

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

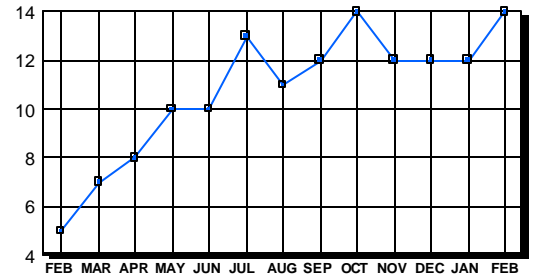
February 2005

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	3	3	0.0
100000-149999	0	4	-400.0	2	2	0.0
150000-199999	1	0	100.0	0	0	0.0
200000-299999	7	0	700.0	4	0	400.0
300000-399999	4	0	400.0	5	0	500.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	12	4	200.0	14	5	180.0

INVENTORY TREND

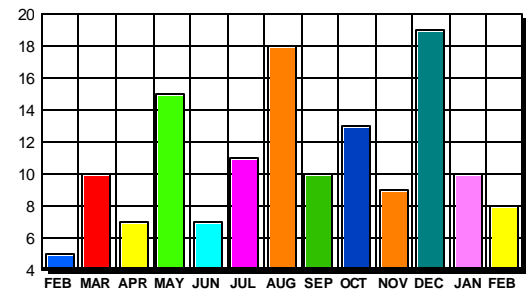
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	5	-500.0	0	9	0.0
150000-199999	1	0	100.0	3	4	-25.0
200000-299999	6	0	600.0	12	1	1,100.0
300000-399999	1	0	100.0	2	0	200.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	8	5	60.0	18	14	28.6

SALES TREND



SETTLEMENTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	4	-400.0	0	6	0.0
150000-199999	2	2	0.0	2	5	-60.0
200000-299999	4	1	300.0	13	1	1,200.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	6	7	-14.3	15	12	25.0

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.

