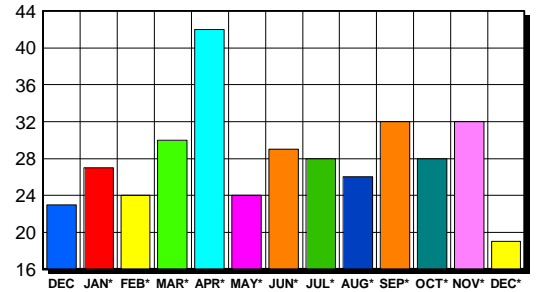


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	2	0.0
150000-299999	1	6	-83.3	52	101	-48.5
300000-449999	8	14	-42.9	161	163	-1.2
450000-599999	5	2	150.0	82	31	164.5
600000-749999	1	1	0.0	29	22	31.8
750000-999999	3	0	300.0	14	2	600.0
1000000 & Over	1	0	100.0	3	0	300.0
Grand Total:	19	23	-17.4	341	321	6.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

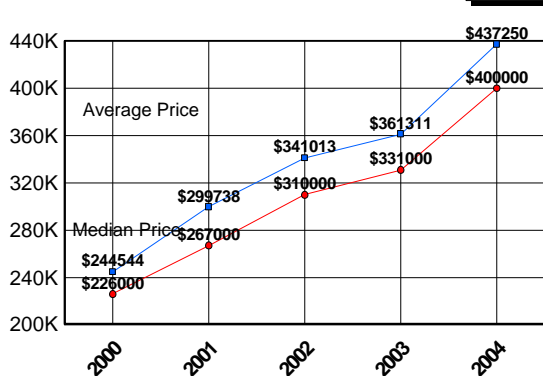
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	2	0.0
150000-299999	3	2	50.0	57	99	-42.4
300000-449999	15	17	-11.8	161	153	5.2
450000-599999	6	2	200.0	79	32	146.9
600000-749999	4	0	400.0	28	21	33.3
750000-999999	5	0	500.0	16	1	1,500.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	33	21	57.1	342	308	11.0

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

