

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

July

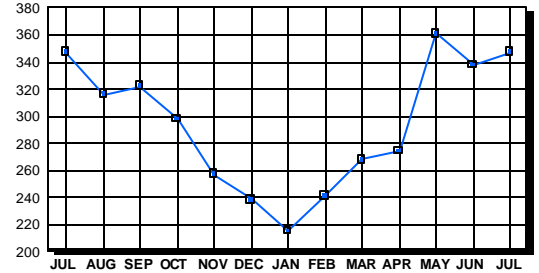
2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	2	0	200.0	17	7	142.9
50000-99999	1	29	-96.6	51	63	-19.0
100000-149999	17	135	-87.4	47	86	-45.3
150000-199999	141	186	-24.2	51	64	-20.3
200000-299999	300	160	87.5	115	80	43.8
300000-399999	89	37	140.5	44	32	37.5
400000-499999	13	2	550.0	12	5	140.0
500000 & Over	3	4	-25.0	10	10	0.0
Grand Total:	566	553	2.4	347	347	0.0

INVENTORY TREND

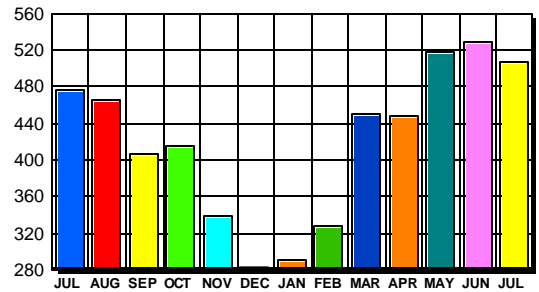
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	1	-100.0	0	1	0.0
50000-99999	2	30	-93.3	27	214	-87.4
100000-149999	21	134	-84.3	255	915	-72.1
150000-199999	130	154	-15.6	876	941	-6.9
200000-299999	262	140	87.1	1,466	813	80.3
300000-399999	75	22	240.9	379	146	159.6
400000-499999	14	3	366.7	50	22	127.3
500000 & Over	2	1	100.0	14	10	40.0
Grand Total:	506	485	4.3	3,067	3,062	0.2

SALES TREND



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	1	0	100.0	1	0	100.0
50000-99999	3	18	-83.3	24	185	-87.0
100000-149999	20	112	-82.1	248	847	-70.7
150000-199999	108	147	-26.5	748	849	-11.9
200000-299999	243	142	71.1	1,317	720	82.9
300000-399999	74	33	124.2	359	133	169.9
400000-499999	9	3	200.0	40	22	81.8
500000 & Over	1	0	100.0	12	5	140.0
Grand Total:	459	455	0.9	2,749	2,761	-0.4

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.

