

FAIRFAX COUNTY HOUSING REPORT

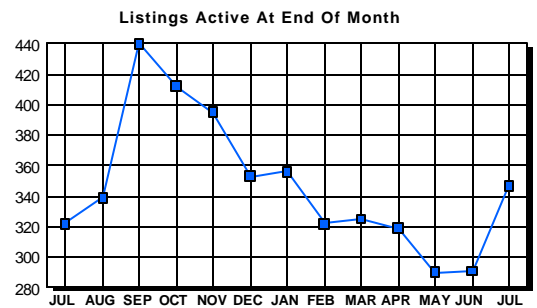
Residential Market Report

Condo/Co-ops July 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	1	-100.0	7	6	16.7
50000-99999	29	56	-48.2	63	78	-19.2
100000-149999	133	169	-21.3	86	92	-6.5
150000-199999	180	169	6.5	64	51	25.5
200000-299999	152	88	72.7	80	59	35.6
300000-399999	32	19	68.4	32	25	28.0
400000-499999	1	4	-75.0	5	5	0.0
500000 & Over	5	3	66.7	10	6	66.7
Grand Total:	532	509	4.5	347	322	7.8

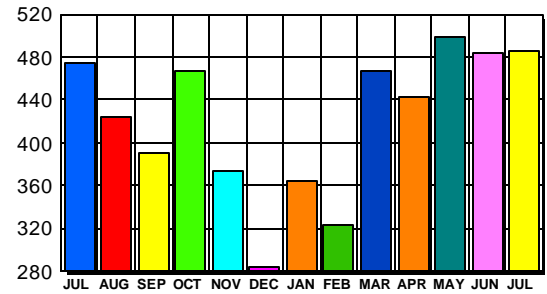
INVENTORY TREND



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	1	0	100.0	1	2	-50.0
50000-99999	30	48	-37.5	214	534	-59.9
100000-149999	134	179	-25.1	915	1,105	-17.2
150000-199999	154	152	1.3	941	856	9.9
200000-299999	140	69	102.9	813	359	126.5
300000-399999	22	14	57.1	146	66	121.2
400000-499999	3	3	0.0	22	10	120.0
500000 & Over	1	0	100.0	10	4	150.0
Grand Total:	485	465	4.3	3,062	2,936	4.3

SALES TREND



DATA SOURCE

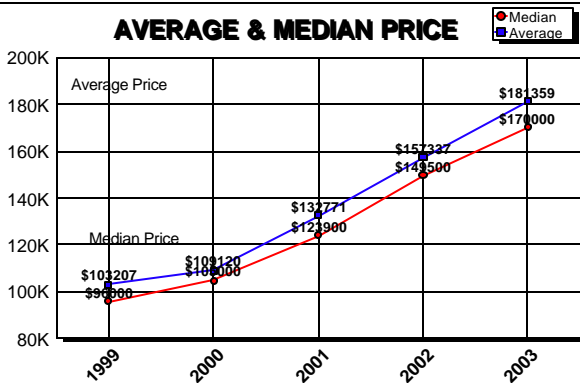
Metropolitan Regional Information System (MRIS)

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	2	0.0
50000-99999	18	53	-66.0	185	533	-65.3
100000-149999	112	164	-31.7	847	989	-14.4
150000-199999	147	133	10.5	849	765	11.0
200000-299999	142	61	132.8	720	318	126.4
300000-399999	33	6	450.0	133	62	114.5
400000-499999	3	1	200.0	22	6	266.7
500000 & Over	0	0	0.0	5	5	0.0
Grand Total:	455	418	8.9	2,761	2,680	3.0

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

