

FAUQUIER COUNTY HOUSING REPORT

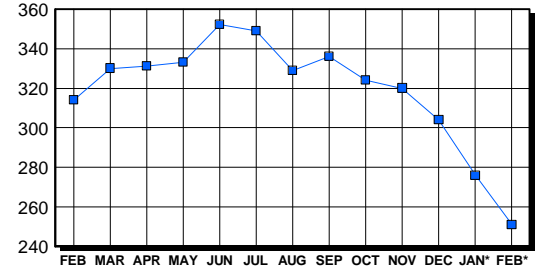
Residential Market Report Single Family Homes February 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	6	3	100.0	9	10	-10.0
150000-299999	43	41	4.9	55	101	-45.5
300000-449999	28	31	-9.7	56	106	-47.2
450000-599999	13	12	8.3	46	38	21.1
600000-749999	6	2	200.0	23	16	43.8
750000-999999	6	0	0.0	23	12	100.0
1000000 & Over	4	4	0.0	39	31	25.8
Grand Total:	106	93	14.0	251	314	-20.1

INVENTORY TREND

Listings Active At End Of Month

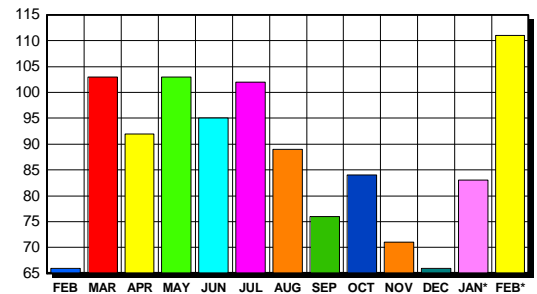


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	6	2	200.0	6	10	-40.0
150000-299999	54	37	45.9	92	71	29.6
300000-449999	25	20	25.0	51	43	18.6
450000-599999	18	7	157.1	33	13	153.8
600000-749999	4	1	300.0	7	1	600.0
750000-999999	2	0	200.0	3	1	200.0
1000000 & Over	2	0	200.0	2	0	200.0
Grand Total:	111	67	65.7	194	139	39.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

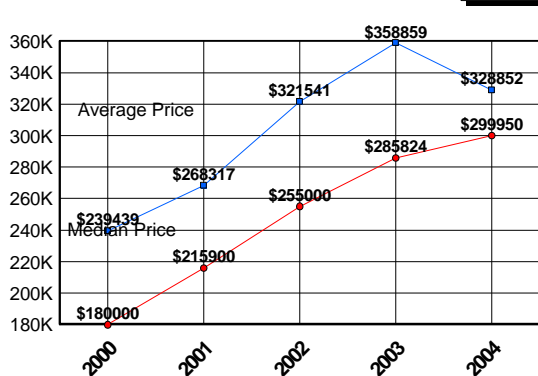
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	4	-50.0	3	10	-70.0
150000-299999	29	15	93.3	60	51	17.6
300000-449999	20	14	42.9	37	32	15.6
450000-599999	6	10	-40.0	18	16	12.5
600000-749999	1	1	0.0	3	3	0.0
750000-999999	1	0	100.0	3	2	50.0
1000000 & Over	0	2	-200.0	0	4	0.0
Grand Total:	59	46	28.3	124	118	5.1

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

