

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

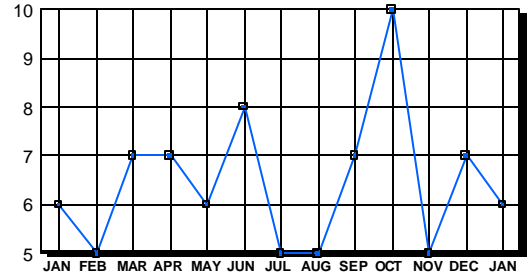
January 2004

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	3	4	-25.0
100000-149999	5	3	66.7	3	2	50.0
150000-199999	2	0	200.0	0	0	0.0
200000-299999	1	1	0.0	0	0	0.0
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:	8	6	33.3	6	6	0.0

INVENTORY TREND

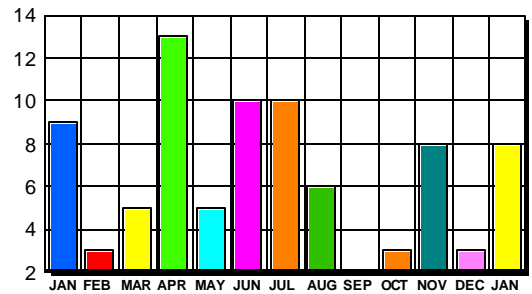
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	3	-300.0	0	3	0.0
100000-149999	4	5	-20.0	4	5	-20.0
150000-199999	4	2	100.0	4	2	100.0
200000-299999	0	0	0.0	0	0	0.0
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:	8	10	-20.0	8	10	-20.0

SALES TREND



SETTLEMENTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	0	2	0.0
100000-149999	0	4	-400.0	0	4	0.0
150000-199999	3	2	50.0	3	2	50.0
200000-299999	0	0	0.0	0	0	0.0
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:	3	8	-62.5	3	8	-62.5

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.

