

FAIRFAX CITY HOUSING REPORT

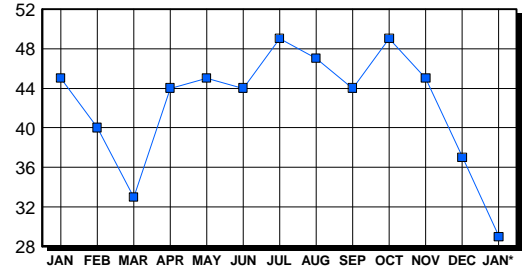
Residential Market Report Single Family Homes January 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	1	0	100.0
150000-299999	5	17	-70.6	6	16	-62.5
300000-449999	14	15	-6.7	11	14	-21.4
450000-599999	6	3	100.0	6	9	-33.3
600000-749999	1	6	-83.3	0	6	-100.0
750000-999999	0	0	0.0	3	0	0.0
1000000 & Over	1	0	0.0	2	0	100.0
Grand Total:	27	41	-34.1	29	45	-35.6

INVENTORY TREND

Listings Active At End Of Month

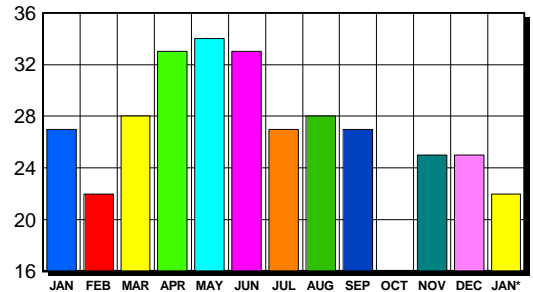


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	6	13	-53.8	6	13	-53.8
300000-449999	11	8	37.5	11	8	37.5
450000-599999	4	4	0.0	4	4	0.0
600000-749999	1	1	0.0	1	1	0.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	22	26	-15.4	22	26	-15.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

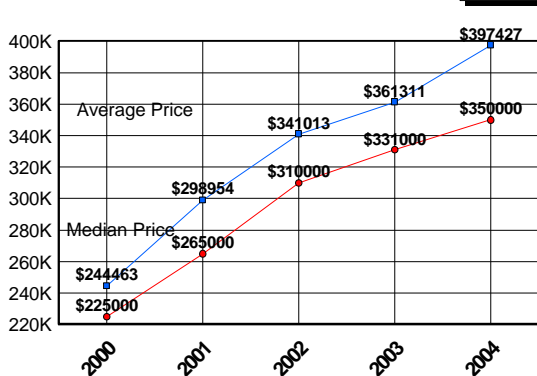
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	3	8	-62.5	3	8	-62.5
300000-449999	8	4	100.0	8	4	100.0
450000-599999	2	6	-66.7	2	6	-66.7
600000-749999	2	1	100.0	2	1	100.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	15	19	-21.1	15	19	-21.1

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

