

FAIRFAX CITY HOUSING REPORT

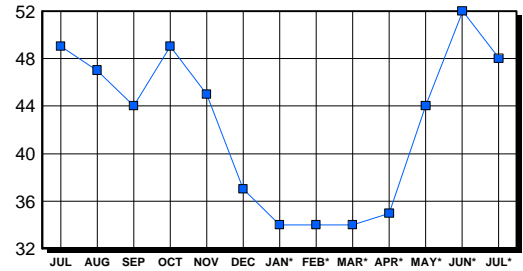
Residential Market Report Single Family Homes July 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	1	0	0.0
150000-299999	5	10	-50.0	6	11	-45.5
300000-449999	18	17	5.9	17	21	-19.0
450000-599999	13	11	18.2	18	14	28.6
600000-749999	4	0	0.0	2	1	100.0
750000-999999	2	1	100.0	4	1	300.0
1000000 & Over	0	1	-100.0	0	1	0.0
Grand Total:	42	41	2.4	48	49	-2.0

INVENTORY TREND

Listings Active At End Of Month

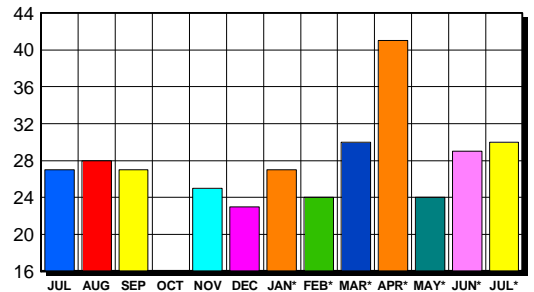


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	5	5	0.0	38	70	-45.7
300000-449999	14	18	-22.2	95	96	-1.0
450000-599999	8	3	166.7	49	16	206.3
600000-749999	3	1	200.0	16	19	-15.8
750000-999999	0	0	0.0	6	0	600.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	30	27	11.1	205	201	2.0

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

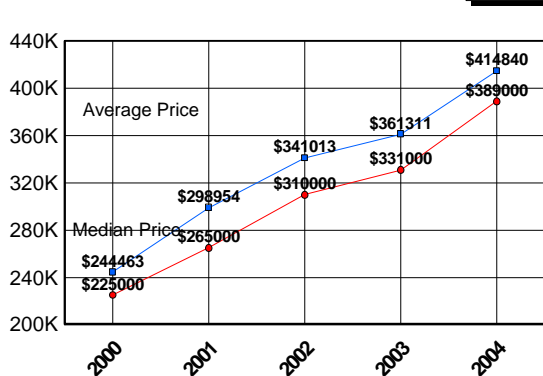
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	2	10	-80.0	39	69	-43.5
300000-449999	12	14	-14.3	87	77	13.0
450000-599999	7	1	600.0	44	15	193.3
600000-749999	2	1	100.0	12	15	-20.0
750000-999999	2	0	200.0	5	0	500.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	25	26	-3.8	187	176	6.3

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

