

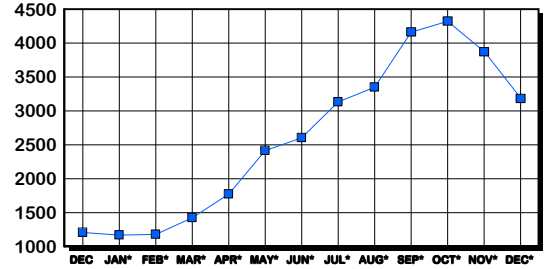
FAIRFAX COUNTY HOUSING REPORT

Residential Market Report Single Family Homes December 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	10	8	25.0	73	65	12.3
150000-299999	9	84	-89.3	143	152	-5.9
300000-449999	243	373	-34.9	584	210	178.1
450000-599999	371	302	22.8	891	234	280.8
600000-749999	226	152	48.7	563	173	225.4
750000-999999	150	86	74.4	440	140	214.3
1000000 & Over	90	73	23.3	483	235	105.5
Grand Total:	1,099	1,078	1.9	3,177	1,209	162.8

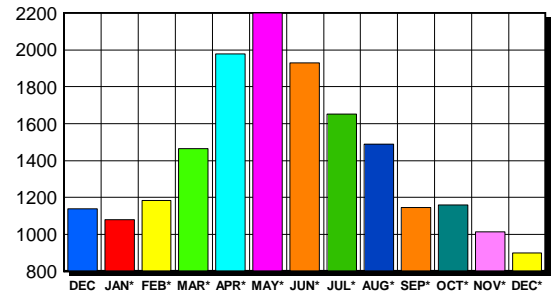
INVENTORY TREND
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	1	0.0	5	16	-68.8
150000-299999	13	100	-87.0	300	2,599	-88.5
300000-449999	239	465	-48.6	5,153	8,576	-39.9
450000-599999	322	329	-2.1	5,793	4,714	22.9
600000-749999	153	142	7.7	2,983	1,860	60.4
750000-999999	115	88	30.7	1,895	1,298	46.0
1000000 & Over	56	62	-9.7	1,063	744	42.9
Grand Total:	899	1,187	-24.3	17,192	19,807	-13.2

SALES TREND
Contracts Ratified Per Month



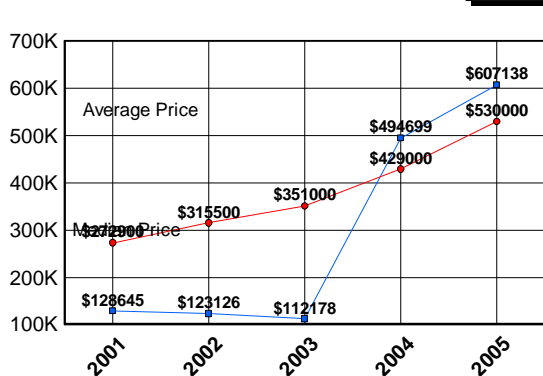
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	1	0.0	7	16	-56.3
150000-299999	8	115	-93.0	253	2,774	-90.9
300000-449999	303	603	-49.8	4,964	8,543	-41.9
450000-599999	404	431	-6.3	5,937	4,588	29.4
600000-749999	225	180	25.0	3,289	1,819	80.8
750000-999999	135	119	13.4	1,943	1,259	54.3
1000000 & Over	111	74	50.0	1,139	698	63.2
Grand Total:	1,187	1,523	-22.1	17,532	19,697	-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

