

FAIRFAX CITY HOUSING REPORT

Residential Market Report

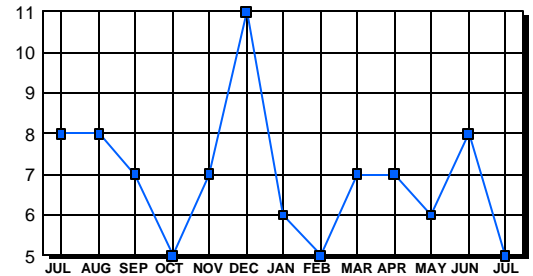
Condo/Co-ops July 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	0	100.0	3	3	0.0
100000-149999	7	3	133.3	2	5	-60.0
150000-199999	2	0	200.0	0	0	0.0
200000-299999	0	2	-200.0	0	0	0.0
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:	10	5	100.0	5	8	-37.5

INVENTORY TREND

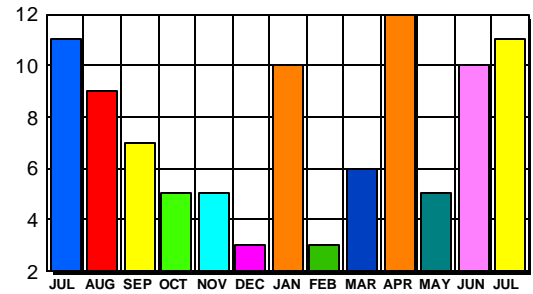
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	1	0.0	8	16	-50.0
100000-149999	7	8	-12.5	34	31	9.7
150000-199999	3	1	200.0	9	3	200.0
200000-299999	0	2	-200.0	4	4	0.0
300000-399999	0	0	0.0	2	0	200.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	11	12	-8.3	57	54	5.6

SALES TREND



DATA SOURCE

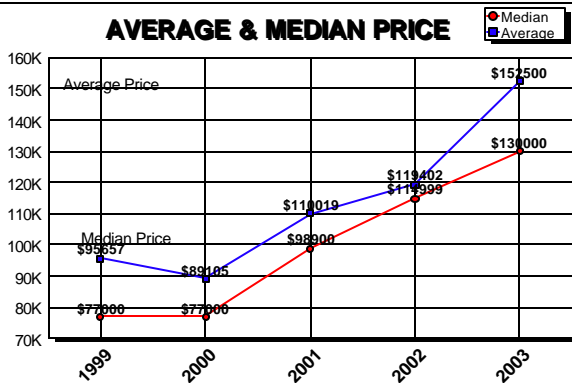
Metropolitan Regional Information System (MRIS)

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.

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	4	-75.0	8	16	-50.0
100000-149999	6	7	-14.3	29	23	26.1
150000-199999	1	0	100.0	7	2	250.0
200000-299999	2	1	100.0	6	2	200.0
300000-399999	0	0	0.0	2	0	200.0
400000-499999	0	0	0.0	1	0	100.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	10	12	-16.7	53	43	23.3

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

