

FAIRFAX COUNTY HOUSING REPORT

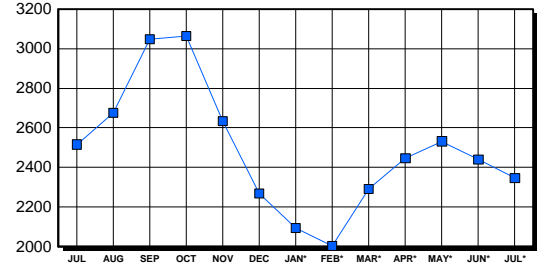
Residential Market Report Single Family Homes July 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	6	30	-80.0	61	68	-10.3
150000-299999	685	835	-18.0	414	630	-34.3
300000-449999	873	717	21.8	674	660	2.1
450000-599999	370	327	13.1	436	424	2.8
600000-749999	143	114	25.4	247	211	17.1
750000-999999	117	81	44.4	233	241	-3.3
1000000 & Over	73	72	1.4	281	282	-0.4
Grand Total:	2,267	2,176	4.2	2,346	2,516	-6.8

INVENTORY TREND

Listings Active At End Of Month

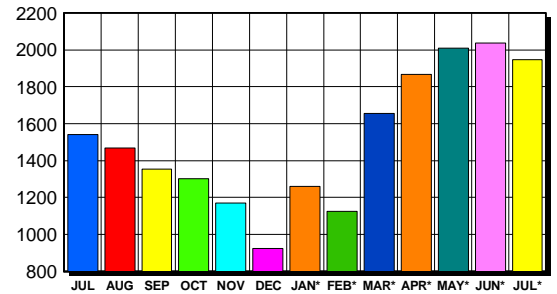


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	5	15	-66.7	40	178	-77.5
150000-299999	664	677	-1.9	4,177	4,766	-12.4
300000-449999	765	507	50.9	4,569	3,369	35.6
450000-599999	296	194	52.6	1,690	1,304	29.6
600000-749999	96	53	81.1	669	461	45.1
750000-999999	77	46	67.4	451	320	40.9
1000000 & Over	45	19	136.8	301	165	82.4
Grand Total:	1,948	1,511	28.9	11,897	10,563	12.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

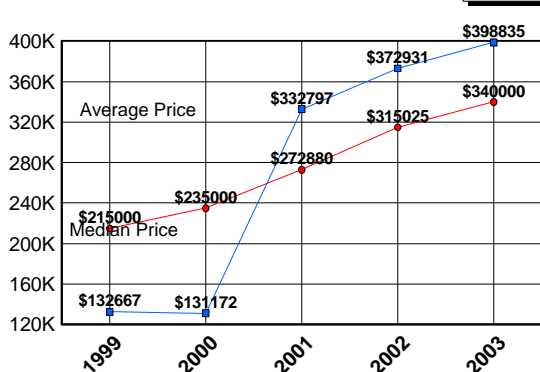
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	12	-66.7	39	166	-76.5
150000-299999	595	722	-17.6	3,708	4,483	-17.3
300000-449999	759	540	40.6	3,960	2,972	33.2
450000-599999	319	197	61.9	1,376	1,103	24.8
600000-749999	127	75	69.3	547	409	33.7
750000-999999	63	48	31.3	338	267	26.6
1000000 & Over	47	30	56.7	246	136	80.9
Grand Total:	1,914	1,624	17.9	10,214	9,536	7.1

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

