

# FAIRFAX COUNTY HOUSING REPORT

## Residential Market Report

### Single Family Homes

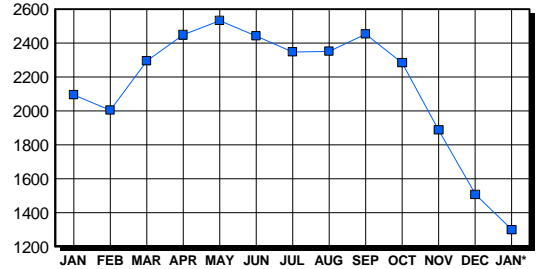
January 2004

#### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	8	-75.0	60	59	1.7
150000-299999	267	589	-54.7	185	438	-57.8
300000-449999	477	576	-17.2	297	526	-43.5
450000-599999	220	232	-5.2	239	374	-36.1
600000-749999	107	111	-3.6	140	182	-23.1
750000-999999	83	86	-3.5	144	220	-34.5
1000000 & Over	82	96	-14.6	234	295	-20.7
<b>Grand Total:</b>	<b>1,238</b>	<b>1,698</b>	<b>-27.1</b>	<b>1,299</b>	<b>2,094</b>	<b>-38.0</b>

#### INVENTORY TREND

Listings Active At End Of Month

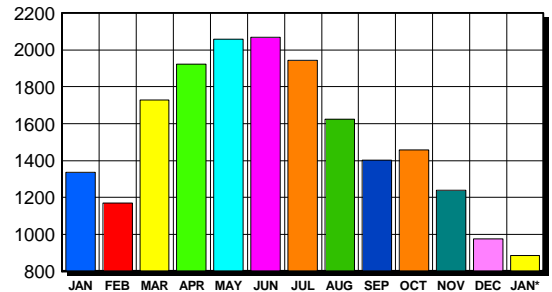


#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	9	-88.9	1	9	-88.9
150000-299999	208	557	-62.7	208	557	-62.7
300000-449999	365	455	-19.8	365	455	-19.8
450000-599999	158	134	17.9	158	134	17.9
600000-749999	82	59	39.0	82	59	39.0
750000-999999	49	44	11.4	49	44	11.4
1000000 & Over	23	27	-14.8	23	27	-14.8
<b>Grand Total:</b>	<b>886</b>	<b>1,285</b>	<b>-31.1</b>	<b>886</b>	<b>1,285</b>	<b>-31.1</b>

#### SALES TREND

Contracts Ratified Per Month



#### SETTLEMENTS

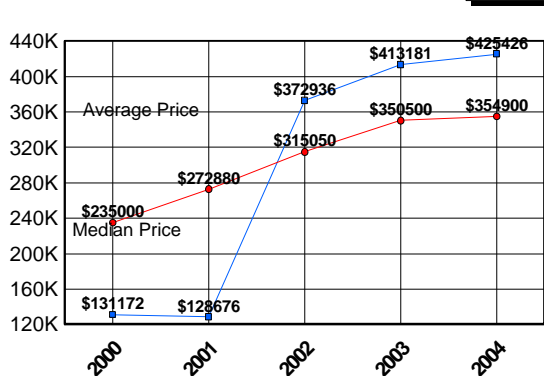
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	9	-900.0	0	9	0.0
150000-299999	240	392	-38.8	240	392	-38.8
300000-449999	341	301	13.3	341	301	13.3
450000-599999	123	101	21.8	123	101	21.8
600000-749999	46	40	15.0	46	40	15.0
750000-999999	31	29	6.9	31	29	6.9
1000000 & Over	23	22	4.5	23	22	4.5
<b>Grand Total:</b>	<b>804</b>	<b>894</b>	<b>-10.1</b>	<b>804</b>	<b>894</b>	<b>-10.1</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

