

# FAIRFAX COUNTY HOUSING REPORT

## Residential Market Report

### Single Family Homes

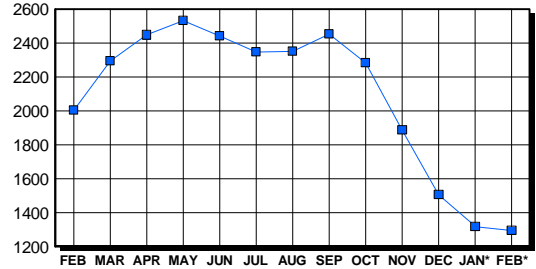
February 2004

#### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	3	4	-25.0	60	62	-3.2
150000-299999	267	434	-38.5	191	358	-46.6
300000-449999	534	486	9.9	308	504	-38.9
450000-599999	279	184	51.6	232	343	-32.4
600000-749999	112	86	30.2	125	193	-35.2
750000-999999	95	76	25.0	149	237	-37.1
1000000 & Over	68	64	6.3	231	307	-24.8
<b>Grand Total:</b>	<b>1,358</b>	<b>1,334</b>	<b>1.8</b>	<b>1,296</b>	<b>2,004</b>	<b>-35.3</b>

#### INVENTORY TREND

Listings Active At End Of Month

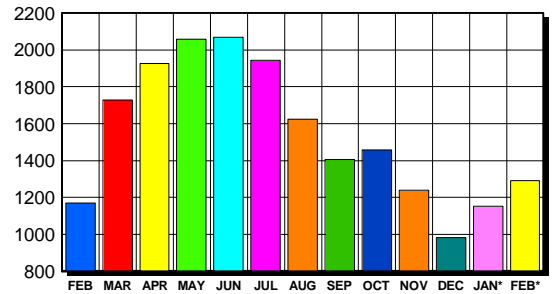


#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	4	-75.0	2	12	-83.3
150000-299999	273	470	-41.9	547	1,011	-45.9
300000-449999	515	410	25.6	984	871	13.0
450000-599999	261	139	87.8	472	271	74.2
600000-749999	107	58	84.5	209	116	80.2
750000-999999	78	41	90.2	144	86	67.4
1000000 & Over	56	25	124.0	85	53	60.4
<b>Grand Total:</b>	<b>1,291</b>	<b>1,147</b>	<b>12.6</b>	<b>2,443</b>	<b>2,420</b>	<b>1.0</b>

#### SALES TREND

Contracts Ratified Per Month



#### SETTLEMENTS

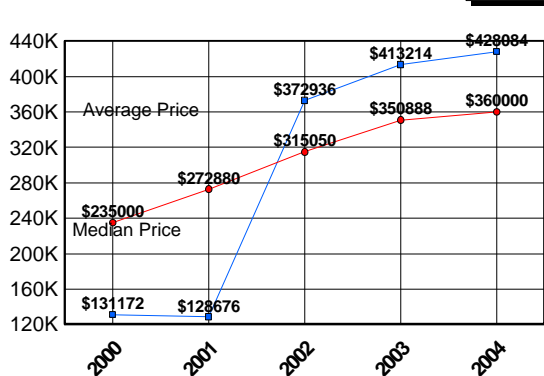
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	3	-66.7	1	14	-92.9
150000-299999	202	419	-51.8	483	866	-44.2
300000-449999	375	308	21.8	772	640	20.6
450000-599999	120	86	39.5	259	195	32.8
600000-749999	71	38	86.8	123	83	48.2
750000-999999	30	31	-3.2	72	62	16.1
1000000 & Over	15	12	25.0	48	38	26.3
<b>Grand Total:</b>	<b>814</b>	<b>897</b>	<b>-9.3</b>	<b>1,758</b>	<b>1,898</b>	<b>-7.4</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

