

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

January

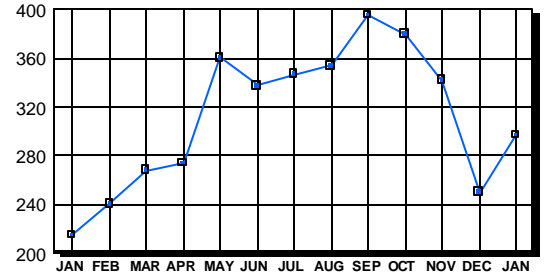
2005

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	3	1	200.0	23	8	187.5
50000-99999	0	8	-800.0	50	51	-2.0
100000-149999	9	54	-83.3	47	51	-7.8
150000-199999	38	102	-62.7	24	25	-4.0
200000-299999	182	169	7.7	67	45	48.9
300000-399999	118	35	237.1	53	25	112.0
400000-499999	23	6	283.3	20	6	233.3
500000 & Over	9	3	200.0	13	4	225.0
Grand Total:	382	378	1.1	297	215	38.1

INVENTORY TREND

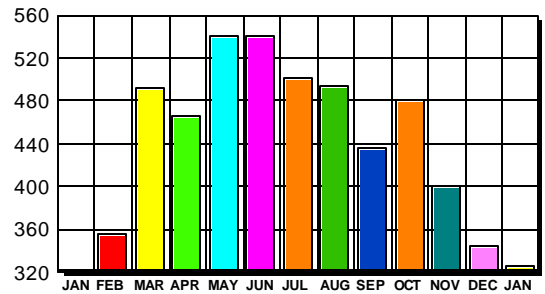
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops 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	5	-500.0	0	5	0.0
100000-149999	5	45	-88.9	5	45	-88.9
150000-199999	41	110	-62.7	41	110	-62.7
200000-299999	160	121	32.2	160	121	32.2
300000-399999	101	20	405.0	101	20	405.0
400000-499999	13	1	1,200.0	13	1	1,200.0
500000 & Over	6	1	500.0	6	1	500.0
Grand Total:	326	303	7.6	326	303	7.6

SALES TREND



SETTLEMENTS

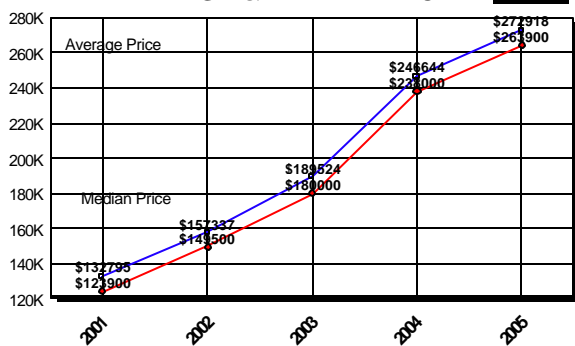
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	3	-300.0	0	3	0.0
100000-149999	6	48	-87.5	6	48	-87.5
150000-199999	43	71	-39.4	43	71	-39.4
200000-299999	175	91	92.3	175	91	92.3
300000-399999	74	15	393.3	74	15	393.3
400000-499999	15	1	1,400.0	15	1	1,400.0
500000 & Over	6	0	600.0	6	0	600.0
Grand Total:	319	229	39.3	319	229	39.3

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

