

# FAIRFAX CITY HOUSING REPORT

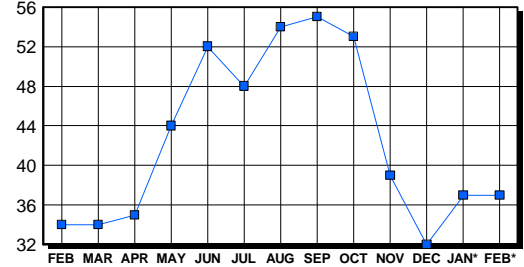
## Residential Market Report Single Family Homes February 2005

### LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	1	1	0.0
150000-299999	0	9	-900.0	6	8	-25.0
300000-449999	5	11	-54.5	10	12	-16.7
450000-599999	15	5	200.0	11	8	37.5
600000-749999	2	2	0.0	5	1	400.0
750000-999999	3	2	50.0	2	3	-33.3
1000000 & Over	3	0	0.0	2	1	100.0
<b>Grand Total:</b>	<b>28</b>	<b>29</b>	<b>-3.4</b>	<b>37</b>	<b>34</b>	<b>8.8</b>

### INVENTORY TREND

Listings Active At End Of Month

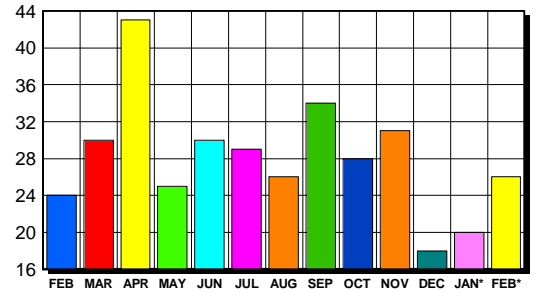


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	8	-800.0	3	15	-80.0
300000-449999	7	11	-36.4	16	26	-38.5
450000-599999	14	2	600.0	18	6	200.0
600000-749999	1	1	0.0	4	2	100.0
750000-999999	3	1	200.0	4	1	300.0
1000000 & Over	1	1	0.0	1	1	0.0
<b>Grand Total:</b>	<b>26</b>	<b>24</b>	<b>8.3</b>	<b>46</b>	<b>51</b>	<b>-9.8</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

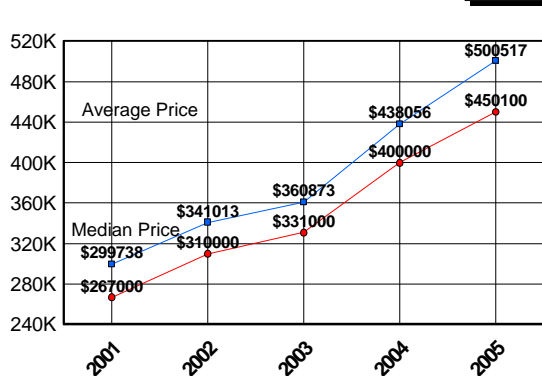
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	4	-75.0	2	9	-77.8
300000-449999	7	13	-46.2	15	22	-31.8
450000-599999	8	2	300.0	15	4	275.0
600000-749999	2	1	100.0	4	3	33.3
750000-999999	1	0	100.0	2	0	200.0
1000000 & Over	0	0	0.0	1	0	100.0
<b>Grand Total:</b>	<b>19</b>	<b>20</b>	<b>-5.0</b>	<b>39</b>	<b>38</b>	<b>2.6</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

