

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

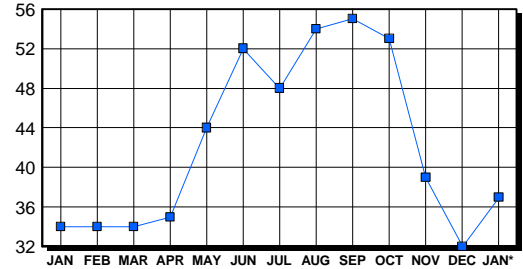
January 2005

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	4	5	-20.0	6	8	-25.0
300000-449999	8	14	-42.9	11	13	-15.4
450000-599999	6	6	0.0	12	6	100.0
600000-749999	5	1	400.0	3	0	0.0
750000-999999	3	0	0.0	2	4	100.0
1000000 & Over	2	1	100.0	2	2	0.0
Grand Total:	28	27	3.7	37	34	8.8

INVENTORY TREND

Listings Active At End Of Month

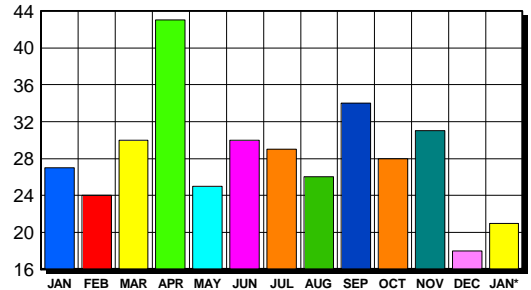


CONTRACTS

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	3	7	-57.1	3	7	-57.1
300000-449999	9	15	-40.0	9	15	-40.0
450000-599999	4	4	0.0	4	4	0.0
600000-749999	3	1	200.0	3	1	200.0
750000-999999	2	0	200.0	2	0	200.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	21	27	-22.2	21	27	-22.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

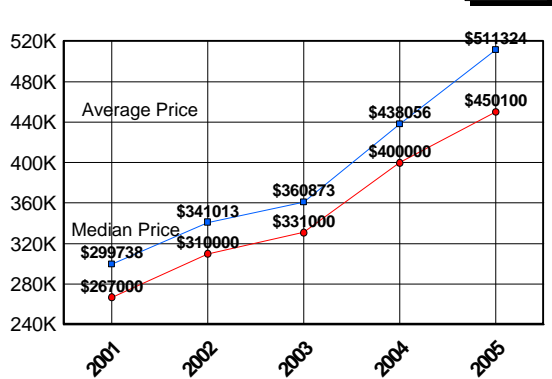
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	5	-80.0	1	5	-80.0
300000-449999	8	9	-11.1	8	9	-11.1
450000-599999	6	2	200.0	6	2	200.0
600000-749999	2	2	0.0	2	2	0.0
750000-999999	1	0	100.0	1	0	100.0
1000000 & Over	1	0	100.0	1	0	100.0
Grand Total:	19	18	5.6	19	18	5.6

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

