

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

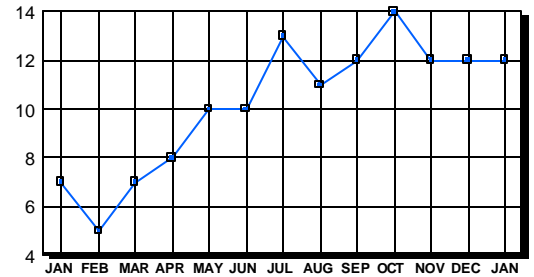
January 2005

LISTINGS

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	5	-500.0	2	4	-50.0
150000-199999	2	2	0.0	0	0	0.0
200000-299999	3	1	200.0	4	0	400.0
300000-399999	2	0	200.0	2	0	200.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	2	0	200.0	1	0	100.0
Grand Total:	9	8	12.5	12	7	71.4

INVENTORY TREND

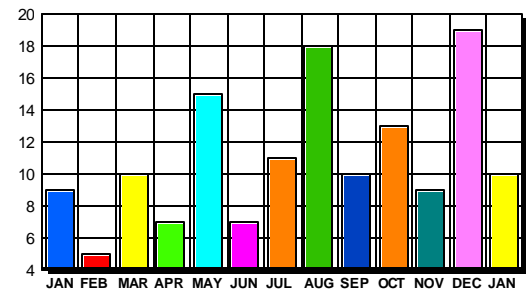
Listings Active At End Of Month



CONTRACTS

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	4	0.0
150000-199999	2	4	-50.0	2	4	-50.0
200000-299999	6	1	500.0	6	1	500.0
300000-399999	1	0	100.0	1	0	100.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	1	0	100.0	1	0	100.0
Grand Total:	10	9	11.1	10	9	11.1

SALES TREND



SETTLEMENTS

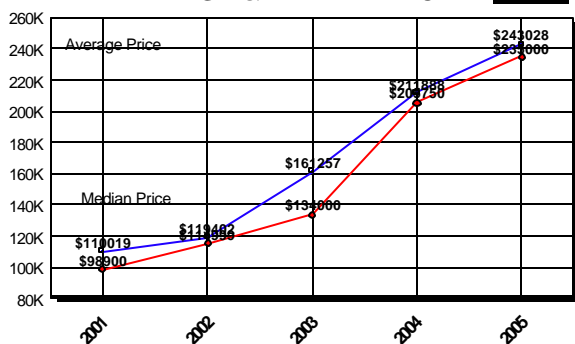
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	1	-100.0	0	1	0.0
150000-199999	0	3	-300.0	0	3	0.0
200000-299999	9	0	900.0	9	0	900.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	9	4	125.0	9	4	125.0

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.

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

